

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**SEPTEMBER 24, 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 NOS. 20AC-1-1, 20AC-1-2, 20AC-1-3, 20AC-1-4, 20AC-1-5, 20AC-1-8, 20AC-1-9, 20AC-1-10, 20AC-1-11, 20AC-1-12, AND 20AC-1-13 (PROJECT KNOWN AS RC25156180; GARRISON AT STAFFORD PROFFER AMENDMENT)
PROPOSED ORDINANCE 025-33
(TIME LIMIT: JANUARY 2, 2026)
BACKGROUND SUMMARY: RECOMMENDS DEFERRAL OF PROFFER AMENDMENT. **Garrisonville**
2. PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE SEC. 15.2-2232, FOR A PLACEMENT OF A PROPOSED PUBLIC BUILDING OR PUBLIC STRUCTURE, CONSISTING OF A NEW MIDDLE SCHOOL, ON TAX MAP PARCEL NO. 46-80 (PROJECT KNOWN AS COM25156398; DREW MIDDLE SCHOOL REPLACEMENT)
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-19
(TIME LIMIT: NOVEMBER 23, 2025)
BACKGROUND SUMMARY: APPROVES COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Falmouth**
3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO EXCEED THE MAXIMUM HEIGHT LIMITATION WITH A HEIGHT OF UP TO 51 FEET FOR A MIDDLE SCHOOL IN THE A-1, AGRICULTURAL ZONING DISTRICT, ON TAX MAP PARCEL NO 46-80 (PROJECT KNOWN AS CUP25156606; DREW MIDDLE SCHOOL REPLACEMENT)
PROPOSED RESOLUTION R25-239
(TIME LIMIT: JANUARY 2, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Falmouth**
4. 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 JUNE 11, 2025 MEETING TO THE JULY 23, 2025 MEETING; DEFERRED AT THE JULY 23, 2025 MEETING TO THE AUGUST 27, 2025 MEETING) (DEFERRED BY APPLICANT, FUTURE DATE TO BE DETERMINED)
BACKGROUND REPORT: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING.

UNFINISHED BUSINESS

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

5. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

6. NEW TRC SUBMISSIONS

[25156672](#) - STORCK RD FIBER UTIL

- A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A 98X98 FIBER UTILITY HUB LOCATED ON THE EAST SIDE OF WARRENTON ROAD BETWEEN DOE WAY AND HARTWOOD ROAD, ON TM # 25-33, ZONED A-1, CONSISTING OF 0.57 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

[25156680](#) - CENTREPORT GATEWAY PEMBERTON SUB STA

- A MAJOR SITE PLAN FOR AN ELECTRICAL SUBSTATION LOCATED ON THE WEST SIDE OF I-95 NORTH OF CENTREPORT PARKWAY, ON TM #S 37-25, 37-27, 37-27B, ZONED B-2, CONSISTING OF 9.33 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

[25156676](#) - BELMONT PARK

- A MAJOR SITE PLAN FOR THE CONSTRUCTION OF A WAREHOUSE BUILDING LOCATED ON THE EAST SIDE OF CELEBRATE VIRGINIA PARKWAY BETWEEN SANFORD DRIVE AND COMMERCE PARKWAY, ON TM #S 44-91, 44-93E, 44-95, 44C-3-4, ZONED M-2, CONSISTING OF 45.46, ACRES WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT.

[25156699](#) - CHATHAM IND PK MBULU TRANSPORT

- A CONTINUATION OF 24155505 MAJOR SITE PLAN FOR AUTO FLEET PARKING LOCATED WEST OF COOL SPRINGS ROAD BETWEEN PINE ROAD AND DEBRUEN LANE ON TM 54-68B, ZONED M-1, CONSISTING OF 4.86 ACRES, WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT