

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JANUARY 25, 2006
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. RC2500919; Reclassification – Central Stafford Commerce Center – A proposed reclassification from A-1, Agricultural to M-1, Light Industrial Zoning District on Assessor's Parcels 38-102, 38-102A, 38-102B, 38-102C, 38-102D and 38-104 consisting of 80.70 acres, located on the east side of Big Springs Lane approximately 1,000 feet from the intersection with Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial and Rural Residential uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. Rural Residential use allows single family residential development at a density of one (1) dwelling unit per three (3) acres. **(Time Limit: December 6, 2005) (Deferred to January 25, 2006 Work Session at applicants request)**
2. SUB220851; St. Andrews on the Potomac, Preliminary Subdivision Plan - A preliminary subdivision plan for 124 single family residential lots, zoned A-1, consisting of 267.65 acres, located on the north side of Widewater Road at the end of Johnathan Way, on Assessor's Parcels 23-1 and 23-4 within the Griffis-Widewater Election District. (formerly known as HAMLETS OF WIDEWATER SEC 2/changed 1/14/05) **(Deferred to January 25, 2006 Work Session) (Time Limit: February 5, 2006)**
3. SUB2500983; Berea Knolls Preliminary Subdivision Plan - A preliminary subdivision plan for 31 single family residential lots, zoned R-1, consisting of 34.28 acres, located on the west side of Berea Church Road approximately 500 feet north of Warrenton Road on Assessor's Parcel 44-108, within the Hartwood Election District. **(Deferred to January 25, 2006 Work Session) (Time Limit: February 24, 2006)**

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JANUARY 25, 2006
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. [RC2501354 – Reclassification – Shenandoah Office](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 20G-33 consisting of 0.63 acres, located on the southeast corner of Garrisonville Road and Shenandoah Lane within the Garrisonville Election District. The Comprehensive Plan recommends the property for Suburban Residential and Office uses. The Suburban Residential designation would allow single family residential development at a density of three dwelling units per acre. The Office designation would allow professional offices. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: April 25, 2006)**
2. [CUP2501633 – Terans’ Bed and Biscuit – Conditional Use Permit](#) - A request for a Conditional Use Permit to allow a commercial kennel in an A-1, Agricultural Zoning District on Assessor's Parcel 44-151J consisting of 5.23 acres, located on the west side of England Run Lane approximately 300 feet south of Sanford Drive within the Hartwood Election District. **(Time Limit: April 25, 2006)**
3. [Comprehensive Plan Compliance Review – Fitzhugh North](#) – 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 the extension of public sewer service outside of the County’s designated Urban Service Area, to Assessor’s Parcel 47-18.
4. [Comprehensive Plan Compliance Review – Leeland Station](#) – 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 the extension of public sewer service outside of the County’s designated Urban Service Area, to Assessor’s Parcels 46-90, 46Q-1, 46Q-2, 46Q-3, 46Q-4 and 46Q-5.

5. Amendment to the Zoning Ordinance – Proposed amendment to the Planned Development and Overlay District Revisions by Ordinance 28-6 Sensitive Parcels Overlay District, of Stafford County Zoning Ordinance; pursuant to Ordinance 006- The same measure creates an overlay district for the purpose of minimizing the impact of environmental resources including wetlands, floodplains, steep slopes, ponds, streams, forested areas and shorelines, and protecting habitats of threatened and endangered species, for new development.

UNFINISHED BUSINESS:

6. RC2500919; Reclassification – Central Stafford Commerce Center – A proposed reclassification from A-1, Agricultural to M-1, Light Industrial Zoning District on Assessor's Parcels 38-102, 38-102A, 38-102B, 38-102C, 38-102D and 38-104 consisting of 80.70 acres, located on the east side of Big Springs Lane approximately 1,000 feet from the intersection with Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial and Rural Residential uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. Rural Residential use allows single family residential development at a density of one (1) dwelling unit per three (3) acres. **(Time Limit: December 6, 2005) (Deferred to January 25, 2006 Work Session at applicants request)**
7. RC230334; Reclassification; Brentsmill, LLC – Proposed reclassification of Assessor's Parcels 21-145, 22-20A, 20B, 21 and 22 from R-2, Urban Residential-Medium Density and A-1, Agricultural, to PD-1, Planned Development-1, Zoning District, consisting of 425.34 acres, located on the east side of Telegraph Road, approximately 500 feet south of Denrich Road and on the south side of Flippo Road at its western terminus, within the Griffis-Widewater Election District. The Comprehensive Plan recommends Suburban Residential and Rural Residential uses, which would allow up to three single family detached or duplex dwellings per acre and one dwelling per three acres respectively. This request would allow various dwelling types at a maximum density of seven dwelling units per acre and low and medium intensity commercial retail and office uses. **(Deferred by the Board of Supervisors)**
8. SUB220851; St. Andrews on the Potomac, Preliminary Subdivision Plan - A preliminary subdivision plan for 124 single family residential lots, zoned A-1, consisting of 267.65 acres, located on the north side of Widewater Road at the end of Johnathan Way, on Assessor's Parcels 23-1 and 23-4 within the Griffis-Widewater Election District. (formerly known as HAMLETS OF WIDEWATER SEC 2/changed 1/14/05) **(Deferred to January 25, 2006 Work Session) (Time Limit: February 5, 2006)**
9. SUB2500983; Berea Knolls Preliminary Subdivision Plan - A preliminary subdivision plan for 31 single family residential lots, zoned R-1, consisting of 34.28 acres, located on the west side of Berea Church Road approximately 500 feet north of Warrenton Road on Assessor's Parcel 44-108, within the Hartwood Election District. **(Deferred to January 25, 2006 Work Session) (Time Limit: February 24, 2006)**

10. [SUB2500977; Amber Oaks Preliminary Subdivision Plan](#) - A preliminary subdivision plan (previously Richland Forest Section 4) for 28 single family residential lots, zoned A-1 consisting of 98.45 acres, located approximately 2,500 feet south of Warrenton Road east of Marsh Run Estates on Richwood Cove extended on Assessor's Parcels 34-50, within the Hartwood Election District. **(Time Limit: February 24, 2006)**

NEW BUSINESS:

11. [SUB241944 – Crows Nest Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 688 single family residential lots, zoned A-2, consisting of 3230 acres located at the southeast intersection of Brooke Road with Raven Road on Assessor's Parcels 48-1 and 49-27 within the Aquia Election District. **(Time Limit: March 5, 2006)**
12. [SUB241747; Leeland Station Section 8, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 32 single family residential lots, zoned A-1, consisting of 133.13 acres, located on the north side of Walnut Drive approximately 2,000 feet east of Leeland Road on Assessor's Parcels 46-90 and 46Q-1, 46Q-2, 46Q-3, 46Q-4 and 46Q-5 within the Falmouth Election District. **(Time Limit: March 26, 2006)**
13. [SUB2501032; First Tube Subdivision, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 4 single family residential lots, zoned A-1, consisting of 14.04 acres, located on the southeast corner of Kellogg Mill Road and Creek Lane on Assessor's Parcel 36-49, within the Hartwood Election District. **(Time Limit: March 26, 2006)**

MINUTES:

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT