

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

AUGUST 2, 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. [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.

[ORDINANCE COMMITTEE](#)

ADJOURNMENT

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

AUGUST 2, 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

### JOINT PUBLIC HEARINGS – PLANNING COMMISSION AND UTILITY COMMISSION:

- 1. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-118, Water and Sewer, of the Subdivision Ordinance, pursuant to O06-02. The proposed amendment establishes minimum area requirements for primary and reserve drain fields.
- 2. [Amendment to Utility Ordinance](#) - Amendment to Section 25-165, Type, Capacity, Location, Etc., of the Utility Ordinance, pursuant to O06-23. The proposed amendment establishes minimum standards for private sewage disposal systems on all lots.
- 3. [Amendment to Utility Ordinance](#) - Amendment to Section 25-165, Type, Capacity, Location, Etc., of the Utility Ordinance, pursuant to O06-53. The amendment establishes minimum standards for private sewage disposal systems on all existing lots recorded prior to the adoption of this ordinance.

### PLANNING COMMISSION PUBLIC HEARINGS:

- 4. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-153, Lots for Water and Sewer Mains, of the Subdivision Ordinance, pursuant to O06-62. The proposed amendment would require all water and sewer easements, in their entirety, serving water and/or sewer mains between lots in a residential subdivision to be located on lots conveyed to and maintained by a homeowners association. The width of the easement shall be in accordance with Chapter 25 and Chapter 26.2 of the Stafford County Code.
- 5. [Amendments to Subdivision Ordinance](#) - Amendment to Section 22-4, Definitions; and Section 22-152, Lots for Stormwater Management Facilities, of the Subdivision Ordinance, pursuant to O06-63. The proposed amendment defines Integrated Management Practices. The amendment clarifies the practice of managing stormwater by either stormwater management facilities (ponds and other centralized stormwater best management practices) or Low-impact development Integrated Management Practices (IMP).

6. [Amendments to Zoning Ordinance](#) - Amendment to Section 28-82, Required Buffers; Section 28-86, Landscape Standards, of the Zoning Ordinance, and Section 102, Applicability, of the Design and Construction Standards for Landscaping, Buffering and Screening (DCSL), pursuant to O06-64. The proposed amendment exempts any development within the boundaries of an airport from complying with the buffering and landscaping requirements of the DCSL.
7. [Amendment to the Design and Construction Standards for Landscaping, Buffering and Screening](#) - Amendment to Section 110.3, Transitional Buffers; and Table 1.0, Transitional Buffer Matrix, of the Design and Construction Standards for Landscaping, Buffering and Screening (DCSL), pursuant to O06-65. The proposed amendment would exclude correctional facilities from requiring a transitional buffer, or proposed uses adjacent to a correctional facility from requiring a transitional buffer.
8. [Amendments to Zoning and Subdivision Ordinances](#) - Amendments to Section 28-185, Conditional Use Permit; Section 28-205, Notice; Section 28-250, Notice After Submission, of the Zoning Ordinance and Section 22-57, Filing, of the Subdivision Ordinance, pursuant to O06-66. The proposed amendment establishes guidelines for written notice to be provided to the property owner and all adjoining property owners no less than five (5) days before the public hearing before the Planning Commission or Board of Supervisors for a Conditional Use Permit or Reclassification. Section 28-250 is amended to require the applicant of a development plan to notify all adjoining property owners instead of only five (5) property owners in the immediate vicinity of the property involved in which only three (3) adjoin the property. The amendment shall also require any person or developer who submits a preliminary subdivision plan to submit with the application written proof of notification to all adjoining property owners and include how the notification to all adjoining property owners is to be read.

UNFINISHED BUSINESS:

9. [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)**
10. [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. **(Deferred to August 2, 2006 Work Session)**

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) (Deferred to August 2, 2006 Regular Meeting)**

NEW BUSINESS

None

MINUTES

April 5, 2006 Work Session

April 5, 2006 Regular Meeting

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT