

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

ADMINISTRATION CENTER  
BOARD OF SUPERVISORS CHAMBERS  
1300 COURTHOUSE ROAD

APRIL 6, 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. [Floor Area Ratios \(FAR\) in the Commercial and Industrial Zoning Districts](#) (Time Limit: **May 3, 2011**) (Requesting additional time from Board of Supervisors) (Authorized for Public Hearing: *March 16, 2011*) (Public Hearing Date: *April 20, 2011*)
2. [COM1000344; Comprehensive Plan Compliance Review - Telecom Tower - CWS @ Payne's Corner](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Virginia Code § 15.2-2232, for a 180 foot tall monopole telecommunication facility on Assessor's Parcel 35B-1-7 consisting of 1.00 acre, located on the south side of Warrenton Road, approximately 700 feet east of Poplar Road, within the Hartwood Election District. (Time Limit: **April 30, 2011**) (History - Deferred at **March 2, 2011 Meeting to April 6, 2011 Meeting**)
3. [CUP1000345; Conditional Use Permit - Telecom Tower - CWS @ Payne's Corner](#) - A request for a Conditional Use Permit to allow a 180 foot tall monopole telecommunication facility in a A-2, Rural Residential Zoning District on Assessor's Parcel 35B-1-7 consisting of 1.00 acre, located on the south side of Warrenton Road, approximately 700 feet west of Poplar Road, within the Hartwood Election District. (Time Limit: **April 30, 2011**) (History - Deferred at **March 2, 2011 Meeting to April 6, 2011 Meeting**)
4. [Comprehensive Plan: UDA, Allocation of 4,000 Dwelling Units Update](#) (Time Limit: **May 15, 2011**) (Authorize for Public Hearing by: *April 6, 2011*) (Potential Public Hearing Date: *May 4, 2011*)
5. [P-TND Ordinance Amendment; T-1 Transect Zone](#) (Time Limit: **June 3, 2011**) (Authorize for Public Hearing by: *May 4, 2011*) (Potential Public Hearing Date: *June 1, 2011*)
6. [RDA-1 Zoning District](#) (Time Limit: **May 31, 2011**) (Authorize for Public Hearing by: *April 20, 2011*) (Potential Public Hearing Date: *May 18, 2011*)

7. 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

8. [Comprehensive Plan: Implementation Plan](#)

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**7:30 P.M.**

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

9. [RC1000338; Reclassification - Quantico Corporate Center](#) - A proposed reclassification from R-1, Suburban Residential and M-1 Light Industrial to B-2, Urban Commercial Zoning District to allow office, commercial, and retail uses on Assessor's Parcels 12-1, 12-3, 12-4, 12-5, 13C-A, and 13C-D, consisting of 15.06 acres, located on the north side of Telegraph Road, and east side of Interstate 95 within the Griffis-Widewater Election District. (**Time Limit: May 31, 2011**) (**History - Public hearing continued at March 2, 2011 Meeting to April 6, 2011 Meeting**)
10. [CUP2900280; Conditional Use Permit - U-Haul / Pets Plus](#) - A request for a Conditional Use Permit for a motor vehicle rental use in a B-2, Urban Commercial Zoning District on Assessor's Parcel 30-3L consisting of 0.90 acres, located on the east side of Jefferson Davis Highway, 250 feet south of Forrester Woods Drive, within the Aquia Election District. (**Time Limit: July 5, 2011**)
11. [Amendment to Zoning Ordinance](#) - Proposed Ordinance O11-18 amends Section 28-25, "Definitions of Specific Terms," and Chapter 28, Article X, "Conditional Zoning," of the Zoning Ordinance. This amendment defines "conditional zoning" and amends provisions regarding conditional zoning by adopting and utilizing the conditional zoning authority granted under Virginia Code § 15.2-2303, in lieu of the conditional zoning authority granted under Virginia Code § 15.2-2298, which the County currently utilizes. (**Time Limit: April 6, 2011**)
12. [WAI-1100051; Departure from Design Standards - Telecom Tower - AT&T @ Mountain Avenue](#) - A request for Departure from Design Standards for Screening Section 130 Screening requirements for uses listed in Section 28-88 of the Zoning Ordinance, specifically telecommunication facilities, to be screened from any public street or adjacent properties, in accordance with Section 143 of the Design & Construction Standards Manual for Landscaping, Screening and Buffering, in an A-1, Agricultural Zoning District on Assessor's Parcel 54-45A. Assessor's Parcel 54-45A, consisting of 3.62 acres, is located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road within the George Washington Election District. If the request is approved, the applicant will not be required to provide screening around the compound base for an existing 496-foot tall guyed tower and an approved (not currently built) 175-foot tall monopole tower. (**Time Limit: May 8, 2011**)

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

13. Transfer of Development Rights (TDRs) (**Time Limit: April 6, 2011) (In Joint Committee)**)
14. Telecommunications Plan Update (**Time Limits: April 29, 2011 - Joint Committee completes work and forwards to Planning Commission; July 5, 2011 - Planning Commission conducts public hearing and makes a recommendation)**)

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

February 23, 2011

ADJOURNMENT