

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

APRIL 26, 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. [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 26, 2006 Work Session)**
2. [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 26, 2006 Work Session)**
3. [RC2501489; Reclassification – Stafford Lakes, Parcel 44-56](#) - A request for a Reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District on Assessor's 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. **(Deferred to the April 26, 2006 Work Session) (Time Limit: July 4, 2006)**

[ORDINANCE COMMITTEE](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

APRIL 26, 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. [Comprehensive Plan Compliance Review – Smith Lake Estates, Section 2, Parcel 20-64](#) - 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 seven (7) proposed residential parcels on Assessor’s Parcel 20-64, zoned A-1, Agricultural consisting of 24.62 acres, located on the south side of Kimberwick Lane, approximately 1,500 feet east of Pelham Way in the Griffis-Widewater Election District.
2. [Comprehensive Plan Compliance Review - Leeland Station, Sections 5 & 7](#) - 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 46-92B and 46-93, zoned RD-1, consisting of 119 acres located on the east side of Leeland Road, 1,000 feet north of Walnut Drive within the Falmouth Election District.

Cancelled

3. [Index of Official Road Names](#) - Amend the Addressing Ordinance as follows:

<u>Location</u>	<u>Current Road name</u>	<u>New Road Name</u>
4200 feet east of Mountain View Road on the east side of Centreport Pkwy	No Name	Patterson Avenue

4. [Amendment to Subdivision Ordinance](#) - Proposed amendments to Section 22-251, Procedure for appeal, of the Stafford County Subdivision Ordinance, pursuant to O06-31. Section 22-251 provides authority for an applicant who may be aggrieved by the decision of the agent or Planning Commission to appeal the decision to the Board of Supervisors. The amendment to Section 22-251 would provide authority for an applicant who may be aggrieved by a decision of only the agent to appeal the decision to the Board of Supervisors.

5. Amendment to Subdivision Ordinance - Proposed amendments to Section 22-252, Authority to Grant, of the Stafford County Subdivision Ordinance, pursuant to O06-32. Section 22-252 sets standards for Board of Supervisors in order for the Board to grant a decision on an appeal. Section 15.2-2260 of the Code of Virginia, 1950 as amended, does not authorize the Board of Supervisors to decide on an appeal of a decision by the Planning Commission on preliminary subdivision plans. This amendment clarifies the authority of the Board of Supervisors in that the Board may only decide on an appeal of a waiver determination by the Planning Commission.
6. Amendment to Subdivision Ordinance - Proposed amendments to Section 22-253, Time limits for acting on appeals, of the Stafford County Subdivision Ordinance, pursuant to O06-33. Section 22-253 provides the amount of days the Board of Supervisors shall act upon any appeal filed. The text of this section would be amended to set the standards needed in order for the Board of Supervisors to grant a decision on an appeal.
7. Amendment to Subdivision Ordinance - Proposed amendments to Sections 22-254, Decision final, of the Stafford County Subdivision Ordinance, pursuant to O06-34. Section 22-254 states a decision by the Board of Supervisors, in an appeal under this section, shall be final. The text of the section is deleted due to state law which allows an appeal of the Board of Supervisors decision can be filed with the Circuit Court. The amended text would specify the amount of days the Board of Supervisors shall act upon any appeal filed.
8. Amendment to Subdivision Ordinance - Proposed amendment to Section 22-77, Review and approval, (Construction plans) of the Subdivision Ordinance, pursuant to O06-35. The amendment would delete the provision which requires a decision by the agent to be made within sixty (60) days of submission to approve the plans, profiles, and specifications. This is not a requirement under state code and the provision is not applicable.
9. Amendment to Subdivision Ordinance - Proposed amendments to Section 22-4, Definitions; and, Section 22-89, Review and approval (Final plat) of the Subdivision Ordinance, pursuant to O06-36. The amendment would define "Official submission" as: The status of a plan or plat which has been determined by the agent to have been filed in accordance with all subdivision requirements of this Chapter. The date on which the plan or plat is officially submitted shall establish the filing date for the plan or plat. Section 22-89(3)(a) would be modified to require the start of the sixty (60) days for action taken by the agent will commence with the official submission of the final plat.
10. Amendment to Subdivision Ordinance - Proposed amendment to Section 22-57, Filing, of the Subdivision Ordinance, pursuant to O06-37. The amendment to Section 22-57 clarifies that an application for preliminary subdivision plan shall be submitted on forms provided by the Planning Department and shall not be considered officially submitted until after it has been determined by the agent that all of the submission requirements of the application has been met.
11. Amendment to Subdivision Ordinance - Proposed amendment to Section 22-6, Vesting of rights, of the Subdivision Ordinance, pursuant to O06-38.

UNFINISHED BUSINESS:

12. 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 26, 2006 Work Session)**
13. 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 26, 2006 Work Session)**
14. 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. **(Deferred to April 26, 2006 Regular Meeting)**
15. 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)**
16. RC2501489; Reclassification – Stafford Lakes, Parcel 44-56 - A request for a Reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District on Assessor's 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. **(Deferred to April 26, 2006 Work Session) (Time Limit: July 4, 2006)**
17. RC2501263; Reclassification – Westlake - A proposed amendment to proffered conditions of Assessor's Parcels 35-20, 20A, 21, 23, 24, 27(portion), 27A, 27B, 28, 28B, 30A, 31, 32A and 43-55 (portion), 59, 59A, 59B, 59C, 59D and 59E, zoned R-2, Urban Residential-Medium Density, R-1, Suburban Residential, M-1, Light Industrial, A-1, Agricultural and B-2, Urban Commercial Zoning Districts, consisting of 1,116.52 acres located on the south

side of Warrenton Road, west of Holly Corner Road and along Cedar Grove Road within the Hartwood Election District. The Comprehensive Plan recommends the property for Light Industrial, Suburban Residential, Urban Commercial, Agricultural and Institutional uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Suburban Residential designation would allow residential development at a maximum density of three dwelling units per acre. The Agricultural designation would allow development at a density of one dwelling unit per three acres. The Institutional designation would allow hospitals, schools and public buildings. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Deferred to May 3, 2006 Work Session)**
(Time Limit: July 4, 2006)

18. RC2501275; Reclassification – Staffordshire - A proposed amendment to proffered conditions of portions of Assessor's Parcels 36-66 and 37-5, 6, 9 and 10, zoned R-1, Suburban Residential, consisting of 260 acres located on Hulls Chapel Road approximately 1,200 feet north of Lakebreeze Way within the Hartwood Election District. The Comprehensive Plan recommends the property for Rural Residential use. Rural Residential use permits single family residential development at a density of one dwelling unit per three acres. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses. **(Deferred to May 3, 2006 Work Session)** **(Time Limit: July 4, 2006)**

19. Amendment to the Comprehensive Plan, Widewater Area - Consider a proposed amendment to the Land Use Plan component of the Comprehensive Plan, in accordance with Section 15.2-2229 of the Code of Virginia (1950) as amended, to amend the map and text regarding Agricultural, Rural Residential, Office, Suburban Commercial, Neighborhood Center, and Park Land designations in the Widewater Area. The amendment would remove Neighborhood Center and Suburban Commercial designations, add Agricultural, Office, Rural Commercial, Urban Residential and Park Land designations, reduce the area of Rural Residential and Suburban Residential. In addition, the amendment would repeal the Widewater Area Plan component of the Comprehensive Plan, dated May 1994. **(Deferred to June 7, 2006 Work Session)** **(Time Limit: April 7, 2006)**

20. SUB2501228; Ruby Glen, Preliminary Subdivision Plan - A preliminary subdivision plan for 19 single family residential lots, zoned A-1, consisting of 64.79 acres, located on the east side of Sandy Ridge Road approximately 500 feet north of Sandy Ridge Court on Assessor's Parcels 56-90, 56-91B and a portion of 56-95B, within the George Washington Election District. **(Time Limit: April 24, 2006)** **(Deferred to May 3, 2006 Work Session at Applicant's request)**

NEW BUSINESS:

21. [SUB2600281; Perry Farms Preliminary Subdivision Plan Revision](#) - A revised preliminary plan to remove the hiking trail previously approved in conjunction with the storm water management pond on Assessor's Parcels 20-67 and 20-68 in the George Washington Election District. The action is requested jointly by Perry Farms Home Owners Association and the Silver Companies and will facilitate a future construction project to retrofit the existing storm water management pond to create a wet pond.

MINUTES:

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT