

Board of Supervisors

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June 24, 2015

MEMORANDUM TO: Stafford County Planning Commission

FROM: Jeffrey A. Harvey, AICP
Director of Planning and Zoning

SUBJECT: **WAI-15150703; The Glens**
Waiver of Subdivision Ordinance Section 22-214

ATTACHMENTS:

1. Location map
2. Application
3. Applicant Letter to Director
4. Current Street Sign in Subdivision

ISSUE:

The Planning Commission is to consider an application for a waiver of the Subdivision Ordinance, Section 22-214, Street Identification and Traffic Safety Signs as requested by the developer, Augustine Land and Development, LLC.

BACKGROUND:

Applicant/Owner: John Snyder
100 Riverside Parkway, Suite 100
Fredericksburg, VA 22406

Date of Application: May 5, 2015

Assessor's Parcel: 27-17

Location: South side of Stefaniga Road, approximately 5,000 feet west of Mountain View Road

Size of Parcel: 646.5 acres

Zoning: A-1, Agricultural

Number of Lots: 173 single-family homes



Time Limit: September 17, 2015

Staff Project Manager: LeAnn Ennis

Election District: Rock Hill

COMMENTS:

A waiver of the Subdivision Ordinance, Section 22-214, Street Identification and Traffic Safety Signs is being requested by the developer.

The original subdivision preliminary plan was approved by the Planning Commission in 2003 for a development of 173 single-family homes on public water and private sewer with lots that are a minimum of 3 acres in size. A waiver for street signage modification was never sought prior to the preliminary plan approval.

The developer installed street signs that currently do not meet the design standards required by Section 22-214 of the Subdivision Ordinance. The sign blades meet the requirements with the lettering, reflection and sizing. However, neither the post nor the brackets meet the requirements set by the County's Guideline for Street Sign Specifications.

The developer installed street signs (Attachment 4) in three of the sections of the neighborhood. The streets have been accepted by Virginia Department of Transportation (VDOT) for maintenance and do not meet the Street Sign Specifications details that were shown on the approved plans. Once streets are accepted by VDOT, the street signs are maintained by the County Department of Public Works, Transportation Section. The streets signs were not questioned by VDOT or County staff for their nonconformity. The remaining sections of the neighborhood met the County standards of brackets, post and sign blades as were shown on the approved plans. The homeowner association (HOA), Millstone at the Glens, requested the developer seek a waiver for the entire subdivision for consistency in the development.

There are currently two HOAs within this subdivision, The Glens and Millstone at the Glens. The Glens is currently controlled by the developer, whereas the Millstone at the Glens is controlled by the homeowners. If a waiver is granted, the maintenance of the non-standard street signs, including the post, brackets and sign blades, will be the sole responsibility of both HOAs for the entire subdivision. The HOAs will be required to meet the current county requirement for the sign blades in the use of reflective material, size, and lettering. The County would not be responsible for the replacement of missing or damaged signage.

RECOMMENDATION:

Staff recommends approval for a waiver request of Section 22-214 of the Subdivision Ordinance for The Glens subdivision. Staff believes the request meets the requirements to grant a waiver pursuant to Section 22-241(a) of the Code. It is staff's opinion that requiring removal of the existing signs would not be reasonable. The proposal would not adversely impact the property owners of the subdivision or adjacent properties.

