

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

JUNE 15, 2011  
6:30 P.M.

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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) (Deferred at June 1, 2011 Meeting to June 15, 2011 Meeting)**
2. [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) (Deferred at June 1, 2011 Meeting to June 15, 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

4. [Telecommunications Plan](#) **(Time Limit: August 1, 2011)**  
**(Authorize for Public Hearing by: June 15, 2011)**  
**(Potential Public Hearing Date: July 13, 2011)**

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

5. [CUP1000147; Conditional Use Permit - Aquia Hilton Extended Stay Hotel](#) - A request for a Conditional Use Permit for an exception to the maximum floor area ratio (FAR) from 0.4 FAR up to 0.46 FAR for a four-story hotel with 100 rooms on Assessor's Parcel 21-63, consisting of 3.02 acres, located on the west side of Jefferson Davis Highway approximately 600 feet north of Coachman Circle (south access) within the Aquia Election District. **(Time Limit: September 13, 2011)**
  
6. [Amendment to Zoning Ordinance](#) - The Board of Supervisors referred proposed Ordinance O11-15 to the Planning Commission. Proposed Ordinance O11-15 would amend and reordain Stafford County Code, Section 28-25, “Definitions of Specific Terms;” Section 28-35, Table 3.1, “Table of Uses and Standards;” and Section 28-39, “Special Regulations” to provide for temporary family health care structures in conformance with the Virginia Code. Temporary family health care structure means a transportable residential structure providing an environment facilitating a caregiver’s provision of care for one mentally or physically impaired person and is limited to one occupant who is the mentally or physically impaired person. These structures would be permitted by-right in A-1 Agricultural, A-2 Rural Residential, R-1 Suburban Residential, R-2 Urban Residential, R-3 Urban Residential-High Density, PD-1 Planned Development 1, PD-2 Planned Development 2, P-TND Planned-Traditional Neighborhood Development, and RBC, Recreational Business Campus Zonings Districts. Proposed Ordinance O11-15 would define caregiver and mentally or physically impaired person, and establish requirements for these structures. **(Time Limit: July 4, 2011)**
  
7. [Amendment to Zoning Ordinance](#) - The Board of Supervisors referred proposed Ordinance O11-26 to the Planning Commission. Proposed Ordinance O11-26 would amend Stafford County Code, Section 28-35, “Definitions of Specific Terms” and Section 28-35, Table 3.1, “Table of Uses and Standards;” provide a provision of a Wetland Mitigation Bank and allow a Wetland Mitigation Bank as an allowed use in the A-1, Agricultural and A-2, Rural Residential Zoning Districts. **(Time Limit: July 4, 2011)**

**Cancelled**

PLANNING DIRECTOR’S REPORT

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

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

CHAIRMAN’S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

April 20, 2011

May 4, 2011

ADJOURNMENT