

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 7, 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. 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 November 7, 2007 Work Session)**
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 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 November 7, 2007 Work Session)**
3. 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 November 7, 2007 Work Session)**

ORDINANCE COMMITTEE

1. TND Tour Slide Show

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 7, 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. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of specific terms; Table 28-35, Table of uses and standards; Table 3.1, District Uses and Standards; Section 28-39, Special Regulations; Table 3.2(f), Cultural/Entertainment Uses Within Transect Zones; Table 3.2(g), Agricultural Uses Within Transect Zones; Table 3.4(b), Open and Park Space; Table 3.5(a), Allocation of Transect Zones; Table 3.5(b), Base Residential Density; Table 3.5(d), Setbacks, main buildings; and, Table 3.5(f), Heights/Number of Stories, of the Zoning Ordinance, pursuant to O07-77. The amendment modifies some of the regulations pertaining to the Planned-Traditional Neighborhood Development (P-TND) zoning districts. A brief summary of the amendment is as follows:
 - Establishes the definitions for redevelopment.
 - Amends Table 3.1, District Uses and Standards by deleting greenhouses and stables as uses permitted by right. Adds water tanks to Public facilities for water/sewer pump station as a use permitted by right. Changes golf courses from a by-right use to a use requiring the issuance of a Conditional Use Permit. Adds substations and telecommunication facilities as a use requiring the issuance of a Conditional Use Permit.
 - Modifies the intensity regulations for the P-TND district by requiring the P-TND zoning district to have a minimum gross tract area/acres of seventy five (75) acres instead of thirty (30) acres except in the case of redevelopment provided there is no increase of impervious area greater than ten (10) percent with no minimum gross tract area/acres for such redevelopment. The amendment deletes gross tract from allocated density.
 - Modifies special regulations for the P-TND district to require any lands adjoining Critical Resource Protection Area (CRPA) which has a slope equal to or greater than twenty five (25) percent and areas of thirty five (35) feet in width from an intermittent stream which adjoins the CRPA to be located in the T-1 Transect Zone unless approved by the appropriate county, state or federal offices to permit certain activities within the CRPA, steep slope or intermittent stream buffers.
 - Modifies the following tables for specific regulations: Table 3.2(a) Residential uses within Transect Zones; Table 3.2(f), Cultural/Entertainment uses within Transect Zones, changes a golf course from a by-right use to requiring the issuance of a CUP; Table 3.2(g),

Agricultural uses within Transect Zones, deletes greenhouses and stables as by-right uses; Table 3.4(b), Open and park space, deleting recreational uses from the T-1 transect zones; Table 3.5(a), Allocation of transect zones by modifying the minimum requirements of non-residential uses in the T-2, T-3, and T-4 transect zones; Table 3.5(b), Base residential density by reducing the maximum density in the T-6 and SD-C transect zones to 48 units per gross acre; Table 3.5(d), Setbacks, main building by modifying the setbacks in the T-2 transect zones and providing a provision that the maximum setback does not apply for lots of a redevelopment or lots with reverse frontage, or lots which front on plazas, courtyards or mews; Table 3.5(f), Heights/Number of stories by modifying the maximum height for all transect zones to be seventy five (75) feet at the finished floor level of the top story and T-6 and SD-C transect zones may not have more than six (6) stories.

2. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of specific terms; Table 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, of the Zoning Ordinance, pursuant to O07-78. The amendment modifies some of the regulations of the zoning ordinance pertaining to schools. A brief summary of the amendments is as follows:

- Section 28-25, Definitions of specific terms, modifies the definitions of public facilities, school and vocational school, and establishes a definition for industrial school (“[a]n establishment which primarily teaches usable skills that prepare students for jobs in a trade or business that include, but not limited to:
 - i. The mechanical or chemical transformation of materials and goods into finished products.
 - ii. The assembly or disassembly of machinery or equipment.
 - iii. The use of chemicals or solvents for finished products
 - iv. The discharging of firearms.
 - v. Defensive driving techniques.
 - vi. Driving trucks or heavy equipment.”)
- Modifies Table 3.1, District Uses and Standards, by allowing vocational schools as a by-right use in the B-1, Convenience Commercial; B-2, Urban Commercial; B-3, Office; RC, Rural Commercial; SC, Suburban Commercial; M-1, Light Industrial; M-2, Heavy Industrial; PD-1, Planned Development-1; PD-2, Planned Development-2, zoning districts.
- Modifies Table 3.1, District Uses and Standards, by requiring the issuance of a Conditional Use Permit for a school and vocational school in the RBC, Recreational Business Campus zoning district.
- Modifies Table 3.1, District Uses and Standards, by requiring the issuance of a Conditional Use Permit for an industrial school in the M-1, Light Industrial; and, M-2, Heavy Industrial zoning districts.
- Modifies Table 3.1, District Uses and Standards, by prohibiting an industrial school in the HC, Highway Corridor Overlay district.
- Modifies table 7.1, Required Parking Spaces, by basing the minimum number of required parking spaces on a percentage of the number of students and not a percentage of the number of desks or classrooms.

3. [CUP2700594; Conditional Use Permit – Living Hope Lutheran Church](#) - A request for a conditional use permit to allow a daycare and school within an A-1, Agricultural Zoning District, on Assessor’s Parcel 28-117 consisting of 17.5 acres, located on the north side of Courthouse Road approximately 600 feet east of Walpole Street within the Hartwood Election District. **(Time Limit: February 7, 2008)**

4. [CUP2700641; Conditional Use Permit – Staffordshire](#) - A request for a conditional use permit to allow a street crossing within a Flood Hazard (FH) Overlay District, specifically to provide access across Horsepen Run to the Staffordshire Subdivision on part of Assessor’s Parcels 37-10, 11, 16 and 42C consisting of 6.47 acres, located on the south side of Potomac Creek and west/southwest of Hulls Chapel Road within the Hartwood Election District. **(Time Limit: February 7, 2008)**

5. [CUP2700642; Conditional Use Permit – Riverside Business Park Piper Court Crossing](#) - A request for a conditional use permit to allow a street crossing within a Flood Hazard (FH) Overlay District, specifically to provide access across a tributary of England Run on part of Assessor’s Parcel 44-147 consisting of 1.04 acres, located on the corner of Riverside Parkway and Simpson Road within the Hartwood Election District. **(Time Limit: February 7, 2008)**

6. [Amendment to the Comprehensive Plan](#) – A proposed amendment to adopt an updated Economic Development Plan, dated July 2006, as a component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The purpose of the proposed plan is to assist the County in attracting new businesses and industries to aide in community growth; to provide employment closer to home for its residents; increase tax base diversification; and further enhance the strong quality of life. The plan would replace the current Economic Development Plan, dated December, 1994. **(Time Limit: January 7, 2008)**

7. [Amendment to the Comprehensive Plan](#) – A proposed amendment to the Land Use Plan text and map component of the Comprehensive Plan. The proposed map amendment would redesignate the following proposed parks and recreation sites as “Park Land”: the former Chichester property (37 acre site which is a portion of Assessor’s Parcel 45-220E located east of Interstate 95 and abutting a portion of the Stafford High School complex, currently designated as “Suburban Residential”); Crow’s Nest (part of Assessor’s Parcels 48-1 and part of 49-27, consisting of approximately 2,887 acres east of Raven Road and Evergreen Drive and Crows Nest Harbour Subdivision, West of Accokeek Creek, North of Potomac Creek and along the southern right-of-way of Mulberry Drive, Forest Drive, Sycamore Drive, Hickory Drive, and Brook Road (Route 608) and to the South of Accokeek Creek and excluding that portion of the property containing the Daniel family cemetery and any other unabandoned cemeteries or burial grounds that may be identified during the course of any currently ongoing litigation in Stafford County Circuit Court, currently designated “Rural Residential”); Government Island (Assessor’s Parcels 21-B-2803 located in the Aquia Creek just north of Coal Landing Road, currently designated “Suburban Residential”); Musselman/Jones Properties (Assessor’s Parcels 45-127 and 45-127G located west of Interstate 95 near the intersection of Truslow Road and Enon Road, currently designated as “Rural Residential”); Patawomeck Park (185 acres located at the northeast portion of the County on Rectory Lane, Assessor’s Parcel 22-18, currently designated “Neighborhood Center”); Stafford Recreational Soccer League Site (Assessor’s Parcel 39-53, 71, and 76A, located on the south side of Courthouse Road just west of Stafford Middle School, currently designated “Rural Residential”); Vulcan Quarry (eastern portion of Assessor’s Parcel 20-4A with a street address of 1016 Garrisonville Road; consisting of a 22.9 acre proffered site, currently designated “Heavy Industrial”); Widewater State Park (Assessor’s Parcels 31-98, 100, 32-4, and 41-1, 2, 4, 4D, Commonwealth of Virginia, 1,100 acre site on Widewater Peninsula southeast of the CSX Railroad tracks, currently designated “Suburban Residential”, “Rural Residential” and “Neighborhood Center”); and the City of Fredericksburg parcels along Rappahannock River (Assessor’s Parcels 42-10, 52-5, and 54-88A, currently designated “Resource Protection”). The proposed map amendment would also redesignate the following existing parks and recreation sites as Park Land: Abel Lake Boat Ramp (portion of Assessor’s Parcel 37-11 and 42C, currently

designated as “Resource Protection”); Autumn Ridge Park (Assessor’s Parcel 29-49L, currently designated “Suburban Residential”); Courthouse Community Center (Assessor’s Parcel 30-83A, currently designated “Suburban Residential”); Rowser Complex (Assessor’s Parcel 38-94, currently designated “Institutional” and “Resource Protection”); Prince William Forest Park (currently designated “Federal Land” as it is located within the boundaries of Quantico); Izaak Walton League property (Assessor’s Parcel 8-16, currently designated as “Agricultural”); Little Falls Boat Ramp (portion of Assessor’s Parcel 59-72C, currently designated “Agricultural” and “Resource Protection”); and Smith Lake Park (Assessor’s Parcels 21-1A and 4A, currently designated “Rural Residential”).

The proposed map amendment would also redesignate the former Fritter Park site (Assessor’s Parcels 13C-A, B, C and D) from “Park Land” to “Office”. The proposed text amendment would update the information regarding parks and recreation sites and facilities (both existing and proposed) and adds a description for the term “Park Land” (“Areas designated for parks and recreation facilities or resource conservation that serve residents Countywide or within sub-areas of the County. Includes, but is not limited to parks with playing fields, passive trails, playgrounds and open space. These areas are located both inside and outside of the Urban Services Area”). Park Land use allows the development of active and passive recreation facilities and preservation of open space. Office use allows professional offices and low intensity commercial retail. **(Time Limit: January 7, 2008)**

8. [RC2700501; Reclassification - Aquia Auto Mall](#) - A proposed amendment to proffered conditions to allow motor vehicle sales and rental with automotive repair and service on a portion of Assessor's Parcel 21-51, zoned B-2, Urban Commercial, consisting of 5.31 acres, located on the east side of Jefferson Davis Highway approximately 2,000 feet north of Garrisonville Road within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Commercial use. The Urban Commercial designation would allow commercial retail and offices uses. **(Time Limit: February 17, 2008)**
9. [CUP27000502; Conditional Use Permit - Aquia Auto Mall](#) - A request for a Conditional Use Permit to allow motor vehicle sales and rentals with automobile repair and service in a B-2, Urban Commercial Zoning District on a portion of Assessor's Parcel 21-51 consisting of 5.31 acres, located on the east side of Jefferson Davis Highway approximately 2,000 feet north of Garrisonville Road within the Aquia Election District. **(Time Limit: February 7, 2008)**

UNFINISHED BUSINESS

10. [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 November 7, 2007 Work Session)
11. [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 November 7, 2007 Work Session)**

12. 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)**
13. 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 November 7, 2007 Work Session)**
14. 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) (Deferred to November 28, 2007 Work Session)**
15. 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) (Deferred to November 28, 2007 Regular Meeting)**

NEW BUSINESS:

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