

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

OCTOBER 3, 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

UNFINISHED 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 October 3, 2007 Work Session at applicant’s request)**
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: October 16, 2007) (Deferred to the October 3, 2007 Work Session at applicant’s request)**

ORDINANCE COMMITTEE

[Planned-Traditional Neighborhood Development \(P-TND\) Zoning District](#)

ADJOURNMENT

## STAFFORD COUNTY PLANNING COMMISSION

### AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

OCTOBER 3, 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. [Comprehensive Plan Compliance Review – Channel Cove](#) - 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 T-Mobile Communication to co-locate telecommunication antennas onto an existing Dominion Virginia Power Transmission Tower on Assessor's Parcel 21-173, located on Channel Cove, approximately 200 feet east of Aquia Drive in the Aquia Election District.
2. [RC2700335; Rezoning - Stafford Hospital Center Entrance Road](#) - A proposed reclassification from A-1, Agricultural and M-1, Light Industrial Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 39-62 (portion) (formerly parcels 39-4C, 39-4D, and 39-8A consolidated by plats recorded in PM070000129 and PM070000158) consisting of 3.5 acres, located on the east side of Jefferson Davis Highway approximately 1,800 feet south of Courthouse Road within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Commercial and Light Industrial uses. The Urban Commercial designation would allow the development of commercial retail and office uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District.
3. [CUP2700336; Conditional Use Permit - Stafford Hospital Center Entrance Road](#) - A request for a Conditional Use Permit to allow a hospital in a B-2, Urban Commercial Zoning District and HC, Highway Corridor Overlay District and a medical clinic in a B-2 Zoning District on Assessor's Parcels 39-62 (portion) (formerly parcels 39-4C, 39-4D, and 39-8A consolidated by plats recorded in PM070000129 and PM070000158) consisting of 3.5 acres, located on the east side of Jefferson Davis Highway approximately 1,800 feet south of Courthouse Road within the Aquia Election District.

4. [CUP2700337; Conditional Use Permit - Stafford Hospital Center Entrance Signage](#) - A request for a Conditional Use Permit to allow an exception to the height requirements for directional signage in a B-2, Urban Commercial Zoning District on Assessor's Parcels 39-62, (including former parcels 39-4C, 39-4D, and 39-8A consolidated by plats recorded in PM070000129 and PM070000158) up to 20 feet, consisting of 73.76 acres, located on the east side of Jefferson Davis Highway approximately 1,800 feet south of Courthouse Road within the Aquia Election District. The Code limits the height to 2 ½ feet. The applicant is requesting that the height limit be up to 20 feet.
5. [CUP2700490; Conditional Use Permit - Town & Country Marketplace Outparcel 4](#) - A request for a conditional use permit to allow a medical clinic in a B-2, Urban Commercial Zoning District on Assessor's Parcel 54SS-4 consisting of 1.66 acres located on the south side of White Oak Road approximately 1,200 feet east of Town and Country Drive within the George Washington Election District.

#### UNFINISHED BUSINESS

6. [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 October 3, 2007 Work Session at applicants request)**
7. [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: October 16, 2007) (Deferred to the October 3, 2007 Work Session at applicants request)**
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 October 11, 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 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 October 11, 2007 Work Session)**
10. 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 January 9, 2008 Regular Meeting at the applicant's request)**
11. 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) (Deferred to October 17, 2007 Work Session)**

NEW BUSINESS:

12. SUB2600167; Walker Heights, Preliminary Subdivision Plan – A preliminary subdivision plan for 77 single family residential lots, zoned R-1, Suburban Residential, consisting of 33.88 acres, located on the south side of Truslow Road approximately 1,500 feet west of Jefferson Davis Highway on the north side of Kelley Road on Assessor's Parcels 45-156, 45-156B, 45-156D, and 45D-1-23, 45D-1-24, 45D-1-25, 45D-1-26, 45D-1-27, 45D-1-29A, 45D-1-33A, 45D-1-33B, 45D-1-33C, 45D-1-33D, and 45D-1-33E, within the Falmouth Election District.

MINUTES

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT