

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

OCTOBER 4, 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. **(Deferred to October 4, 2006 Work Session)**

[ORDINANCE COMMITTEE](#)

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

OCTOBER 4, 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

PRESENTATION: Financial Impact Model

PUBLIC HEARINGS:

1. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-162, Applicability; Section 28-163, Review; and, Section 28-164, Requirements, of the Zoning Ordinance, pursuant to O06-79. The amendment clarifies Section 28-162 that the voluntary conditions proffered by the applicant as part of a conditional rezoning application are applicable in addition to the regular requirements of the zoning district if approved by the Board of Supervisors. The amendment revises Section 28-163 to clarify that conditional proffers are voluntarily submitted along with an application for conditional rezoning or, alternatively, a statement of intent to file written proffers is submitted with the application. The amendment revises Section 28-164(a)(2), in compliance with a recent change in state law, to provide that proffered conditions must be offered by the owner prior to the public hearing of the board of supervisors, except that the board may accept amended proffers once the public hearing has begun if the amended proffers do not materially affect the overall proposal.
2. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-273, Nonconforming Structures, of the Zoning Ordinance, pursuant to O06-80. The amendment modifies the provisions for the enlargement or alteration of a nonconforming residential structure provided the Board of Zoning Appeals grants an approval of a special exception and the proposed enlargement or alteration will not increase the actual condition of the non-conformity and, also, the comprehensive plan does not envision a change in the character or use of the district in question.
3. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-87, Content; and, Section 22-88, Required Documentation, of the Subdivision Ordinance, pursuant to O06-81. The amendment requires a keymap and an electronically formatted computer file which contains all information shown on a final plat to be submitted with the application for the final plat. The keymap shall be drawn at a scale of 1"=400' and shall include parcel/lot boundary lines, lot numbers, street names, subdivision name and section and address numbers, if available. The amendment revises Section 22-88 by deleting sub-paragraph (b) which would allow the preparer of a final plat to pay a fee in lieu of submitting the electronically formatted computer file which contains all information shown on the final plat.

4. [Amendment to Zoning Ordinance](#) - Proposed amendment to Sections 28-25, Definitions of Specific Terms; 28-35, Table of Uses and Standards; and Table 3.1. District Uses and Standards, of the Stafford County Zoning Ordinance, pursuant to O06-83. The amendment would modify the definition of public facilities, create a definition for public works, and establish new regulations for public facilities and public works.

UNFINISHED BUSINESS:

5. [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 October 18, 2006 at applicant's request)**
6. [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 October 4, 2006 Work Session)**
7. [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. **(Deferred at Staff's Request)**
8. [RC2600183; Reclassification; Ferry Farm Plaza](#) - A proposed reclassification from A-1, Agricultural Zoning District to SC, Suburban Commercial Zoning District to allow the construction of commercial uses on Assessor's Parcels 55-61 and 55-63A consisting of 6 acres, located on the southwest corner of White Oak Road and Ferry Road within the George Washington Election District. **(Time Limit: December 5, 2006) (Deferred to October 18, 2006 Work Session)**
9. [RC2600334; Reclassification; Yusufi Property](#) - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for office/retail on Assessor's Parcel 19-24 consisting of 0.62 acres, located on the south side of Garrisonville Road approximately 1,100 feet west of Shelton Shop Road within the Rock Hill Election District. **(Time Limit: December 5, 2006) (Deferred to October 18 Work Session)**
10. [CUP2600130; Conditional Use Permit – Suh Gas Station](#) - A request for a conditional use permit to allow vehicle fuel sales in a B-2 Zoning District on Assessor's Parcels 29-90A and 96 consisting of 3.2 acres, located on the north side of Courthouse Road at the intersection with Wyche Road within the Aquia Election District. **(Time Limit: December 19, 2006)(Deferred to the November 15, 2006 Work Session)**

11. [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. **(Time Limit: December 19, 2006)(Deferred to October 4, 2006 Regular Meeting)**

NEW BUSINESS

None

MINUTES

August 2, 2006 Work Session

August 2, 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