

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

OCTOBER 18, 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. [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)**
2. [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)**

ORDINANCE COMMITTEE

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

OCTOBER 18, 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

PRESENTATIONS:

- 1. Tri-County/City Soil and Water Conservation District
- 2. Stafford County Department of Economic Development

PUBLIC HEARINGS:

- 1. [Comprehensive Plan Compliance Review - Kenworthy](#) - 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 30-145A and 30-145M. (**Time Limit: January 15, 2007**)
- 2. [RC2600390; Reclassification – Bird/Cooke Property](#) - A proposed reclassification from A-1, Agricultural Zoning District to B-2, Urban Commercial Zoning District for an office and retail shopping center on Assessor's Parcel 44-62 consisting of 26.12 acres, located on the north side of Warrenton Road approximately 800 feet north of Cardinal Forest Drive across from Village Parkway within the Hartwood Election District. (**Time Limit: January 15, 2007**)
- 3. [Amendment to Zoning Ordinance](#) - Amendment to Section 28-25, Definitions of Specific Terms; Section 28-38, Table of Uses and Standards; Table 3.1, District Uses and Standards; and, Section 28-39, Special Regulations of the Zoning Ordinance, pursuant to O06-73. The amendment defines adult business, adult entertainment, adult merchandise, adult model studio, adult motel, adult movie theater, adult nightclub, and adult store. The amendment shall require the issuance of a conditional use permit for an adult business to be conducted in the following zoning districts: B-1, Convenience Commercial; B-2, Urban Commercial; RC, Rural Commercial; SC Suburban Commercial; M-1, Industrial Light; and, M-2, Industrial Heavy. The amendment shall limit adult business to the certain regulations.

UNFINISHED BUSINESS:

4. [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 December 6, 2006 at applicant's request)**
5. [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)**
6. [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)**
7. [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)**
8. [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)**

NEW BUSINESS

9. [PAE2600677; Private Access Easement Beverly Hills](#) - Proposed private access easement for a minor subdivision of Assessor's Parcels 46-71 and 71B, located on the north side of Cranes Corner Road one mile east of Jefferson Davis Highway within the Falmouth Election District. **(Time Limit: December 11, 2006)**
10. [PAE2600678; Private Access Easement Beverly Hills](#) - Proposed private access easement for a minor subdivision of Assessor's Parcels 46-71 and 71B, located on the north side of Cranes Corner Road one mile east of Jefferson Davis Highway within the Falmouth Election District. **(Time Limit: December 11, 2006)**

MINUTES

May 3, 2006 Work Session

September 6, 2006 Work Session

September 6, 2006 Regular Meeting

September 20, 2006 Work Session

September 20, 2006 Regular Meeting

October 4, 2006 Work Session

October 4, 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