

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**AUGUST 27, 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) (HISTORY - DEFERRED AT THE JULY 23, 2025 MEETING TO THE AUGUST 27, 2025 MEETING)
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 UPON APPLICANT'S REQUEST)
BACKGROUND REPORT: STAFF RECOMMENDS APPROVAL OF ORDINANCE 025-19 **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**

4. PLANNING AND ZONING; CONSIDER AMENDING THE ZONING ORDINANCE, STAFFORD COUNTY CODE SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS;" SEC. 28-35, "TABLE OF USES AND STANDARDS;" AND SEC. 28-39, "SPECIAL REGULATIONS" (PROJECT KNOWN AS TOBACCO AND VAPE SHOP USES)
PROPOSED ORDINANCE 025-18
(TIME LIMIT: SEPTEMBER 5, 2025)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ORDINANCE AMENDMENT.

UNFINISHED BUSINESS

NEW BUSINESS

5. PLANNING AND ZONING; CONSIDER A WAIVER REQUEST OF SUBDIVISION ORDINANCE, SEC. 22-156, BLOCK LENGTH, FOR A PRELIMINARY SUBDIVISION PROPOSING 336 LOTS LOCATED ON TAX MAP NOS. 36-39A, 36-66, 36-67, 37-5, 37-6, 37-7, 37-8, 37-9, AND 37-10 (PROJECT KNOWN AS WAI25156578; STAFFORDSHIRE WAIVER) **Hartwood**
(TIME LIMIT: OCTOBER 26, 2025)
BACKGROUND SUMMARY: APPROVES WAIVER.

PLANNING DIRECTOR'S REPORT

6. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

7. NEW TRC SUBMISSIONS

[25156636](#) - STAFFORD CO MUSSELMAN PARK

A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A COUNTY PARK WITH SITE AMENITIES TO INCLUDE RESTROOMS, PAVILIONS, TRAILS, ETC., LOCATED ON THE EAST SIDE OF TRUSLOW ROAD BETWEEN ENON ROAD AND IVAN LANE, ACROSS FROM HAVENWOODS WAY, ON TM #S 45-127G AND 45-127K, ZONED A-1, CONSISTING OF 40.82 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

[25156603](#) - THE GARRISON AT STAFFORD

PRIORITY PROJECT A CONTINUATION OF MAJOR SITE PLAN (AP#23155006) FOR 4 COMMERCIAL RETAIL, RESIDENTIAL RESTAURANT BUILDINGS PRIVATE ROADS, PARKING & ASSOCIATED INFRASTRUCTURE LOCATED ON GARRISONVILLE ROAD AT THE INTERSECTION OF TRAVIS LANE ON TM #S 20-130, 20-AC-1-1, 20-AC-1-2, 20-AC-1-3, 20-AC-1-4, 20-AC-1-5, 20-AC-1-8, 20-AC-1-9, 20-AC-1-10, 20-AC-1-11, 20-AC-1-12, 20AC-1-13, ZONED P-TND, CONSISTING OF 44.58 ACRES WITHIN THE GARRISONVILLE ELECTION DISTRICT.

[25156648](#) - WHITE TAIL EST

A SUBDIVISION CONSTRUCTION PLAN FOR THE CREATION OF 18 LOTS LOCATED ON THE WEST SIDE OF HARTWOOD ROAD, BETWEEN ESTATES DRIVE AND RICHLAND ROAD, ON TM #S 35-1 & 35-1A, ZONED A-1, CONSISTING OF 109.59 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

8. JUNE 11, 2025 PLANNING COMMISSION MEETING MINUTES_DRAFT
9. JULY 23, 2025 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT