

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**DECEMBER 10, 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 "STAFFORD COUNTY VIRGINIA, COMPREHENSIVE PLAN 2016-2036, 2021 5-YEAR UPDATE," ADOPTED ON NOVEMBER 16, 2021 (PROJECT KNOWN AS STAFFORD COUNTY WATER, SEWER, AND RECLAIMED WATER SYSTEM MASTER PLAN)
PROPOSED RESOLUTION R25-221
(TIME LIMIT: JANUARY 5, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF COMPREHENSIVE PLAN AMENDMENT.
2. PLANNING AND ZONING; CONSIDER AMENDING THE SUBDIVISION AND ZONING ORDINANCES, STAFFORD COUNTY CODE, TO MODIFY REQUIREMENTS RELATING TO PLAN REVIEW AND TO ESTABLISH A DEFINITION FOR A LISTED USE
PROPOSED ORDINANCE O25-32
(TIME LIMIT: FEBRUARY 6, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ORDINANCE AMENDMENTS.
3. PLANNING AND ZONING; CONSIDER AMENDING THE ZONING ORDINANCE, STAFFORD COUNTY CODE, TO MODIFY REQUIREMENTS APPLICABLE TO AND REQUIRED PRIOR TO INITIATION OF CERTAIN ZONING APPLICATIONS
PROPOSED ORDINANCE O25-40
(TIME LIMIT: FEBRUARY 20, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ORDINANCE AMENDMENT.
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

7. PLANNING AND ZONING; CONSIDER A WAIVER OF THE SUBDIVISION ORDINANCE REGARDING REVERSE FRONTAGE ASSOCIATED WITH A PROPOSED MINOR SUBDIVISION PROPOSING FOUR LOTS ON TAX MAP PARCEL NO. 17-34C (PROJECT KNOWN AS WAI25156730, POPLAR GLEN MINOR SUBDIVISION WAIVER)
PROPOSED PLANNING COMMISSION RESOLUTION PCR25-27
(TIME LIMIT: JANUARY 11, 2026) (HISTORY: DEFERRED AT THE NOVEMBER 12, 2025 MEETING TO THE DECEMBER 10, 2025 MEETING)
BACKGROUND SUMMARY: APPROVES WAIVER.

Rock Hill

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

8. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

9. NEW TRC SUBMISSIONS
- [25156800](#) - DATA CTR - STAFFORD TECH CAMPUS REUSE WATER TANKS
 - A MAJOR SITE PLAN FOR PROPOSED TWIN ELEVATED REUSE WATER STORAGE TANKS LOCATED WEST OF ESKIMO HILL ROAD BETWEEN STATE SHOP ROAD AND SOUTHERN VIEW DRIVE ON TM 38-124A, ZONED M-2, CONSISTING OF 4.73 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT