

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**JULY 13, 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) (Deferred at June 1, 2011 Meeting to June 15, 2011 Meeting) (Deferred at June 15, 2011 Meeting to July 13, 2011 Meeting)**

2. [Amendment to Zoning Ordinance](#) - The Board of Supervisors referred proposed Ordinance O11-26 to the Planning Commission. Proposed Ordinance O11-26 would amend and reordain Stafford County Code, Section 28-35, "Definition of Specific Terms" and Section 28-35, Table 3.1, "Table of Uses and Standards," to provide a definition of a Wetland Mitigation Bank and to allow a Wetland Mitigation Bank as an allowed use in the A-1, Agricultural and A-2, Rural Residential Zoning Districts. **(Time Limit: September 5, 2011)**
(Authorize for Public Hearing by: July 13, 2011)
(Potential Public Hearing Date: August 17, 2011)

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. [Presentation by Rhodeside and Harwell for the UDA Evaluation Report](#)

5. [SUB1100011; Sherwood Estates Sec 4-8, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 61 single family residential lots on private well and septic systems, zoned A-1, Agricultural Zoning District on Assessor's Parcel 33-2, consisting of 229.47 acres, located at the end of Locksley Lane, approximately one mile south of Warrenton Road, within the Hartwood Election District. **(Time Limit: October 5, 2011)**

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

6. [RC1000068; Reclassification - Hampton Run Commercial](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow for the development of a commercial retail and office complex on portions of Assessor's Parcels 20-137, 20-140A, 20-144, 20-145, 20-145A, 20-145B, 20-146, 20-146A, and 20F-4A consisting of 18.6 acres, located on the west side of Mine Road, approximately 200 feet south of Greenspring Drive within the Garrisonville Election District. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: October 11, 2011)**
7. [CUP1100150; Conditional Use Permit - Forbes Street Bed and Breakfast](#) - A request for a Conditional Use Permit to allow a Bed and Breakfast Inn in a R-1, Suburban Residential Zoning District on Assessor's Parcels 53-100 and 53-85, consisting of 6.70 acres, located on the west side of Forbes Street, approximately 125 feet south of Clearview Avenue, within the Falmouth Election District. **(Time Limit: October 11, 2011)**
8. [COM1100040; Comprehensive Plan Compliance Review - Dominion Virginia Power Fines Corner Substation](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Virginia Code Section 15.2-2232 for the construction of a public utilities facility, an electrical substation, on a portion of Assessor's Parcel 55-199, located on the west side of Newton Road, approximately 4,300 feet north of White Oak Road, within the George Washington Election District. **(Time Limit: September 11, 2011)**
9. [CUP1000371; Conditional Use Permit - Dominion Virginia Power Fines Corner Substation](#) - A request for a Conditional Use Permit to allow an electrical substation and an exception to the maximum height requirements in an A-1, Agricultural Zoning District on a portion of Assessor's Parcel 55-199, consisting of 0.89 acres, located on the west side of Newton Road, approximately 4,300 feet north of White Oak Road, within the George Washington Election District. **(Time Limit: October 11, 2011)**
10. [Amendment To The Stafford County Comprehensive Plan \(the "Comprehensive Plan"\)](#) - A proposal to recommend the adoption of the proposed Stafford County Telecommunications Plan, dated May 2011, as revised by the Planning Commission at its meeting on June 15, 2011, as an amendment to the Comprehensive Plan in accordance with Virginia Code Section 15.2-2229. **(Time Limit: August 1, 2011)**

[PLANNING DIRECTOR’S REPORT](#)

COUNTY ATTORNEY’S REPORT

COMMITTEE REPORTS

CHAIRMAN’S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

May 18, 2011

June 1, 2011

ADJOURNMENT