

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

DECEMBER 6, 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

NEW BUSINESS:

1. [RC2600561; Reclassification – Stafford Town Station](#) - A proposed reclassification from A-1, Agricultural Zoning District and B-1, Convenience Commercial Zoning Districts to PD-2, Planned Development-2 Zoning District on Assessor's Parcels 38-29, 29A, 121, 121A, 122, 122A and 124 consisting of 543.98 acres, located on the east side of Jefferson Davis Highway approximately 300 feet south of American Legion Road and along Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial, Rural Residential and Urban Commercial uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Rural Residential designation would allow single family residential development at a density of one (1) dwelling unit per three (3) acres. The Urban Commercial designation would allow development of commercial retail and office uses. The PD-2 designation would allow development for a planned, neotraditional mixed-use development with a variety of housing types and commercial uses intended to serve the immediate community. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the PD-2 Zoning District.

ADJOURNMENT

STAFFORD COUNTY PLANNING COMMISSION

AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

DECEMBER 6, 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

PUBLIC HEARINGS:

1. [RC2600555; Reclassification – Stafford County Board of Supervisors](#) - A request to remove the Historic Resource Overlay District designation on Assessor's Parcels 45-220, 45-220E, & 45-220J, zoned A-1, consisting of 458 acres, located on the west side of Jefferson Davis Highway at the intersection with Layhill Road within the Hartwood Election District. **(Time Limit: March 7, 2007)**
2. [RC2600559; Reclassification - Fairfield Inn & Suites](#) - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 7, 2007)**
3. [CUP2600560; Conditional Use Permit - Fairfield Inn & Suites](#) - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007)**

UNFINISHED BUSINESS:

4. [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 January 3, 2007 Regular Meeting)**

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 December 6, 2006 at applicant's request)**
6. [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)**
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 January 17, 2006 Work Session)**
8. [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)(Deferred to January 17, 2007 Work Session)**
9. [CUP2501638; Conditional Use Permit; Sydney Hastings Commons 7-11](#) - A request for a Conditional Use Permit to allow a convenience store with vehicle fuel sales in the Highway Corridor Overlay Zoning District on Assessor's Parcel 45-92C consisting of 2.42 acres, located on the northwest corner of Warrenton Road and Melchers Drive within the Falmouth Election District. **(Time Limit: February 13, 2006)(Deferred to January 17, 2007 Work Session)**

NEW BUSINESS

10. [PAE2600814; Roseville Heights Section 1, Lot 8, Private Access Easement](#) - A Private Access Easement for a proposed minor subdivision plat of Assessor parcel 18A-8, 4.3558 acres, zoned A-2, Rural Residential, to serve 1 new lot, located on the south side of Bailey Court at its terminus, approximately 1,500 feet south of Mountain View Road in the Rock Hill Election District. **(Time Limit: February 7, 2007)**

11. [SUB2501051; Lake View Estates, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 22 single family residential lots, zoned A-1, Agricultural consisting of 87.53 acres, located on the west side of Rocky Run Road approximately 2,700 feet south of Warrenton Road on Assessor's Parcels 44-12 and 44-13, within the Hartwood Election District. **(Time Limit: February 27, 2007)**
12. [SUB2600640; The Reserve, Preliminary Subdivision Plan, Revalidation](#) - A preliminary subdivision plan for 13 single family residential lots, zoned A-1, Agricultural consisting of 56.77 acres, located on the south side of Courthouse Road approximately 500 feet east of Bluebird Lane on Assessor's Parcels 39-48 and 39-99, within the Aquia Election District. **(Time Limit: February 27, 2007)**
13. [SUB2600373; Summit Ridge, Preliminary Subdivision Plan, Revalidation](#) - A preliminary subdivision plan for 60 townhouse units, zoned R-2, Urban Residential – Medium Density, consisting of 11.50 acres, located 800 feet north of Woodmont Court approximately 525 feet east of Bells Hill Road off proposed Belcroft Drive on Assessor's Parcel 30-100, within the Aquia Election District. **(Time Limit: February 27, 2007)**
14. [SUB2600223; The Reserve at Hartwood, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 13 single family residential lots, zoned A-1, Agricultural consisting of 45.65 acres, located on the west side of Hartwood Road approximately 2,300 feet north of Jesse Curtis Lane on Assessor's Parcel 25-47, within the Hartwood Election District. **(Time Limit: February 7, 2007)**
15. [SUB2600017; Smith Lakes Estates, Section 2; Preliminary Subdivision Plan](#) - A preliminary Subdivision Plan for 7 single family residential lots on Assessor's Parcel 20-64, zoned A-1, Agricultural consisting of 24.62 acres, located south of Kimberwick Lane, approximately 1,500 feet east of Pelham Way and north of Juggins Road within the Griffis-Widewater Election District. **(Time Limit: February 28, 2007)**

MINUTES

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

SECRETARY/TREASURER REPORT

STANDING COMMITTEE REPORTS

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

CHAIRMAN'S REPORT

ADJOURNMENT