

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 28, 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. 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)**
2. 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) (Deferred to November 28, 2007 Work Session)**
4. 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 17, 2008) (Deferred to November 28, 2007 Work Session)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

NOVEMBER 28, 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. [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. **(This is a continuation of the October 17, 2007 public hearing on this same matter) (Time Limit: February 26, 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>
From the intersection of Forbes Street and Layhill Road, 1,700 feet south, to the intersection of Forbes Street and Morton Road	Forbes Street	Layhill Road
From the intersection of Forbes Street and Morton Road, 1,600 feet east, to the intersection of Morton Road and unnamed road.	Morton Road	Layhill Road
From the intersection of Morton	Unnamed Road	Layhill Road

Road and unnamed road, 950 feet east, to CSX railroad bridge

From the CSX railroad bridge, 2,100 feet east, to Leeland Road

Primmer House Road

Layhill Road

From the intersection of Forbes Street and Layhill Road, 3000 feet north to the terminus of Forbes Street

Forbes Street

Forbes Court

3. [RC2700404; Reclassification – R Income Properties, L L C](#) - A proposed reclassification from A-1, Agricultural Zoning District to M-1, Light Industrial Zoning District to allow for the development of light industrial, light manufacturing and office uses on Assessor's Parcels 38-76A, 76B (portion), 76C, 76E, 76F, and 76G consisting of 37.95 acres, located on the west side of Wyche Road approximately 2,500 feet south of Courthouse Road within the Aquia Election District. The current Comprehensive Plan recommends the property for Light Industrial, Heavy Industrial uses and Resource Protection Areas. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Heavy Industrial use would allow manufacturing, fabricating and commercial processing including those related to agricultural processing, mining, excavation and production of road construction material. **(Time Limit: February 26, 2008)**

UNFINISHED BUSINESS

4. [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)**
5. [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)**
6. [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) (Deferred to December 5, 2007 Work Session)**

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) (Deferred to November 28, 2007 Work Session)**

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 17, 2008) (Deferred to November 28, 2007 Work Session)**

NEW BUSINESS:

None

MINUTES:

9/5/07 Work Session
9/5/07 Regular Meeting
9/6/07 STS Special Work Session
9/12/07 TND Special Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT