

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MAY 3, 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. [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)**
2. [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)**
3. [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. **(Deferred to May 3, 2006 Work Session at Applicant's request) (Time Limit: April 24, 2006)**

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MAY 3, 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. [Amendment to Zoning Ordinance](#) - Proposed amendments to Section 28-25, Definition of specific terms; and, Section 28-39, Special regulations, of the Stafford County Zoning Ordinance, pursuant to O06-39. The amendment to Section 28-25, Definitions, establishes definitions for Cemetery, Interment, and Sign, cemetery identification. The amendment to Section 28-39, Special regulations, establishes requirements for cemeteries within all plans of development.
2. [Amendment to Subdivision Ordinance](#) - Proposed amendment to Section 22-63, Decision, of the Subdivision Ordinance, pursuant to O06-40. The amendment revises the Planning Commission procedures on making a decision on a preliminary subdivision plan and subsequent action by the subdivider. The procedure is in compliance with Section 15.2-2260 of the Code of Virginia, 1950 as amended.
3. [Amendment to Subdivision Ordinance](#) - Proposed amendment to Section 22-58, Content, of the Subdivision Ordinance, pursuant to O06-41. If the preliminary subdivision plan is multiple sheets, the amendment shall require all preliminary subdivision plans to include two separate documents; a match-line key plan and an overall plan. The overall plan shall show the preliminary plan in its entirety on one (1) sheet, with an information legend. The match-line key plan shall be a separate document and not combined with the overall plan.
4. [Amendment to Zoning Ordinance](#) - Proposed amendments to Section 28-205, Notice, and Section 28-185, Conditional use permits, of the Zoning Ordinance, pursuant to O06-42. The amendment to Section 28-205, Notice, shall require a sign or signs furnished by the Planning Director or his designee, for all zoning reclassifications, erected on the property of the proposed zoning change, at least fifteen (15) days prior to a public hearing for a map amendment before the Board of Supervisors. The sign or signs shall indicate the change proposed, and the date, time, and place of the hearing. The amendment to Section

28-185, Conditional use permit, revises the reference to Section 15.1-431 of the Code of Virginia to Section 15.2-2204 of the Code of Virginia. In addition, the amendment shall require a sign or signs furnished by the Planning Director or his designee, for all Conditional Use Permits, erected on the property proposed for a Conditional Use Permit at least fifteen (15) days prior to a public hearing for a Conditional Use Permit before the Planning Commission and Board of Supervisors. The sign or signs shall indicate the proposed use, and the date, time and place of the hearing.

5. [CUP2600132; Conditional Use Permit; 7-11 at Coachmen Circle](#) - A request for a Conditional Use Permit to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District on Assessor's Parcel 21-51A, consisting of approximately 0.87 acres located on the east side of Jefferson Davis Highway, approximately 800 feet north of Washington Drive, to be located on the proposed street, Coachman Circle, within the Aquia Election District. **(Time Limit: July 31, 2006)**
6. [CUP2501638; Conditional Use Permit; Sydney Hastings Commons 7-11](#) - A request for a Conditional Use Permit to allow fuel sales in the B-2, Urban Commercial Zoning District and a Convenience store with vehicle fuel sales in the Highway Corridor Overlay Zoning District on Assessor's Parcel 29-19, consisting of 0.46 acres located on the north side of Warrenton Road at the intersection with Melchers Drive within the Falmouth Election District.
7. [CUP2600227; Conditional Use Permit; Falls Run DVD'S on the Run](#) - A request for a Conditional Use Permit to allow a drive-through facility within the Highway Corridor Overlay Zoning District on Assessor's Parcels 44-120H (portion), consisting of 0.71 acres, located on the north side of Warrenton Road approximately 1,000 feet west of Falls Run Drive within the Falmouth Election District. **(Time Limit: July 31, 2006)**
8. [Index of Official Road Names](#) - Amend the Addressing Ordinance as follows:

<u>Location</u>	<u>Current Road name</u>	<u>New Road Name</u>
Opposite of Kings Hill Road	Portion of Cranes Corner Road	Yellow Finch Way

9. [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 PD-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.

UNFINISHED BUSINESS:

10. [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 at applicant's request to May 17, 2006 Regular Meeting)**

11. 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)
12. 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 at applicant's request) (Time Limit: July 4, 2006)**
13. 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)**
14. 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)**

15. 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)**
16. Amendment to Zoning Ordinance - Proposed amendments to Article IV, Planned Development and Overlay District Regulations, to create Section 28-65, Water Resource Protection Overlay District, of the Stafford County Zoning Ordinance, pursuant to O06-15. **(Time Limit: May 24, 2006)**

NEW BUSINESS:

17. SUB2600214; Woodstream, Preliminary Subdivision Plan Revision - A revised preliminary plan for a planned development of 447 single family attached and semi-detached residential units on 142 acres located on the east side of Staffordboro Boulevard approximately 1,900 feet north of Garrisonville Road on Assessor's Parcels 21-8F, 21N-1 and 21N-3 within the Aquia Election District. **(Time Limit: June 23, 2006)**

MINUTES:

December 7, 2005 Work Session

December 7, 2005 Regular Commission

January 4, 2006 Regular Commission

January 25, 2006 Work Session

January 25, 2006 Regular Commission

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT