

**STAFFORD COUNTY PLANNING COMMISSION
REVISED AGENDA**

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

**FEBRUARY 26, 2025
7:00 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 REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A SOLAR FACILITY WITHIN THE A-1, AGRICULTURAL ZONING DISTRICT ON TAX MAP PARCEL NO. 45-127 (PROJECT KNOWN AS CUP24155766; ENON ROAD SOLAR FARM)
PROPOSED RESOLUTION R25-44
(TIME LIMIT: JUNE 6, 2025)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT.

Hartwood

UNFINISHED BUSINESS

NEW BUSINESS

2. PLANNING AND ZONING; DISCUSS THE COUNTY'S REQUIREMENTS RELATED TO TOBACCO AND VAPE SHOPS AND DEVELOP AN ORDINANCE TO AMEND THE ZONING ORDINANCE REGARDING THE SAME
BACKGROUND SUMMARY: DEVELOP ZONING ORDINANCE AMENDMENTS.
3. PLANNING AND ZONING; CONSIDER A TIME LIMIT EXTENSION FOR A PROJECT KNOWN AS RC24155575; ZONING RECLASSIFICATION - POTOMAC CREEK INDUSTRIAL LOT 4
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-05
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSION.

Falmouth

PLANNING DIRECTOR'S REPORT

4. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)
5. BOARD OF SUPERVISORS RESOLUTION R25-48, REFERRING TO THE PLANNING COMMISSION PROPOSED ORDINANCE O25-07, TO AMEND STAFFORD COUNTY CODE TO MODIFY REGULATIONS FOR CAMPGROUNDS, FOR CONSIDERATION AND PUBLIC HEARING.
(TIME LIMIT: JUNE 6, 2025)
(AUTHORIZE FOR PUBLIC HEARING BY: APRIL 23, 2025)
(POTENTIAL PUBLIC HEARING DATE: MAY 28, 2025)
6. BOARD OF SUPERVISORS RESOLUTION R25-43, REFERRING TO THE PLANNING COMMISSION PROPOSED ORDINANCE O25-08, TO AMEND STAFFORD COUNTY TO MODIFY HOW DATA CENTERS ARE PERMITTED, AND AUTHORIZING A JOINT PUBLIC HEARING.
(JOINT PUBLIC HEARING: MARCH 18, 2025)
7. CAPITAL PROJECTS QUARTERLY REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

8. NEW TRC SUBMISSIONS

- [25156160](#) - TRACTOR SUPPLY RT 17
 - o A CONTINUATION OF MAJOR SITE PLAN (23154862) FOR A TRACTOR SUPPLY RETAIL STORE WITH 22,321 SQ FEET WITH ASSOCIATED PARKING, OUTDOOR DISPLAY AREA AND IMPROVEMENTS TO LEROSE DRIVE LOCATED EAST OF WARRENTON ROAD BETWEEN CARDINAL FOREST DRIVE AND LEROSE DRIVE, ON TM # 44-64 AND 44-65, ZONED B-2, CONSISTING OF 3.83 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.
- [25156114](#) - BENSENS MILL EST PH 2A
 - o A CONSTRUCTION PLAN FOR 21 SINGLE-FAMILY DETACHED DWELLINGS LOCATED ON THE WEST SIDE OF VILLAGE PARKWAY, BETWEEN COUNTRY MANOR DRIVE AND BERKELEY MANOR DRIVE, ON TM # 43-70, ZONED A-1, CONSISTING OF 78.82 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

9. JANUARY 8, 2025 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT