

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

AUGUST 15, 2007
WORK SESSION
5:30 P.M.

- A. Call to Order
- B. Roll Call to Determine the Presence of a Quorum
- C. Declarations of Disqualification

UNIFINISHED BUSINESS:

1. Amendment to the Comprehensive Plan – Centreport Gateway – A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor’s Parcel 37-25 from Light Industrial, Suburban Residential, and Resource Protection land use to Urban Commercial and Resource Protection land use consisting of 51.25 acres, located on the west side of Interstate 95 separated in two parts by Centreport Parkway within the Hartwood Election District. The Urban Commercial designation would allow development of commercial retail and office uses. **(Time Limit: October 16, 2007)(Deferred to the August 15, 2007 Work Session)**
2. RC2700199; Reclassification – Centreport Gateway - A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District to allow for the development of a commercial office park to include a mix of offices, retail commercial uses, and a hotel on Assessor's Parcel 37-25 consisting of 51.25 acres, located on the west side of Interstate 95 separated in two parts by Centreport Parkway within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial, Suburban Residential, and Resource Protection uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: September 18, 2007) (Deferred to the August 15, 2007 Work Session)**

PRESENTATION:

Aquia Town Center

ORDINANCE COMMITTEE:

[Lifecare/Retirement Zoning District](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

AUGUST 15, 2007
REGULAR MEETING
7:30 P.M.

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance to the Flag of the United States of America
- D. Roll Call to Determine the Presence of a Quorum
- E. Declarations of Disqualification
- F. Public Presentations

PUBLIC HEARINGS:

1. [Comprehensive Plan Amendment - Stafford Town Station](#) – A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor’s Parcel’s 38-29, 38-29A, 38-121, 38-121A, 38-122, 38-122A and 38-124 from Light Industrial, Rural Residential, and Resource Protection to Urban Commercial, Urban Residential, and Resource Protection Land Use and extend the Urban Services Area to comprise the above referenced parcels. The proposed amendment would be for the purpose of developing a P-TND, Planned Traditional Neighborhood Development. **(Time Limit: November 13, 2007)**

2. [RC2700296; Reclassification - Stafford Town Station](#) - A proposed reclassification from A-1, Agricultural Zoning District and B-1, Convenience Commercial Zoning District to P-TND, Planned Traditional Neighborhood Development Zoning District on Assessor's Parcels 38-29, 38-29A, 38-121, 38-121A, 38-122, 38-122A and 38-124 consisting of 562.58 acres, located on the east side of Jefferson Davis Highway approximately 300 feet south of American Legion Road and along Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial use which would allow a variety of industrial manufacturing and office uses. The Rural Residential designation would allow development of three (3) acre lots for single family residential use. The Resource Protection designation would require stream protection buffers along all streams that exhibit perennial flow characteristics. See Section 28-35 of the Zoning Ordinance for a complete listing of permitted uses in the P-TND Zoning District. **(Time Limit: November 13, 2007)**

3. [Index of Official Road Names](#) – Amend the Addressing Ordinance as follows:

| <u>Location</u> | <u>Current Road name</u> | <u>New Road Name</u> |
|---|--------------------------|----------------------|
| At the intersection with Warrenton Road and from a point 1,000 feet northwest of Warrenton Road to its terminus | Stanstead Road | South Gateway Drive |

From a point 10,000 feet northwest of Warrenton Road to Falls Run Drive

Auction Drive

South Gateway Drive

From Falls Run Drive to the eastern terminus of Tomorrow Street

Unnamed

South Gateway Drive

From the eastern terminus of Tomorrow Street to Plantation Drive

Tomorrow Street

South Gateway Drive

4. [Comprehensive Plan Compliance Review – Public Safety Building](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for Stafford County to erect a telecommunication facility onto the property of the Stafford County Public Safety Building, located on Courthouse Road, approximately 1,000 feet west of Jefferson Davis Highway in the Aquia Election District. **(Time Limit: October 8, 2007)**
5. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-35, Table of Uses and Standards; and Table 3.1., District Uses and Standards, of the Zoning Ordinance, pursuant to O07-41. The amendment requires the issuance of a Conditional Use Permit for an industrial school in the M-2, Heavy Industrial, zoning district.
6. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-35, Table of Uses and Standards; and Table 3.1., District Uses and Standards, of the Zoning Ordinance, pursuant to O07-42. The amendment requires the issuance of a Conditional Use Permit for commercial apartments in the B-1, Convenience Commercial; B-2, Urban Commercial; B-3, Office; and, SC, Suburban Commercial, zoning districts.
7. [Amendment to Zoning Ordinance](#) – Amendment to Sections 28-35, Table of Uses and Standards; and Table 3.1., District Uses and Standards, of the Zoning Ordinance, pursuant to O07-66. The amendment requires a minimum open space ratio of fifty (50) percent in the A-1, Agricultural and A-2, Rural Residential zoning districts for public works, cemeteries, clubs, lodges, fraternal organizations, schools, and places of worship, which is a proposed reduction from the current requirement of 80 percent open space. **(Time Limit: September 4, 2007)**
8. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-295, Zoning Administrator, of the Zoning Ordinance, pursuant to O07-43. The amendment states the following: There shall be a zoning administrator who shall have the powers and duties granted to him/her by the Code of Virginia and such other powers and duties as may be delegated to him/her by the Board of Supervisors.
9. [Amendment to Subdivision Ordinance](#) - Amendments to Section 22-5, Family and Minor Subdivisions; and Section 22-176, Private Access Easement, of the Subdivision Ordinance, pursuant to O07-58. The amendment shall require all lots including lots in a family subdivision and less than five (5) acres to be served by private ingress/egress easement at least twenty (20) feet wide, clear of any structures and vegetation. Lots being served by a Private Access Easement (PAE) five (5) acres or larger shall be served by an ingress/egress easement at least fifty (50) feet wide, clear of any structures and vegetation. The amendment limits a minor subdivision to no more than one (1) PAE per parent parcel.

10. [CUP2600905; Conditional Use Permit - Holiday Inn Express](#) - A request for a Conditional Use Permit to allow the construction of a hotel within the Highway Corridor Overlay Zoning District on a portion of Assessor's Parcels 45-18 and 45- 22, consisting of 2.86 acres, located on the east side of McLane Drive approximately 100 feet north of Warrenton Road within the Falmouth Election District. **(Time Limit: November 13, 2007)**

UNFINISHED BUSINESS:

11. [Comprehensive Plan Compliance Review – Living Hope Lutheran Church](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of public sewer service outside of the County's designated Urban Service Area, to Assessor's Parcel 28-117 within the Hartwood Election District. **(Time Limit: August 7, 2007)(Deferred to September 19, 2007 Work Session)(Application withdrawn)**
12. [Amendment to the Comprehensive Plan – Centreport Gateway](#) – A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel 37-25 from Light Industrial, Suburban Residential, and Resource Protection land use to Urban Commercial and Resource Protection land use consisting of 51.25 acres, located on the west side of Interstate 95 separated in two parts by Centreport Parkway within the Hartwood Election District. The Urban Commercial designation would allow development of commercial retail and office uses. **(Time Limit: October 16, 2007)(Deferred to the August 15, 2007 Work Session)**
13. [RC2700199; Reclassification – Centreport Gateway](#) - A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District to allow for the development of a commercial office park to include a mix of offices, retail commercial uses, and a hotel on Assessor's Parcel 37-25 consisting of 51.25 acres, located on the west side of Interstate 95 separated in two parts by Centreport Parkway within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial, Suburban Residential, and Resource Protection uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: September 18, 2007) (Deferred to the August 15, 2007 Work Session)**
14. [SUB2700091; Woodlands at Berea Section Two, Revalidation, Preliminary Subdivision Plan](#) – A revalidation of an approved preliminary plan for 27 single family residential lots, zoned A-1 and A-2 consisting of 51.03 acres located on the north side of Sanford Road approximately 1,600 feet east of Greenbank Road on Assessor's Parcel 44-87A within the Hartwood Election District. **(Time Limit: October 15, 2007)(Deferred to September 5, 2007 Work Session)**

NEW BUSINESS:

15. [SUB2600625; Williams Subdivision, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 13 single family residential lots, zoned A-2, Rural Residential, consisting of 14.55 acres located on the north side of Enon Road approximately 1,500 feet west of Wyatt Lane on Assessor's Parcels 45-125 and 45-125B within the Hartwood Election District. **(Time Limit: February 28, 2007)(Deferred to September 5, 2007 Regular Meeting at the applicants request)**

16. [Woodstream Waiver Request](#) – Request of waiver of Section 22-143, Shape, of the Subdivision Ordinance for Woodstream Subdivision on Assessor’s 21-8F and 21N-1, consisting of 142 acres located on the east side of Staffordboro Boulevard approximately 1,900 feet north of Garrisonville Road within the Aquia Election District. **(Time Limit: November 13, 2007)**
17. [SUB2700288; Woodstream Subdivision, Preliminary Subdivision Plan](#) - A modification to a previously approved preliminary subdivision plan for 27 additional townhouse units for a total of 86 lots and relocation of the recreation center. zoned R-2 and R-4, consisting of 142 acres located on the east side of Staffordboro Boulevard approximately 1,900 feet north of Garrisonville Road on Assessor's Parcels 21-8F and 21N-1 within the Aquia Election District. **(Time Limit: November 13, 2007)**
18. [SPR2700030; Celebrate Virginia Lowe’s Shopping Center, Preliminary Site Plan](#) – A preliminary site plan for the construction of two, one-story buildings with a total of 201,110 square feet, on Assessor's Parcel 44-76, 76C, 98A, 99, 101A, 101C, and 103A, zoned B-2 consisting of approximately 50 acres located on the south side of McWhirt Loop approximately 200 feet south of Warrenton Road within the Hartwood Election District. **(Time Limit: October 21, 2007)**

MINUTES

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN’S REPORT

ADJOURNMENT