

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

DECEMBER 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

### UNFINISHED BUSINESS:

1. [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)**

## COMPREHENSIVE PLAN COMMITTEE

### ADJOURNMENT

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

DECEMBER 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. [COM2700688 - Comprehensive Plan Amendment – North Stafford Center for Business and Technology](#) – A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel's 19U-1, 19U-2, 19U-3, 19U-4, 19U-5, 19U-A, 19-50, and 19-57B from Suburban Residential, Rural Residential and Resource Protection to Suburban Commercial, Office, 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 expansion of an existing office and retail development. **(Time Limit: March 4, 2008)**
2. [RC2700545; Reclassification – North Stafford Center for Business and Technology](#) – A proposed reclassification from A-1, Agricultural Zoning District and B-3, Office Zoning District to B-2, Urban Commercial Zoning District and an amendment to proffered conditions to allow the expansion of an existing office park to include an additional office building and a bank on Assessor's Parcels 19-57B and 19U-5 consisting of 6.07 acres, located on the northeast intersection of Garrisonville Road and Tech Parkway within the Rock Hill Election District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential designation would allow residential development at a maximum density of 3 dwelling units per acre. See the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 4, 2008)**
3. [CUP2700551; Conditional Use – Teen Challenge of Fredericksburg, Inc.](#) - A request for a Conditional Use Permit to allow a use not listed within an A-1, Agricultural Zoning District, specifically a residential drug and alcohol recovery program, on Assessor's Parcel 36-4B consisting of 8.44 acres, located on the west side of Poplar Road approximately 400 feet north of Kellogg Mill Road within the Hartwood Election District. **(Time Limit: March 4, 2008)**

4. [COM2700669; Comprehensive Plan Amendment – Stafford County Courthouse Redevelopment Area](#) - A proposed amendment to the Land Use Plan map component of the Comprehensive Plan. The proposed Amendment would redesignate Assessor's Parcels 29-92A, 92B, 93A, 93C and 93D; 29A-1-1, 2, 4, 7, 8, 8A, 8B, 10A, 11, 12, 13 and 14; 30-53, 53E, 53F, 53G, 54 and 54A; 38-73, 74A, 76, 76A, 76B, 76C, 76D, 76E, 76F, 76G, 76H, 76J, 77, 80, 80A, 81, 81A, 82, 83A, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83J, 83K, 86L, 84, 84A, 85, 85A, 86A, 86B, 86C, 87, 92, 92A, 92B, 93, 93A, 94C, 95, and 96; 39-1, 2, 3, 4, 4A, 8, 9, 10, 16, 16A, 16B, 16C, 16D, 16E, 16F, 16G, 16H, 16J, 16K, 16L, 56A, 56B, 56C, 56D, 56E, 57, 57A, 57B, 57C, 57D, 57E, 57F, 62, 62A, 63, 64, 64A, 66, 66A, 68A, 71 and 71A from Light Industrial and Heavy Industrial to Urban Commercial. The affected properties are all located in the general vicinity of the Stafford County Courthouse, in an area bound from the south by Accokeek Creek, to the north by Courthouse Road, to the west by interstate 95, and the east by Stafford Middle School. The proposed amendment would be for the purpose of courthouse area redevelopment and construction of future county courthouse projects. **(Time Limit: February 3, 2008)**
  
5. [RC2700668; Reclassification – Stafford County Courthouse Redevelopment Area](#) - A proposed Reclassification from R-1, Suburban Residential Zoning to B-2, Urban Commercial Zoning District on Assessor's Parcels 30-50 and 53 and M-1, Light Industrial Zoning to B-2, Urban Commercial Zoning District on Assessor's Parcels 29-93A, 93C, 93D, 30-56, 38-77, 80, 80A, 81, 81A, 82, 83B, 83C, 83D, 83E, 83F, 83G, 83H, 83J, 83K, 83L, 86A, 86B, 86C, 92 (portion), 92A, 39-1 (portion), 4, 4A, 16, 16H, 16L and 56D and M-2, Heavy Industrial Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcels 29-92A, 92B, 29A-1-9A, 38-84, 85 and 85A and M-1, Light Industrial and B-1, Convenience Commercial to B-2, Urban Commercial Zoning District on Assessor's Parcels 38-95 and 96 and M-1, Light Industrial M-2, Heavy Industrial Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 38-83A with all properties within an area in close proximity of the Stafford County Courthouse, bound to the south by Accokeek Creek (property containing the creek), to the north by Courthouse Road, to the west by Interstate 95, and to the east by Stafford Middle School. These properties include industrial zoned properties on either side of Wyche Road and along Jefferson Davis Highway. The purpose of the proposed reclassification is to allow for the Courthouse area redevelopment and construction of future county Courthouse projects consisting of approximately 489 acres, located on the south side of Courthouse Road within the Aquia Election District. The Comprehensive Plan recommends the properties for Urban Commercial, Office, Light and Heavy Industrial and Resource Protection uses. The Urban Commercial designation would allow development of commercial retail and office uses. The Office designation would allow the development of professional offices and office parks. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Heavy Industrial designation would allow warehouses and the development of industrial parks. The Resource Protection designation would allow open space and conservation. See Section 28-35 of the Zoning Ordinance for a full listing of permitted used in the B-2 Zoning District. **(Time Limit: March 7, 2008)**

#### UNFINISHED BUSINESS

6. [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)**

7. 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 December 5, 2007 Regular Meeting)**
  
8. 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: December 1, 2007) (Deferred to December 5, 2007 Work Session)**

NEW BUSINESS:

None

MINUTES:

September 19, 2007 Work Session

September 19, 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