

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD

JUNE 1, 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. [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) (History - Deferred at May 18, 2011 Meeting to June 1, 2011 Meeting)**
2. [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) (Deferred at May 18, 2011 Meeting to June 1, 2011 Meeting)**
3. 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

4. [RC2900193; Reclassification - Aquia Hilton Extended Stay Hotel](#) - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow a hotel on Assessor's Parcel 21-63 consisting of 3.02 acres, located on the west side of Jefferson Davis Highway, 600 feet north of Coachman Circle (south access) within the Aquia Election District. **(Time Limit: August 30, 2011)**
5. [Amendment to Subdivision Ordinance](#) - The Board of Supervisors referred proposed Ordinance O11-19 to the Planning Commission. Proposed Ordinance O11-19 would amend Section 22-87, "Content," of the Subdivision Ordinance to change Authorized On-Site Soil Evaluator (AOSE) to Licensed On-site Soil Evaluator (OSE), and to revise language to specify that the OSE is licensed by the Virginia Department of Professional and Occupational Regulation (DPOR) instead of the Virginia Department of Health. **(Time Limit: July 4, 2011)**
6. [Amendment to Zoning Ordinance](#) - The Board of Supervisors referred proposed Ordinance O11-01 to the Planning Commission. Proposed Ordinance O11-01 would amend Section 28-39(q)(4)a., "T1, Natural Zone," of the Zoning Ordinance to remove the requirement that the following lands be provided within the T1 transect zone in the Planned Traditional Neighborhood Development (P-TND) Zoning District: "any lands adjoining CRPA which have a slope equal to or greater than twenty-five (25) percent, and an area of thirty-five (35) feet in width from an intermittent stream if the intermittent stream adjoins the CRPA, steep slope or intermittent stream." **(Time Limit: June 3, 2011)**
7. [Amendment to Zoning Ordinance](#) - The Board of Supervisors referred proposed Ordinance O11-10 to the Planning Commission. Proposed Ordinance O11-10 would amend Section 28-35, Table 3.1, "District Uses and Standards," of the Zoning Ordinance to numerically increase the maximum floor area ratio, by making it less restrictive, in the following zoning districts: B-1 Convenience Commercial; B-2 Urban Commercial; B-3 Office; RBC Recreational Business Campus; RC Rural Commercial; SC Suburban Commercial; M-1 Industrial Light; M-2 Industrial, Heavy; PD-1 Planned Development 1; and PD-2 Planned Development 2. **(Time Limit: June 1, 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

April 6, 2011

ADJOURNMENT