

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

NOVEMBER 1, 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 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.

ORDINANCE COMMITTEE

ADJOURNMENT

# STAFFORD COUNTY PLANNING COMMISSION

## AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

NOVEMBER 1, 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. [RC2501249; Reclassification – Onville Estates](#) - A proposed reclassification from A-2, Rural Residential Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcel 20-49J consisting of 59.13 acres, located on the west side of Onville Road approximately 300 feet north of Ebenezer Church Road within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Rural Residential use. The Rural Residential designation would allow residential development at a maximum density of one dwelling unit per three acres. This request would allow single-family detached or duplex dwellings at a maximum density of three dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 zoning district. **(Time Limit: January 31, 2007)**

### UNFINISHED BUSINESS:

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. The Comprehensive Plan recommends the property for Urban Commercial uses which 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: January 15, 2007)(Deferred to November 15, 2006 Work Session)**
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. **(Deferred to November 1, 2005 Work Session)**

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. 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. The Comprehensive Plan recommends the property for Urban Commercial use, which 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: December 5, 2006) (Deferred to November 15, 2006 Work Session)**
7. 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

8. PAE2600773: Duff Green, Private Access Easement - A private access easement to serve 2 lots on 139.45 acres located on the west side of Kings Highway at Little Falls Road on Assessor's Parcel 58C-2-6 zoned A-1, Agricultural, within the George Washington Election District. **(Time Limit: December 26, 2006)**

#### MINUTES

October 18, 2006 Work Session

October 18, 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