

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**GEORGE L. GORDON, JR., GOVERNMENT CENTER
ABC CONFERENCE ROOM
1300 COURTHOUSE ROAD**

**JULY 23, 2025
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 PROFFERED CONDITIONS ON TAX MAP PARCEL NO. 39-71A (PROJECT KNOWN AS RC24155845; POTOMAC CHURCH TECH CENTER PROFFER AMENDMENT)
PROPOSED ORDINANCE 025-20
(TIME LIMIT: SEPTEMBER 19, 2025)
BACKGROUND REPORT: RECOMMENDS APPROVAL OF AMENDED PROFFERED CONDITIONS. **Falmouth**

2. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION WITH PROFFERS, FROM THE A-1, AGRICULTURAL AND M-1, LIGHT INDUSTRIAL ZONING DISTRICTS, TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 46-10 AND 46-8A (PROJECT KNOWN AS RC24155726; CRANES CORNER DATA CENTER)
PROPOSED ORDINANCE 025-19
(TIME LIMIT: SEPTEMBER 19, 2025) (HISTORY - DEFERRED AT THE JUNE 11, 2025 MEETING TO THE AUGUST 27, 2025 MEETING)
BACKGROUND REPORT: STAFF RECOMMENDATION TO BE PROVIDED WITH THE AUGUST 27TH REPORT. **Falmouth**

3. PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE SEC. 15.2-2232, OF A PROPOSED PUBLIC UTILITY, SPECIFICALLY AN ELECTRIC SUBSTATION, ON TAX MAP PARCEL NOS. 46-10 AND 46-8A (PROJECT KNOWN AS COM24155728; CRANES CORNER ELECTRIC SUBSTATION)
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-11
(TIME LIMIT: AUGUST 10, 2025) (HISTORY - DEFERRED AT THE JUNE 11, 2025 MEETING TO THE AUGUST 27, 2025 MEETING)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED WITH THE AUGUST 27TH REPORT. **Falmouth**

UNFINISHED BUSINESS

4. PLANNING AND ZONING; REQUEST THE PLANNING COMMISSION REVIEW DATA CENTER REGULATIONS AND PROVIDE RECOMMENDATIONS AND PROPOSED ZONING ORDINANCE AND/OR COMPREHENSIVE PLAN CHANGES, AS NECESSARY, TO THE BOARD
PROPOSED RESOLUTION R25-141
BACKGROUND SUMMARY: REQUESTS PC TO REVIEW DATA CENTERS.

NEW BUSINESS

5. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT A TIME LIMIT EXTENSION FOR ACTION FOR A PROJECT KNOWN AS RC24155845; ZONING RECLASSIFICATION – POTOMAC CHURCH TECH CENTER PROFFER AMENDMENT
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-15
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSION. **Falmouth**

6. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT TIME LIMIT EXTENSIONS FOR ACTION ON MULTIPLE ZONING RECLASSIFICATION AND CONDITIONAL USE PERMIT APPLICATIONS, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-162, "REVIEW AND REQUIREMENTS," AND SEC. 28-185, "CONDITIONAL USE PERMITS," FOR ENON ROAD TECH PARK, CHECKERS WARRENTON ROAD, SILVERBROOK KENNELS, AND STAFFORD FREESTANDING ER & IMAGING CENTER
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-13
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSIONS. **Hartwood, George Washington, Rock Hill, and Falmouth**

PLANNING DIRECTOR'S REPORT

7. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

8. NEW TRC SUBMISSIONS

- [25156557](#) – STAFFORD REG AIRPORT HANGARS 6, 7, & 8
 - A MAJOR SITE PLAN FOR A CONTINUATION OF PROJECT #23155251 CONSTRUCTION OF 3 NEW HANGARS LOCATED AT STAFFORD REGIONAL AIRPORT ON TM # 37-71, ZONED M-1, CONSISTING OF 538.58 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.
- [25156533](#) – STAFFORD CO FIRE & RESCUE STATION 8
 - A MAJOR SITE PLAN FOR DEVELOPMENT OF NEW FIRE STATION LOCATED NORTH OF MOUNTAIN VIEW ROAD BETWEEN ROCK HILL CHURCH ROAD & POPLAR ROAD ON TM 17J-1A, ZONED A-1, CONSISTING OF 7.90 ACRES, WITHIN THE ROCK HILL ELECTION DISTRICT.
- [25156529](#) – STAFFORD CO SCHOOL DREW MIDDLE SCHOOL
 - ***PRIORITY PROJECT*** A MAJOR SITE PLAN FOR NEW MIDDLE SCHOOL WITH STAFF, VISITOR, AND BUS PARKING WITH SOFTBALL, TRACK, AND PLAY FIELDS LOCATED NORTH OF LEELAND RD BETWEEN CLIFT FARM ROAD AND MORTON ROAD ON TM # 46-80, ZONED A-1, CONSISTING OF 42.42 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.
- [25156527](#) – MERIT SCHOOL ENTRANCE MODIFICATION
 - A MAJOR SITE PLAN FOR ENTRANCE MODIFICATIONS LOCATED SOUTH OF GARRISONVILLE ROAD BETWEEN SOARING EAGLE DRIVE AND SHELTON SHOP ROAD ON TM # 19S-1B, ZONED B-2, CONSISTING OF 1.62 ACRES, WITHIN THE ROCK HILL ELECTION DISTRICT.
- [25156511](#) – CENTREPORT WATER BOOSTER PUMP STATION
 - A MAJOR SITE PLAN FOR PROPOSED WATER BOOSTER PUMP STATION LOCATED SOUTH OF CENTREPORT PARKWAY BETWEEN MOUNTAIN VIEW ROAD AND AVIATION WAY ON TM # 37-30, ZONED M-1, CONSISTING OF 2.31 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT