

## STAFFORD COUNTY PLANNING COMMISSION

### AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

MARCH 22, 2006  
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

### PRESENTATION

Chesapeake Bay Local Assistance Department (CBLAD)

### UNFINISHED BUSINESS

1. [RC2501259; Reclassification – Widewater Heights](#) - A proposed reclassification from R-4, Manufactured Home Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 13-37 consisting of 12.18 acres, located on the south side of Telegraph Road approximately 1,000 feet east of Jefferson Davis Highway within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Urban Commercial and Light Industrial uses. The Urban Commercial designation would allow development of commercial retail and office uses and the Light Industrial designation would allow light industrial, light manufacturing and office uses. **(Referred back to Planning Commission by Board of Supervisors) (Scheduled for March 22, 2006 Work Session)**

### PRESENTATION

Jim McMath - Stafford Citizens for a Sustainable Future

Comprehensive Planning – A New Approach

### ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

MARCH 22, 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. RC2501489; Reclassification - Stafford Lakes, Parcel 44-56 - A request for Reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District to allow the development of a store on parcel 44-56, consisting of 0.33 acres located on the south side of Warrenton Road approximately 200 feet east of Village Parkway in the Hartwood Election District. The comprehensive Plan recommends the property for Urban Commercial Use. The Urban Commercial designation would allow development of commercial, retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Time Limit: June 20, 2006)**
2. CUP2501490; Conditional Use Permit - Stafford Lakes, Parcels 44-56 & 44R-1A - A request for a Conditional Use Permit to allow two drive-through facilities in the Highway Corridor Overlay District on Assessor's Parcel 44-56 and 44R-1A, consisting of 1.54 acres located on the south side of Warrenton Road approximately 200 feet east of Village Parkway in the Hartwood Election District. **(Time Limit: June 20, 2006)**
3. RC2600138; Reclassification - Stafford Hospital Center - A proposed reclassification from A-1, Agricultural Zoning District and R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcels 30-73B and 39-62 consisting of 37.84 acres, located on the south side of Courthouse Road approximately 2,000 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Office, Light Industrial and Suburban Residential 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 Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted used in the B-2 Zoning District.

4. [CUP2600139; Conditional Use Permit - Stafford Hospital Center](#) - A request for a conditional use permit to allow a hospital in an HC, Highway Corridor overlay district; and allow a hospital and medical clinic uses in a B-2, Urban Commercial Zoning District; and to allow an exception to the height requirement up to 90 feet in a B-2, Urban Commercial Zoning District on Assessor's Parcels 30-57D and 73B and 39-7, 59, 60 and 62 consisting of 70.21 acres, located on the east side of Jefferson Davis Highway approximately 2,000 feet south of Courthouse Road and on the south side of Courthouse Road approximately 2,000 feet east of Jefferson Davis Highway within the Aquia Election District.
5. [Comprehensive Plan Compliance Review - Eustace Road Telecommunications Tower](#)  
A request for review to determine compliance with the Comprehensive Plan for a telecommunications tower on Assessor's Parcel 20-118B, located on the west side of Eustace Road, approximately 1,800 feet north of Northampton Boulevard within the Garrisonville Election District.
6. [CUP2501488; Conditional Use Permit - Eustace Road Telecommunications Tower](#) - request for a Conditional Use permit to allow a Communication Facility in an Agricultural Zoning District on Assessor's Parcel 20-118B, located on the west side of Eustace Road, approximately 1,800 feet north of Northampton Boulevard within the Garrisonville Election District.
7. [CUP2501451; Conditional Use - Celebrate Virginia North Goodyear](#) - A request for a Conditional Use Permit to allow an auto service facility in an Urban Commercial Zoning District on Assessor's Parcel 4-7 consisting of 5.5 acres located on the west side of Washington Road, approximately 600 feet north of its intersection with McWhirt Loop within the Hartwood Election District.

UNFINISHED BUSINESS:

8. [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 April 5, 2006 Work Session at Applicant's request)**
9. [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. **(Time Limit: April 5, 2006) (Deferred to April 5, 2006 Work Session)**

10. RC2501629; Reclassification - Mid-Atlantic - A proposed reclassification from A-1, Agricultural to B-2, Urban Commercial Zoning District on Assessor's Parcel 19-71 consisting of 11.87 acres, located on the north side of Garrisonville Road at the intersection with Shelton Shop Road within the Rock Hill Election District. The Comprehensive Plan recommends the property for Urban Commercial and Suburban Residential uses. The Urban Commercial designation would allow development of Commercial Retail and Office uses and the Suburban Residential use would permit single family residential development at a density of three (3) dwelling units per acre. **(Time Limit: May 23, 2006) (Deferred to April 5, 2006 Work Session)**
11. CUP2501630; Conditional Use Permit - Mid-Atlantic - A request for a conditional use permit to allow vehicle fuel sales with convenience store and two drive-through facilities in the Highway Corridor Overlay Zoning District on Assessor's Parcel 19-71 consisting of 11.87 acres, located on the north side of Garrisonville Road at the intersection with Shelton Shop Road within the Rock Hill Election District. **(Time Limit: May 23, 2006) (Deferred to April 5, 2006 Work Session)**
12. RC2501259; Reclassification - Widewater Heights - A proposed reclassification from R-4, Manufactured Home Zoning District to B-2, Urban Commercial Zoning District on Assessor's Parcel 13-37 consisting of 12.18 acres, located on the south side of Telegraph Road approximately 1,000 feet east of Jefferson Davis Highway within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Urban Commercial and Light Industrial uses. The Urban Commercial designation would allow development of commercial retail and office uses and the Light Industrial designation would allow light industrial, light manufacturing and office uses. **(Referred back to Planning Commission by Board of Supervisors) (Scheduled for March 22, 2006 Work Session)**
13. SUB2501328; Ellison Estates Section 2, Preliminary Subdivision Plan - A preliminary subdivision plan for 7 single family residential lots, zoned A-2, consisting of 9.97 acres, located at the north end of proposed Ellison Court and approximately 1,100 feet west of Jefferson Davis Highway and 1,300 feet north of American Legion Road on Assessor's Parcel 38-45H, within the Aquia Election District. **(Time Limit: May 24, 2006) (Deferred to May 17, 2006 Regular Meeting)**

NEW BUSINESS:

14. SUB2501324; Waiver Request - Bayview Estates Section 1, Lots 4 and 5 - A request for a waiver of Section 22-143 of the Subdivision Ordinance regarding the lot width ratio in an A-2, Rural Residential Zoning District on Assessor's Parcels 31-33F and 31-33G, located at 714 and 722 Hope Road within the Aquia Election District. **(Time Limit: May 14, 2006)**

15. [Water Resource Protection Overlay District](#) - An Ordinance to amend and reordain Article IV, Planned Development and Overlay District Regulations, by creating Section 28-65, Water Resource Protection Overlay District, of the Zoning Ordinance.

MINUTES:

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT