

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

MAY 18, 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. [Wetland Mitigation Bank](#) (Time Limit: July 4, 2011) (Deferred at April 20, 2011 Meeting to May 4, 2011 Meeting) (Deferred at May 4, 2011 Meeting to May 18, 2011 Meeting) (Authorize for Public Hearing by: May 18, 2011) (Potential Public Hearing Date: June 15, 2011)
2. [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) (Deferred at May 4, 2011 Meeting to May 18, 2011 Meeting per applicant's request)
3. [Temporary Family Health Care Structures](#) (Time Limit: July 4, 2011) (Deferred at April 20, 2011 Meeting to May 4, 2011 Meeting) (Deferred at May 4, 2011 Meeting to May 18, 2011 Meeting) (Authorize for Public Hearing by: May 18, 2011) (Potential Public Hearing Date: June 15, 2011)
4. [Comprehensive Plan: Implementation Plan](#) (History - Deferred at April 6, 2011 Meeting to April 20, 2011 Meeting) (Deferred at April 20, 2011 Meeting to May 4, 2011 Meeting) (Deferred at May 4, 2011 Meeting to May 18, 2011 Meeting)
5. 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

6. [RC2900108; Reclassification - Clift Farm Quarter](#) - A proposed reclassification from A-1, Agricultural Zoning District to P-TND, Planned Traditional Neighborhood Development Zoning District to allow a planned urban development, including a mix of commercial and residential dwelling units with neighborhood amenities, on a portion of Assessor's Parcel 38-124, consisting of 141.40 acres. The property is located on the east side of Jefferson Davis Highway approximately 1,250 feet south of American Legion Road and along Eskimo Hill Road, within the Aquia Election District (Falmouth Election District under the recently adopted election redistricting). **(Time Limit: August 16, 2011)**

7. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O11-14 would amend the Stafford County Code by establishing a new zoning district, Redevelopment Area 1, Boswell's Corner (RDA-1). The purpose of the RDA-1 Zoning District is to establish land-use planning and urban design standards through form-based codes that promote the creation of a pedestrian-friendly destination neighborhood at the northern gateway to the County, with a focus on development of an employment center with a mix of uses, including educational and entertainment uses, supporting retail, and higher-density residential, with architectural variety, a network of streets that may include on-street parallel parking, and recreational opportunities. **(Time Limit: May 31, 2011)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

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

9. 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

None

ADJOURNMENT