

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**NOVEMBER 2, 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. [Comprehensive Plan Amendment and Zoning Ordinance Amendment; Transfer of Development Rights](#) (Time Limit: December 5, 2011) (History - Deferred at September 21, 2011 meeting to October 5, 2011) (Deferred at October 5, 2011 to October 19, 2011) (Deferred at October 19, 2011 to November 2, 2011)  
(Authorize for Public Hearing by: November 2, 2011)  
(Potential Public Hearing Date: December 5, 2011)
2. Zoning Ordinance Amendment; Farmers Market (Time Limit: January 19, 2012) (In joint Committee with Agricultural/PDR Committee and Planning Commission)
3. [Zoning Ordinance Amendment; Recycling Definition](#) (Time Limit: January 19, 2012) (History - Deferred at September 7, 2011 meeting to October 5, 2011) (Deferred at October 5, 2011 to November 2, 2011)  
(Authorize for Public Hearing by: December 5, 2011)  
(Potential Public Hearing Date: January 18, 2012)
4. [COM1100171; Comprehensive Plan Compliance Review - Telecom Tower, Telemedia Broadcasting Tower](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Virginia Code Section 15.2-2232, for a telecommunications facility, specifically for a radio broadcasting and wireless communications tower, located on the north side of Hollywood Farm Road, approximately 350 feet east of Fisher Lane on Assessor's Parcel 60-7A within the George Washington Election District. (Time Limit: November 20, 2011) (History - Deferred at September 21, 2011 meeting to October 5, 2011) (Deferred at October 5, 2011 to November 2, 2011)

5. [CUP1100167; Conditional Use Permit - Telecom Tower, Telemedia Broadcasting Tower](#) - A request for a Conditional Use Permit to allow a telecommunications facility, specifically for radio broadcasting, in an A-1, Agricultural Zoning District on Assessor's Parcel 60-7A, consisting of 8.09 acres. The property is located on the north side of Hollywood Farm Road approximately 350 feet east of Fisher Lane within the George Washington Election District. The Applicant requests a permit to build a 480 foot-tall tower to accommodate a minimum of three (3) wireless communication service providers, broadcasting for a radio station, and future public safety communication equipment. **(Time Limit: December 20, 2011) (History - Deferred at September 21, 2011 meeting to October 5, 2011) (Deferred at October 5, 2011 to November 2, 2011)**
  
6. [Zoning Ordinance Amendment; Exempt Subdivision](#) **(Time Limit: December 7, 2011) (Scheduled for October 5, 2011) (History - Deferred at October 5, 2011 to October 19, 2011) (Deferred at October 5, 2011 to November 2, 2011)**
  
7. [SUB2800773; Westlake, Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 701 single family detached units, zoned R-1 and R-2, consisting of 446.46 acres located on the south side of Warrenton Road between Richards Ferry Road and Cedar Grove Road along Horsepen Run on Assessor's Parcels 35-20, 20A and 21 within the Hartwood Election District. **(Time Limit: December 28, 2011) (History - Deferred at October 5, 2011 to October 19, 2011) (Deferred at October 5, 2011 to November 2, 2011)**
  
8. Zoning Ordinance Amendment; 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

9. [Comprehensive Plan Amendment and Zoning Ordinance Amendment; Courthouse Urban Development Area Plan and UD, Urban Development Zoning District](#) **(Time Limit: December 31, 2011)**  
*(Authorize for Public Hearing by: November 2, 2011)*  
*(Potential Public Hearing Date: December 5, 2011)*
  
10. [Zoning Ordinance Amendment; Wetland Mitigation Bank](#) **(Time Limit: January 19, 2012)**  
*(Authorize for Public Hearing by: December 5, 2011)*  
*(Potential Public Hearing Date: January 18, 2012)*
  
11. [SUB2501460; Tyler Estates Preliminary Subdivision Plan](#) - A preliminary subdivision plan for 6 single family detached units, zoned A-2 consisting of 12.39 acres located on the north side of Ramoth Church Road between Freedom Lane and Powhatan Trail on Assessor's Parcel 38-11 within the Hartwood Election District. **(Time Limit: January 25, 2012)**

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

None

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

September 21, 2011

October 5, 2011

ADJOURNMENT