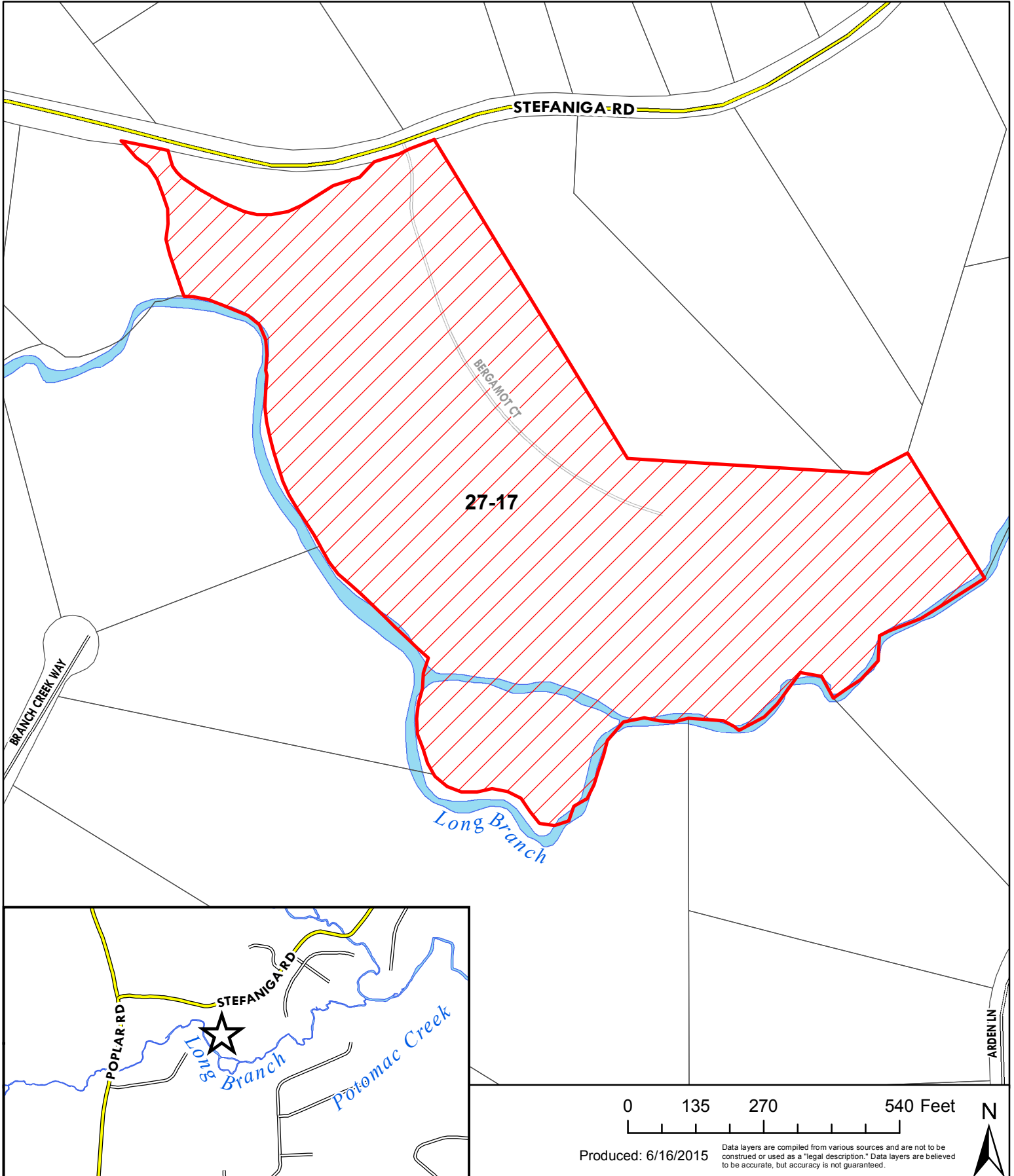
JAH/MLE/mle

Attachments (4)



WAI-15150703; Waiver THE GLENS

Produced by the Stafford County Department of Planning and Zoning
540-658-8668 | P.O. Box 339 Stafford, VA 22555



Produced: 6/16/2015

Data layers are compiled from various sources and are not to be construed or used as a "legal description." Data layers are believed to be accurate, but accuracy is not guaranteed.

Project Information & Primary Contacts

WAIVER <input type="checkbox"/> Planning Commission <input type="checkbox"/> Board of Supervisors <input type="checkbox"/> Critical Resource Protection Area (CRPA)	<input type="checkbox"/> EXCEPTION: Stormwater Management (SWM) Regulations <input type="checkbox"/> DEPARTURE from DESIGN STDS Landscape & Buffering <input type="checkbox"/> ALTERNATIVE COMPLIANCE from Landscape & Buffering
APPEAL <input type="checkbox"/> Board of Supervisors	<input type="checkbox"/> MITIGATION/RESTORATION PLAN

PROJECT INFORMATION	PROJECT # <u>15150703</u>
<u>The Glens - All sections</u> PROJECT NAME	SECTION
<u>644</u> ADDRESS (IF AVAILABLE)	TOTAL SITE ACREAGE <u>A1</u>
<u>27-17, 45, 46, 61, 62, 65</u> TAX MAP / PARCEL(S)	ZONING DISTRICT
<u>28-22D, 24</u> LOCATION OF PROJECT	

APPLICANT/AGENT	Primary Contact Person <input type="checkbox"/>
<u>Augustine Land & Development, LLC</u> NAME	COMPANY
<u>100 Riverside Parkway Suite 100</u> ADDRESS	CITY STATE ZIP
<u>Fredericksburg VA 22106</u>	
PHONE NUMBER <u>372-7770</u> FAX NUMBER	EMAIL ADDRESS <u>jsnyder@Augustinehomes.com</u>

OWNER (Provide attachments if multiple owners)	Primary Contact Person <input type="checkbox"/>
<u>N/A</u> NAME	COMPANY
<u>N/A</u> ADDRESS	CITY STATE ZIP
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS

PROFESSIONAL (Engineer, Surveyor, etc.)	Primary Contact Person <input type="checkbox"/>
<u>N/A</u> NAME	COMPANY
<u>N/A</u> ADDRESS	CITY STATE ZIP
PHONE NUMBER FAX NUMBER	EMAIL ADDRESS



May 7, 2015

Ms. LeAnn Ennis
Senior Planner, County of Stafford
Department of Planning and Zoning
P.O. Box 339
Stafford, Virginia 22555

RE: Waiver

Dear Ms. Ennis:

This letter is to request a waiver from the subdivision ordinance to permit the installation of non-standard street signs in The Glens subdivision. As we discussed, this waiver is to correct an oversight as these signs have been installed and all bonds and escrows have been released.

Enclosed is a check in the amount of \$1,284.38 to cover the processing

Very truly yours,

A handwritten signature in blue ink, appearing to read "John S. Snyder", is written over the typed name.

John S. Snyder

Enclosure

