

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**JUNE 12, 2024
6:00 PM**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATIONS

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

1. PLANNING AND ZONING; CONSIDER A PROPOSAL TO AMEND THE "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN 2016-2036 2021 5-YEAR UPDATE," ADOPTED ON NOVEMBER 16, 2021, AS LAST REVISED, REGARDING FUTURE LAND USE DESIGNATIONS TO SUPPORT HIGHER DENSITY COMMERCIAL DEVELOPMENT ON AN APPROXIMATELY 262-ACRE PORTION OF TAX MAP PARCEL NO. 38-124 (PROJECT KNOWN AS COM23154932; STAFFORD TECHNOLOGY CAMPUS)
PROPOSED RESOLUTION R24-187
BACKGROUND SUMMARY: APPROVES COMPREHENSIVE PLAN AMENDMENT. **Falmouth**

2. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 38-124 AND 38-29A (PROJECT KNOWN AS RC23154931; STAFFORD TECHNOLOGY CAMPUS)
PROPOSED ORDINANCE O24-20
(TIME LIMIT: SEPTEMBER 20, 2024)
BACKGROUND SUMMARY: APPROVES ZONING RECLASSIFICATION. **Falmouth**

3. PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE SEC. 15.2-2232, FOR THE PLACEMENT OF UP TO SIX (6) ELECTRIC SUBSTATIONS ON TAX MAP PARCEL NO. 38-124 (PROJECT KNOWN AS COM24155687; STAFFORD TECHNOLOGY CAMPUS)
PROPOSED PLANNING COMMISSION RESOLUTION PCR24-13
(TIME LIMIT: AUGUST 11, 2024)
BACKGROUND SUMMARY: APPROVES COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Falmouth**

UNFINISHED BUSINESS

NEW BUSINESS

4. PLANNING AND ZONING; CONSIDER A REQUEST FOR A WAIVER OF THE SUBDIVISION ORDINANCE SEC. 22-143, REGARDING LOT SHAPE, FOR A FAMILY SUBDIVISION ON TAX MAP PARCEL NO. 60-65 (PROJECT KNOWN AS WAI24155654, STONE DIVISION WAIVER).
(TIME LIMIT: AUGUST 11, 2024)
BACKGROUND SUMMARY: APPROVES WAIVER. **George Washington**

PLANNING DIRECTOR'S REPORT

5. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)
6. ENON ROAD SOLAR FARM TIME LIMIT WAIVER

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

7. NEW TRC SUBMISSIONS

[24155710](#); SHEETZ WARRENTON ROAD - GEORGE WASHINGTON
ELECTION DISTRICT

- A MAJOR SITE PLAN FOR A 6,879 SF CONVENIENCE STORE WITH
VEHICLE FUEL SALES AND DRIVE-THROUGH LOCATED SOUTH OF
WARRENTON ROAD BETWEEN IRAS LANE AND SANFORD DRIVE
ON TM 44-143, ZONED B-2, CONSISTING OF 3.49 ACRES, WITHIN
THE GEORGE WASHINGTON ELECTION DISTRICT.

APPROVAL OF MINUTES

8. MAY 22, 2024 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT