

**STAFFORD COUNTY PLANNING COMMISSION**

**AGENDA**

**ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD**

**FEBRUARY 1, 2006  
WORK SESSION  
5:30 P.M.**

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A. Call to Order

D. Roll Call to Determine the Presence of a Quorum

E. Declarations of Disqualification

ORDINANCE COMMITTEE

ADJOURNMENT

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

FEBRUARY 1, 2006  
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. [Comprehensive Plan Compliance Review – Pergola Drive](#) - 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 Nextel Communication to collocate telecommunication antennas onto an existing Dominion Virginia Power Transmission Tower on Assessor's Parcels 30G-1-5, located on Greenridge Drive, approximately 500 feet north of Olde Concord Road in the Aquia Election District.
- 2. [Comprehensive Plan Compliance Review – Onville Estates](#) - 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 outside the designated Urban Service Area to Assessor's Parcel 20-49J.

### UNFINISHED BUSINESS:

- 3. [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 February 22, 2006 Work Session at applicants request)**
- 4. [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 to February 22, 2006 Work Session)**

5. 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) **(Time Limit: February 5, 2006) (Deferred to February 1, 2006)**
6. 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 February 22, 2006 Work Session) (Time Limit: February 24, 2006)**
7. 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) (Deferred to February 1, 2006)**
8. 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) (Deferred to February 22, 2006 Work Session)**
9. 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) (Deferred to February 1, 2006)**

#### NEW BUSINESS:

10. SUB2500834; Carrington Heights; Preliminary Subdivision Plan – A preliminary subdivision plan for 8 single family residential lots, zoned A-1, consisting of 34.45 acres, located on the north side of Kings Highway approximately 6,000 feet west of Caisson

Road on Assessor's Parcels 60-34A and 60-35, within the George Washington Election District. **(Time Limit: March 24, 2006)**

11. [SUB2501332; The Glens; Preliminary Subdivision Plan](#) – A subdivision preliminary plan to increase the original lots of 173 to 197 single family residential lots, zoned A-1 consisting of 93 acres located on the west side of Mountain View Road and approximately 2,200 feet south of Stefaniga Road on Assessor's Parcels 27-24 and 25 and 28-24 within the Rock Hill Election District. **(Time Limit: April 1, 2006)**
12. [SUB2501453; Churchill Meadows; Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 28 single family residential lots, zoned A-1, consisting of 169.64 acres, located on the north side of Joshua Road approximately 1,000 feet east of Greenleaf Terrace on Assessor's Parcels 18-43A and 18-44 within the Hartwood Election District. **(Time Limit: April 1, 2006)**
13. [SUB2500024; Colonial Forge Sections 4-8; Preliminary Subdivision Plan](#) - A preliminary subdivision plan of Phase 2 for 244 single family and townhouse lots, zoned R-3 with proffers, consisting of 211 acres, located on the south side of Courthouse Road approximately 1,500 feet east of Ramoth Church Road on Assessor's Parcels 28-94, 28-94A, 28-100, 29-27, 29-31 and 29-31A within the Hartwood Election District. **(Time Limit: April 1, 2006)**

MINUTES:

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT