

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

SEPTEMBER 5, 2007  
WORK SESSION  
5:30 P.M.

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- 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 September 5, 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 September 5, 2007 Work Session)**
3. 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)**
4. 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. **(Deferred to September 5, 2007 Work Session)**

### ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

SEPTEMBER 5, 2007  
REGULAR MEETING  
7:30 P.M.

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- 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. [CUP2700376; Conditional Use Permit – Potomac Creek Industrial Park, Lot 4](#) - A request for a Conditional Use Permit to allow a place of worship in a M-1, Light Industrial Zoning District on Assessor's Parcel 38-24F, consisting of 1.48 acres, located on the east side of Jefferson Davis Highway approximately 150 feet south of Potomac Creek Drive within the Aquia Election District. **(Time Limit: December 4, 2007)**
2. [CUP2700411; Conditional Use Permit – Stafford County School Board, Clift Farm High School Site](#) - A request for a Conditional Use Permit to allow an exception to the height requirements for a high school up to 45 feet and athletic field lighting up to 90 feet, on a portion of Assessor's Parcel 46-62, zoned A-1, Agricultural Zoning District, consisting of approximately 83 acres located at the end of Clift Farm Road approximately 2,500 feet north of Leeland Road within the Falmouth Election District. **(Time Limit: December 4, 2007)**
3. [CUP2700506; Conditional Use Permit - Oak Hill Business Center, Church on the Rock](#) – A request for a Conditional Use Permit to allow a place of worship in a M-1, Light Industrial Zoning District on Assessor's Parcels 21BB-101, 21BB-103, 21BB-105, 21BB-107, 21BB-109, 21BB-111, 21BB-113, 21BB-115, 21BB-117, 21BB-119, 21BB-121, 21BB-123, 21BB-125, 21BB-127, 21BB-129, 21BB-131, 21BB-133, 21BB-135, 21BB-137, 21BB-139 and 21BB-141 consisting of 6.16 acres, located on the west side of Jefferson Davis Highway approximately 800 feet north of Little Forest Church Road within the Griffis-Widewater Election District.
4. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-33, Districts Generally; Section 28-34, Purpose of Districts; Section 28-35, Definitions of Specific Terms; Section 28-35, Table of Uses and Standards; Table 3.1, District Uses and Standards; Section 28-39, Special Regulations; Table 7.1, Required Parking Spaces; and Section 28-127, Types Permitted in RC, SC, B-3 and RBC Districts, of the Zoning Ordinance, pursuant to O07-68. The amendment establishes the Life Care/Retirement Community (LC) zoning district. The purpose of the LC zoning district is to provide areas for continuing care of elderly, providing for transitional housing progressing from independent living in various dwelling units, with or without kitchen facilities, and culminating in nursing home care, where all related uses are located on the same lot or adjacent lots.

## UNFINISHED BUSINESS:

5. 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 Centerport 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 September 5, 2007 Work Session)**
6. 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 September 5, 2007 Work Session)**
7. 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)**
8. 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) (Deferred to September 6, 2007 Work Session)**
9. 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) (Deferred to September 6, 2007 Work Session)**

10. 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. **(Deferred to September 5, 2007 Work Session)**

NEW BUSINESS:

11. [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)**
12. [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)**
13. [SUB2700088; Robinson Farm, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 15 single family residential lots, zoned A-1, Agricultural, consisting of 60.20 acres located at the end of Chiswood Lane approximately 3,500 feet east of Poplar Road on Assessor's Parcel 27-48C within the Rock Hill Election District. **(Time Limit: December 4, 2007)**
14. [SUB2600178; Aquia Overlook, Section 3 Revised, Preliminary Subdivision Plan](#) - A revised preliminary subdivision plan for Section 3 with 36 single family residential lots, zoned A-1, Agricultural and A-2, Rural Residential, consisting of 102 acres located on the north side of Decatur Road across from Indian View Court on Assessor's Parcels 31-13D, 15A and 16 within the Griffis-Widewater Election District. **(Time Limit: November 27, 2007)**
15. [SUB2600705; Fox Chase Commons, Preliminary Subdivision Plan](#) - A preliminary subdivision plan with a cluster concept plan (Ref 2600706) for 94 townhouse residential units, zoned R-3, Urban Residential High Density, consisting of 7.7 acres located on the east side of Jefferson Davis Highway across from Drew Middle School on Assessor's Parcel 45-217 within the Falmouth Election District. **(Time Limit: November 27, 2007)**

MINUTES

July 18, 2007 Work Session

July 18, 2007 Regular Meeting

August 15, 2007 Work Session

August 15, 2007 Regular Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT