

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**NOVEMBER 12, 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 REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A MEDICAL/DENTAL CLINIC IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 45-37J (PROJECT KNOWN AS CUP24155932, RIVERSIDE BUSINESS PARK RIVERAIR MEDICAL OFFICE)
PROPOSED RESOLUTION R25-277
(TIME LIMIT: FEBRUARY 20, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **George Washington**
2. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PUBLIC FACILITY/UTILITY, SPECIFICALLY A FIBER UTILITY HUB, IN THE A-1, AGRICULTURAL ZONING DISTRICT ON A PORTION OF TAX MAP PARCEL NO. 25-33 (PROJECT KNOWN AS CUP25156616, STORCK ROAD FIBER UTILITY)
PROPOSED RESOLUTION R25-284
(TIME LIMIT: FEBRUARY 20, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Hartwood**
3. PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE SEC. 15.2-2232, FOR THE PLACEMENT OF A PROPOSED PUBLIC BUILDING OR PUBLIC STRUCTURE, CONSISTING OF A NEW FIRE AND RESCUE STATION ON TAX MAP PARCEL NO. 17J-1A (PROJECT KNOWN AS COM25156481, STAFFORD COUNTY FIRE AND RESCUE STATION #8)
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-23
(TIME LIMIT: JANUARY 11, 2026)
BACKGROUND SUMMARY: APPROVES COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Rock Hill**
4. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION WITH PROFFERS, FROM THE B-2, URBAN COMMERCIAL ZONING DISTRICT TO THE B-1, CONVENIENCE COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 29-60C, 29-60D, 29-60E, 29-60F, 29-60G (PORTION), AND 29-ROW (PROJECT KNOWN AS RC25156318, BUC-EE'S OF STAFFORD)
PROPOSED ORDINANCE O25-37
(TIME LIMIT: FEBRUARY 6, 2026) (HISTORY - DEFERRED AT THE OCTOBER 29, 2025 MEETING TO THE JANUARY 14, 2026 MEETING)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED WITH THE JANUARY 14TH REPORT.

5. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO PERMIT VEHICLE FUEL SALES, HIGH-INTENSITY COMMERCIAL RETAIN, AND A COMPREHENSIVE SIGN PLAN IN THE B-1, CONVENIENCE COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 29-60C, 29-60D, 29-60E, 29-60F, 29-60G (PORTION), AND 29-ROW (PROJECT KNOWN AS CUP24155520, BUC-EE'S OF STAFFORD)
PROPOSED R25-274
(TIME LIMIT: FEBRUARY 6, 2026) (HISTORY - DEFERRED AT THE OCTOBER 29, 2025 MEETING TO THE JANUARY 14, 2026 MEETING)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED WITH THE JANUARY 14TH REPORT.
6. 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

7. PLANNING AND ZONING; CONSIDER A TIME LIMIT EXTENSION FOR A PROJECT KNOWN AS CUP24155932; CONDITIONAL USE PERMIT – RIVERSIDE BUSINESS PARK RIVERAIR MEDICAL CLINIC
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-21
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSION. **George Washington**
8. 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 AUSTIN RIDGE LOGISTICS CENTER, GWV DATA CENTER, AND MARKET AT AUSTIN RIDGE
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-25
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSIONS. **Hartwood**
9. PLANNING AND ZONING; CONSIDER WAIVERS OF SUBDIVISION ORDINANCE REGARDING LOT FRONTAGE, REVERSE FRONTAGE, DEDICATION OF STREETS, AND ADOPTION OF STATE HIGHWAY DEPARTMENT STANDARDS ASSOCIATED WITH A PROPOSED MINOR SUBDIVISION PROPOSING FIVE LOTS ON TAX MAP PARCEL NO. 17-34C (PROJECT KNOWN AS WAI25156730, POPLAR GLEN MINOR SUBDIVISION WAIVER)
(TIME LIMIT: JANUARY 11, 2026)
BACKGROUND SUMMARY: APPROVES WAIVER. **Rock Hill**

PLANNING DIRECTOR'S REPORT

10. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)
11. BOARD OF SUPERVISORS RESOLUTION R25-233, REFERRING TO THE PLANNING COMMISSION PROPOSED ORDINANCE 025-32, TO AMEND THE STAFFORD COUNTY CODE TO (1) MODIFY PLAN AND PLAT APPLICATION REVIEW PROCESSES TO ALIGN WITH STATE CODE AMENDMENTS AND (2) ESTABLISH DEFINITION FOR "CONTRACTORS EQUIPMENT AND STORAGE YARD." **(TIME LIMIT: FEBRUARY 6, 2026)**
(AUTHORIZE FOR PUBLIC HEARING BY: DECEMBER 10, 2025)
(POTENTIAL PUBLIC HEARING DATE: JANUARY 28, 2026)

12. BOARD OF SUPERVISORS RESOLUTION R25-292, REFERRING TO THE PLANNING COMMISSION PROPOSED ORDINANCE 025-40, TO MODIFY REQUIREMENTS REGARDING PROOF OF NO DELINQUENT COUNTY TAXES PRIOR TO INITIATION OF CERTAIN ZONING APPLICATIONS. **(TIME LIMIT: FEBRUARY 20, 2026)**
(AUTHORIZE FOR PUBLIC HEARING BY: JANUARY 14, 2026)
(POTENTIAL PUBLIC HEARING DATE: FEBRUARY 11, 2026)
13. BOARD OF SUPERVISORS RESOLUTION R25-220, REFERRING TO THE PLANNING COMMISSION PROPOSED RESOLUTION R25-221, TO AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN, SPECIFICALLY A NEW PLAN ELEMENT ENTITLED "STAFFORD COUNTY WATER, SEWER, AND RECLAIMED WATER SYSTEM MASTER PLAN." **(TIME LIMIT: JANUARY 5, 2026)**
(AUTHORIZE FOR PUBLIC HEARING BY: NOVEMBER 12, 2025)
(POTENTIAL PUBLIC HEARING DATE: DECEMBER 10, 2025)
14. BOARD OF SUPERVISORS REFERRED TO THE PLANNING COMMISSION PROPOSED ORDINANCE 025-29(R) AND AUTHORIZED A JOINT PUBLIC HEARING ON TUESDAY, DECEMBER 2, 2025, AT 6:30 PM REGARDING GRANDFATHERING DATA CENTER PROJECTS THAT RECEIVED OFFICIAL RECLASSIFICATION, CUP, AND/OR SITE PLAN APPROVAL BY THE COUNTY ON OR BEFORE OCTOBER 21, 2025.

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

15. NEW TRC SUBMISSIONS - *NONE*

APPROVAL OF MINUTES

16. AUGUST 27, 2025 PLANNING COMMISSION MEETING MINUTES_DRAFT
17. SEPTEMBER 24, 2025 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT