

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**APRIL 20, 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. [Floor Area Ratios \(FAR\) in the Commercial and Industrial Zoning Districts](#) (Time Limit: **June 1, 2011**) (Deferred at April 6, 2011 Meeting to April 20, 2011 Meeting)
(Authorize for Public Hearing by: *May 4, 2011*)
(Potential Public Hearing Date: *June 1, 2011*)
2. [P-TND Ordinance Amendment; T-1 Transect Zone](#) (Time Limit: **June 3, 2011**) (Deferred at April 6, 2011 Meeting to April 20, 2011 Meeting)
(Authorize for Public Hearing by: *May 4, 2011*)
(Potential Public Hearing Date: *June 1, 2011*)
3. [RDA-1 Zoning District](#) (Time Limit: **May 31, 2011**) (Deferred at April 6, 2011 Meeting to April 20, 2011 Meeting)
(Authorize for Public Hearing by: *April 20, 2011*)
(Potential Public Hearing Date: *May 18, 2011*)
4. [Comprehensive Plan: Implementation Plan](#) (Deferred at April 6, 2011 Meeting to April 20, 2011 Meeting)
5. [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) (Deferred at April 6, 2011 Meeting to May 4, 2011 Meeting)
6. 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

7. [Temporary Family Health Care Structures](#) (Time Limit: July 4, 2011)
8. [Onsite Soil Evaluator](#) (Time Limit: July 4, 2011)
9. [Wetlands Mitigation Bank](#) (Time Limit: July 4, 2011)

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

10. [RC1100061; Reclassification - Cambridge Properties, LLC](#) - A proposed amendment to proffered conditions to modify the permitted commercial uses on Assessor's Parcel 45-213. The property is zoned B-2, Urban Commercial Zoning District, consists of 4.72 acres, and is located on the southeast corner of the Cambridge Street (US Route 1)/Manning Drive intersection within the Falmouth Election District. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2, Urban Commercial Zoning District. (Time Limit: July 19, 2011)
11. [Amendment to the Stafford County Comprehensive Plan \(the "Comprehensive Plan"\)](#) - A proposal to recommend the adoption of the proposed Stafford County Master Redevelopment Plan, dated March 15, 2011, as revised by the Planning Commission at its meeting on March 16, 2011, as an amendment to the Comprehensive Plan in accordance with Virginia Code Section 15.2-2229.

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

12. Transfer of Development Rights (TDRs) (In Joint Committee)
13. 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

March 2, 2011

ADJOURNMENT