

STAFFORD COUNTY PLANNING COMMISSION
SPECIAL MEETING
May 28, 2025

The Special Meeting of the Stafford County Planning Commission of Wednesday, May 28, 2025, was called to order at 6:00 PM by Chairman Steven Apicella in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Steven Apicella Willie Shelton, Jr., Kristen Barnes, Kelsey Caudill, Kecia Evans, Laura Sellers

MEMBERS ABSENT: Carlos Bratton

STAFF PRESENT: Mike Zuraf, Lauren Lucian, Stacie Stinnette

DETERMINE A QUORUM

Mr. Apicella: Just so the few folks in the audience are aware, there will not be a public comment period during this special meeting. Ms. Caudill, will you please call the roll?

Ms. Caudill: Chairman Apicella?

Mr. Apicella: Here.

Ms. Caudill: Vice Chairman... I'm having a brainfart. Vice Chairman Shelton?

Mr. Shelton: Present.

Ms. Caudill: Commissioner Barnes?

Ms. Barnes: Here.

Ms. Caudill: Commissioner Evans?

Ms. Evans: Here.

Ms. Caudill: Commissioner Sellers?

Ms. Sellers: Here.

Ms. Caudill: Commissioner Caudill? Here. Commissioner Bratton? Not here. Chairman, we have a quorum.

NEW BUSINESS

1. Data Center Subcommittee – Establish and appoint members to a new subcommittee to review the County's existing data center regulations and provide any recommendations regarding Zoning Ordinance and/or Comprehensive Plan Amendments.

Mr. Apicella: Thank you, Ms. Caudill. So, the Stafford Board of Supervisors approved a referral to the Planning Commission to review the County's data center performance standards and Comprehensive Plan provisions. I hereby appoint a Subcommittee of the Planning Commission to work on this effort

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and present its recommendations to the full Commission no later than late July. The Data Center Subcommittee will include Mr. Shelton, Mr. Apicella, and Ms. Barnes as Chairman. I'm also appointing Ms. Kelsey Caudill to serve as an alternate member who can vote in the absence of any regular member of the Data Center Subcommittee. As with all subcommittees, I encourage all Commissioners to attend and participate as they are able to. Also, please feel free to forward any thoughts and recommendations to the subcommittee and County staff throughout this process. I would also ask that you reach out to your District Supervisor to seek and pass along their thoughts and recommendations. And lastly, I would ask the subcommittee to hold at least one town hall meeting to solicit ideas from Stafford residents. Mr. Zuraf, do you have anything to add?

Mr. Zuraf: Mr. Chairman, we will, just to make you aware, we did hand out some background documents for, just for your information that may help in the process. We've included, in addition to that referral resolution, and I will note that the referral resolution does not include... actually the Board did state a deadline of having the product back to them by their August 19th meeting, so that's just a point of clarification there. Other than that, the other background information provided includes the Zoning Ordinance amendment that happened in 2023 for Data Centers; the Comprehensive Plan amendments also from 2023 regarding Data Centers; a listing of all the current data center applications that are currently either approved or in process in the County; the corresponding map to show the locations; also, the JLARC Study on Data Centers from 2024 and corresponding presentation. Just all that for background information to help you get acquainted with where we are as a starting point.

Mr. Apicella: Thank you, Mr. Zuraf. Ms. Barnes, do you have anything else that you'd like to add?

Ms. Barnes: No, I just wanted to add to make sure that everybody is welcome to come, everyone is welcome to participate. I hope you all do come. All hands on deck on this. I think it's always a good idea to look at these things and improve as we go. So I look forward to it. Thank you.

Mr. Apicella: Okay, and we'll announce the first meeting which I think we're shooting for June 5th here in the Board Chambers?

Mr. Zuraf: Yes. And we, the intention is to have the first subcommittee meeting Thursday, June 5th, right here, 5:30 PM in the Chambers. And then that will be the organizational meeting and kick-start of the committee. Also, I had one other point to make. Oh, for anybody also watching, or in the audience, those documents that I mentioned that I handed out to the Planning Commission this evening, we did post all those documents on the Agenda Center for this meeting. So anybody can go and view those as well.

Mr. Apicella: All right, thank you very much. With no further business before the Planning Commission, we are hereby adjourned.

ADJOURNMENT

At 6:04 PM, Chairman Apicella adjourned the May 28, 2025, Stafford County Planning Commission Special meeting.