

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

JULY 19, 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

UNFINISHED BUSINESS:

- 1. [Discussion Regarding Proposed Ordinance Concerning Adult Business](#)
- 2. [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 July 19, 2006 at applicant's request)**

COMP PLAN UPDATE

[ORDINANCE COMMITTEE](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

JULY 19, 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. [CUP2600321; Conditional Use Permit - Noble Cars](#) - A request to amend a conditional use permit for a time extension of six months for vehicle storage on an existing parking lot in a B-2, Urban Commercial zoning district on Assessor's Parcel 53D-1-19, consisting of 0.37 acres located at 21 Butler Road within the Falmouth Election District. **(Time Limit: October 16, 2006)**
2. [Amendment to the Comprehensive Plan](#) - A proposed amendment to the Land Use Plan text and map component of the Comprehensive Plan. The proposed amendment would redesignate Assessor's Parcel 46-62 from Agricultural to Institutional Use and be included in the Urban Service Area. The proposed amendment would be for the purpose of constructing a public high school. Agricultural use permits single family residential development at a density of one (1) dwelling unit per three (3) acres. Institutional use would permit development which serves a public or social function, including schools.
3. [RC2600329; Reclassification Lupi Office Park](#) - A proposed amendment to proffered conditions to extend the time for the removal of any existing structures on Assessor's Parcel 20-108, 20-108A, 20-108B, 20-108C, 20-108D and 20-108E, located on the south side of Garrisonville Road, approximately 100 feet east of Dorothy Lane within the Garrisonville Election District.
4. [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 to allow commercial development on a portion of 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 within 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: October 16, 2006)**

**postponed**

5. [CUP2501490; Conditional Use Permit – Stafford Lakes, Part of Parcel 44-56](#) - A request for a Conditional Use Permit to allow one (1) drive-through facility in a HC, Highway Corridor Overlay District on a portion of Assessor's Parcel 44-56, consisting of 0.60 acres, located on the south side of Warrenton Road approximately 200 feet east of Village Parkway in the Hartwood Election District. **(Time Limit: October 16, 2006)**

UNFINISHED BUSINESS:

6. [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 July 19, 2006 at applicant's request)**
7. [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 September 6, 2006 at applicant's request)**

NEW BUSINESS

8. [SUB2600266; Leeland Station, Section 5 and 7 Preliminary Subdivision Plan Revalidation](#) - A revalidation of a preliminary subdivision plan for 203 single family residential lots, zoned PD-1, Planned Development 1, consisting of 119.41 acres, located on the east side of Leeland Road, south of the CSX tracks on Assessor's Parcels 46-92B and 46-93 within the Falmouth Election District. **(Time Limit: September 16, 2006)**
9. [SUB2600484; Deer Crossing Private Access Easement](#) - A private access easement to serve 2 lots on 19.06 acres located on the south side of Courthouse Road approximately 400 feet east of Black Hawk Drive on Assessor's Parcel 39-79 zoned A-1, Agricultural, within the Aquia Election District. **(Time Limit: September 16, 2006)**
10. [SUB231376; Deacon Commons Preliminary Subdivision Plan](#) - A preliminary cluster subdivision plan for 12 single family residential lots, zoned R-1, Suburban Residential, consisting of 6.08 acres, located on the south end of Summerfield Lane approximately 1,500 feet south of Deacon Road on Assessor's Parcel 54-139A within the Falmouth Election District. **(Time Limit: September 16, 2006)**
11. [SUB2501472; Seasons Landing, Section 4 Preliminary Subdivision Plan](#) - A preliminary cluster subdivision plan for 28 single family residential lots, zoned R-1, Suburban Residential, consisting of 14.03 acres, located on the north side of Hope Road approximately 1,100 feet west of Old Concord Road on Assessor's Parcel 30-114C within the Aquia Election District. **(Time Limit: September 16, 2006)**

12. [RC2501130; Reclassification – Forbes Landing](#) - A proposed reclassification from A-1, Agricultural Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcels 46-21, 46-26 and 46-27 consisting of 47.99 acres, located on the east side of Forbes Street approximately 200 feet north of Layhill Road within the Falmouth Election District. The Comprehensive Plan recommends the property for Suburban Residential use. The Suburban Residential designation would allow residential development at a maximum density of three dwelling units per acre.

MINUTES

None

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN’S REPORT

ADJOURNMENT