

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

OCTOBER 17, 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

UNFINISHED BUSINESS:

- 1. 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)**

ORDINANCE COMMITTEE

- 1. Reverse Frontage
- 2. Key Maps – GIS Disks

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

OCTOBER 17, 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. [CUP2700511; Conditional Use Permit - Town & Country Marketplace Outparcel 2](#) - A request for a Conditional Use Permit to allow vehicle fuel sales in a B-2, Urban Commercial Zoning District on Assessor’s Parcel 54SS-2 consisting of 0.97 acres located on the south side of White Oak Road approximately 2,200 feet east of Town and Country Drive within the George Washington Election District. **(Time Limit: January 15, 2008)**
- 2. [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

(Time Limit: December 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>
Northeast side of Doke Lane approximately 1000 feet southeast of Brooke Road	Unnamed	Twin Creeks Lane

4. [RC2700543; Reclassification - Town Center of Aquia](#) - A proposed reclassification from B-2, Urban Commercial Zoning District to P-TND, Planned Traditional Neighborhood Development Zoning District on Assessor's Parcels 21-49, 21-49H, 21-49J and 21-49Q consisting of 36.25 acres, located on the east side of Jefferson Davis Highway, south of Washington Drive within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Commercial use which would allow a variety of wholesale, retail, service commercial and office uses. The P-TND Zoning District would allow development of pedestrian – friendly neighborhoods with a mix of residential, commercial, and civic uses. See Section 28-35 of the Zoning Ordinance for a complete listing of permitted uses in the P-TND Zoning District. **(Time Limit: January 15, 2008)**
5. [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, with a minimum width of twenty (20) feet for the roadway clear of any structures and vegetation.
6. [Amendment to Subdivision Ordinance](#) - Amendments to Section 22-5, Family and Minor Subdivisions, of the Subdivision Ordinance, pursuant to O07-71. The amendment limits a minor subdivision to no more than one (1) PAE per parent parcel.

UNFINISHED BUSINESS

7. [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)**
8. [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)**

9. 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)**
10. 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:

MINUTES

None

PLANNING AND ZONING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT