

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

FEBRUARY 16, 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. 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

2. [SUB1000017; Patriot Ridge - Preliminary Subdivision Plan](#) - A reconsideration of a previously denied preliminary subdivision plan for 16 single family residential lots on private well and septic systems, zoned A-2, Rural Residential, consisting of 23.12 acres located on the west side of William and Mary Lane, approximately 1,200 feet south of Decatur Road on Assessor's Parcels 31-67 and 31-68 within the Griffis-Widewater Election District. (**Time Limit: March 20, 2011**)
3. [Discussion of Floor Area Ratios \(FAR\) in the Commercial and Industrial Zoning Districts](#) (**Time Limit: May 3, 2011**)

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

4. [RC1000338; Reclassification - Quantico Corporate Center](#) - A proposed reclassification from R-1, Suburban Residential and M-1 Light Industrial to M-2 Medium Density Office Zoning District to allow office, commercial, and retail uses on Assessor's Parcels 12-3, 12-4, 12-5, 13C-A, and 13C-B consisting of 15.5 acres, located on the north side of Telegraph Road, and east side of Interstate 95 within the Griffis-Widewater Election District. (**Time Limit: May 17, 2011**)

**POSTPONED**

5. [CUP1000208; Conditional Use Permit - Mohibi Property](#) - A request for a Conditional Use Permit to allow motor vehicle sales in a B-2, Urban Commercial Zoning District on Assessor's Parcel 21-69, consisting of 0.534 acres, located on the west side of Jefferson Davis Highway, approximately 1,500 feet north of Telegraph Road within the Griffis-Widewater Election District. **(Time Limit: May 17, 2011)**
6. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O10-64 amends Section 28-25, "Definitions of Specific Terms", of the Zoning Ordinance. This amendment defines "residential facility" when licensed by the Department of Behavioral Health and Development Services and when licensed by the Department of Social Services. **(Time Limit: March 15, 2011)**

#### PLANNING DIRECTOR'S REPORT

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

7. [Discussion of Conditional Zoning \(Proffers\)](#) **(Time Limit: April 6, 2011) (In Committee)**
8. Discussion of Privatized Liquor Sales **(Time Limit: April 6, 2011) (In Committee)**
9. Discussion of Transfer of Development Rights (TDRs) **(Time Limit: April 6, 2011) (In Joint Committee)**
10. Telecommunications Plan Update
11. Implementation Plan Update
12. Joint UDA Committee Update

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

#### APPROVAL OF MINUTES

January 19, 2011

#### ADJOURNMENT