

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

RESOLUTION

At a regular meeting of the Stafford County Board of Supervisors (the Board) held in the Board Chambers, George L. Gordon, Jr., Government Center, Stafford, Virginia, on the 7th day of February, 2017:

<u>MEMBERS:</u>	<u>VOTE:</u>
Paul V. Milde, III, Chairman	Yes
Meg Bohmke, Vice-Chairman	Yes
Jack R. Cavalier	No
Wendy E. Maurer	Yes
Laura A. Sellers	Yes
Gary F. Snellings	Yes
Robert "Bob" Thomas, Jr.	Yes

On motion of Mr. Thomas, seconded by Ms. Sellers, which carried by a vote of 6 to 1, the following was adopted:

A RESOLUTION TO AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2229, BY ADOPTING THE PROPOSED AMENDMENTS TO CHAPTER 3, "THE LAND USE PLAN, OF THE TEXTUAL DOCUMENT ENTITLED "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2016-2036," ADOPTED ON AUGUST 16, 2016 (COMPREHENSIVE PLAN)

WHEREAS, Virginia Code § 15.2-2229 authorizes the Board to amend the Comprehensive Plan; and

WHEREAS, the Board desires to amend the Comprehensive Plan to specifically recognize overlay zoning districts; and

WHEREAS, the Board desires to include new recommendations in Chapter 3.6, Future Land Use, for Integrated Corporate and Technology Park Overlay guidelines, as identified in Exhibit A to proposed Resolution R17-52, entitled "Comprehensive Plan Amendments - Integrated Corporate and Technology Park Overlay," the "Planning Commission Version," dated September 20, 2016; and

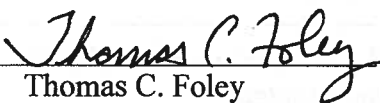
WHEREAS, the Planning Commission conducted a public hearing on the proposed Comprehensive Plan amendments and provided its recommendations to the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the adoption of the proposed Comprehensive Plan amendments will guide and accomplish coordinated, adjusted, and harmonious development in the County;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of February, 2017, that it be and hereby does adopt amendments to Chapter 3.6, Future Land Use, of the textual document entitled, "Stafford County, Virginia, Comprehensive Plan, 2016-2036," adopted on August 16, 2016, as identified in Exhibit A entitled "Comprehensive Plan Amendments – Integrated Corporate and Technology Park Overlay," the "Planning Commission Version," dated September 20, 2016.

A Copy, teste:



Thomas C. Foley
County Administrator

TCF:JAH:mz:

Exhibit A: Comprehensive Plan Amendments – Integrated Corporate and Technology Park Overlay.

Planning Commission Version

September 20, 2016

Text to be added at the end of Chapter 3.6, Future Land Use, following the “Special Uses” section.

Special Overlay Zoning Districts

Overlay zoning districts allow for additional development regulations above the existing zoning district regulations, to address unique situations, reflect special environmental conditions or to help achieve desired development goals. Overlay zoning districts exist in the County’s Zoning Ordinance, such districts include the Floodplain Overlay Zoning District, Historic Resource Overlay Zoning District, and Highway Corridor Overlay Zoning Districts, to name a few. A new overlay zoning district is being introduced in the Comprehensive Plan, reflecting the needs of corporate and technology park developments.

Integrated Corporate and Technology Park Overlay Zoning District (ICTP):

The purpose of the ICTP is to promote the integration of uses to facilitate the growth and development of large scale corporate office and technology parks. Such parks have the need for and should include integrated uses such as Class A office space, hotel space for corporate clientele, supporting retail services, data centers, and child care. The ICTP should be designed to accommodate at least 400,000 square feet of existing corporate office space for services such as engineering, security, computer systems development, computer software development, education, and research and development.

Quantico Corporate Center (OCC) and Riverside Business Park are recommended as locations for inclusion in the ICTP. Other office parks may be supported elsewhere in the County, if they have similar characteristics to OCC and Riverside.