

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**MAY 4, 2011
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [Floor Area Ratios \(FAR\) in the Commercial and Industrial Zoning Districts](#) (Time Limit: June 1, 2011) (Deferred at April 6, 2011 Meeting to April 20, 2011 Meeting) (Deferred at April 20, 2011 Meeting to May 4, 2011 Meeting)
(Authorize for Public Hearing by: May 4, 2011)
(Potential Public Hearing Date: June 1, 2011)
2. [Comprehensive Plan: Implementation Plan](#) (Deferred at April 6, 2011 Meeting to April 20, 2011 Meeting) (Deferred at April 20, 2011 Meeting to May 4, 2011 Meeting)
3. [RC1000338; Reclassification - Quantico Corporate Center](#) - A proposed reclassification from R-1, Suburban Residential and M-1 Light Industrial to B-2, Urban Commercial Zoning District to allow office, commercial, and retail uses on Assessor's Parcels 12-1, 12-3, 12-4, 12-5, 13C-A, and 13C-D, consisting of 15.06 acres, located on the north side of Telegraph Road, and east side of Interstate 95 within the Griffis-Widewater Election District. (Time Limit: May 31, 2011) (History - Public hearing continued at March 2, 2011 Meeting to April 6, 2011 Meeting) (Deferred at April 6, 2011 Meeting to May 4, 2011 Meeting)
4. [Temporary Family Health Care Structures](#) (Time Limit: July 4, 2011) (Deferred at April 20, 2011 Meeting to May 4, 2011 Meeting)
(Authorize for Public Hearing by: May 18, 2011)
(Potential Public Hearing Date: June 15, 2011)
5. [Wetland Mitigation Bank](#) (Time Limit: July 4, 2011) (Deferred at April 20, 2011 Meeting to May 4, 2011 Meeting)
(Authorize for Public Hearing by: May 18, 2011)
(Potential Public Hearing Date: June 15, 2011)
6. Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) (Time Limit: October 6, 2010) (History - Deferred at June 16, 2010 Meeting to August 18, 2010) (Deferred at July 21, 2010 Meeting to September 1, 2010) (Deferred at September 1, 2010 Meeting to October 6, 2010 Meeting) (Deferred - Requesting additional time from Board of Supervisors)

NEW BUSINESS

None

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

7. [RC1100061; Reclassification - Cambridge Properties, LLC](#) - A proposed amendment to proffered conditions to modify the permitted commercial uses on Assessor's Parcel 45-213. The property is zoned B-2, Urban Commercial Zoning District, consists of 4.72 acres, and is located on the southeast corner of the Cambridge Street (US Route 1)/Manning Drive intersection within the Falmouth Election District. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2, Urban Commercial Zoning District. **(Time Limit: July 19, 2011) (History - Public hearing continued at April 20, 2011 Meeting to May 4, 2011 Meeting)**

8. [Amendments to the Stafford County Comprehensive Plan \(the “Comprehensive Plan”\)](#) - The County proposes to amend the textual document entitled “Stafford County, Virginia, Comprehensive Plan 2010-2030,” and its accompanying Land Use Map, both dated December 14, 2010 to: allocate 4,000 additional dwelling units to Urban Development Areas (UDAs) by establishing one new UDA, and increasing the number of dwelling units in, and expanding the geographical boundaries of five of the six existing UDAs; modify the Urban Services Area (USA) boundary in the Widewater area of the County; designate all of the land to the east of the proposed USA in Widewater as “Agricultural/Rural” on the proposed Land Use Map, with the exception of Patawomeck Park and Widewater State Park, which would be designated “Park” on the proposed Land Use Map, and; remove several planned transportation improvements as a result of the modifications to the land use designations and USA in Widewater. **(Time Limit: May 4, 2011)**

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

9. Transfer of Development Rights (TDRs) **(In Joint Committee)**

10. Telecommunications Plan Update **(Time Limits: May 31, 2011 - Joint Committee completes work and forwards to Planning Commission; August 1, 2011 - Planning Commission conducts public hearing and makes a recommendation)**

CHAIRMAN’S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

March 16, 2011

ADJOURNMENT