

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**January 14, 2026  
6:00 PM**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

ELECTION OF OFFICERS

1. A. ELECTION OF CHAIRMAN
- B. ELECTION OF VICE-CHAIRMAN
- C. ELECTION OF SECRETARY

DECLARATIONS OF DISQUALIFICATIONS

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

2. 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 025-37  
**(TIME LIMIT: FEBRUARY 6, 2026 - WAIVED BY APPLICANT) (HISTORY - DEFERRED AT THE OCTOBER 29, 2025 MEETING TO THE JANUARY 14, 2026 MEETING -- DEFERRED BY APPLICANT, FUTURE DATE TO BE DETERMINED)**  
**BACKGROUND SUMMARY:** STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Garrisonville**
3. 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 RESOLUTION R25-274  
**(TIME LIMIT: FEBRUARY 6, 2026 - WAIVED BY APPLICANT) (HISTORY - DEFERRED AT THE OCTOBER 29, 2025 MEETING TO THE JANUARY 14, 2026 MEETING -- DEFERRED BY APPLICANT, FUTURE DATE TO BE DETERMINED)**  
**BACKGROUND SUMMARY:** STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Garrisonville**
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)** **Falmouth**

**(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. PRESENT REQUEST FROM THE BOARD OF SUPERVISORS (1) REFERRING PREPARATION OF A COMP PLAN AMENDMENT, AND (2) REQUESTING THE PLANNING COMMISSION TO REQUEST INFORMATION FROM DOMINION ENERGY CONCERNING THE NORTH ANNA-KRAKEN LOOP TRANSMISSION LINE PROJECT  
PROPOSED RESOLUTION PCR26-01  
**BACKGROUND SUMMARY:** PROVIDE INFORMATION AND RECEIVE COMMISSION DIRECTION.
6. DRAFT 2026 PLANNING COMMISSION MEETING SCHEDULE
7. DRAFT 2025 ANNUAL REPORT
8. EXPENDITURE REPORT (TO DATE)
9. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

10. APPOINTMENTS
  - ARCHITECTURAL REVIEW BOARD

OTHER BUSINESS

11. NEW TRC SUBMISSIONS
  - [25156849](#) – DATA CTR – STAFFORD TECH CAMPUS CONST LOGISTICS
  - A MAJOR SITE PLAN FOR A PAVED STORAGE AREA AND ACCESS ROAD LOCATED SOUTH OF ESKIMO HILL ROAD BETWEEN SOUTHERN VIEW DRIVE AND GLENMERE ROAD ON TM # 38-29B, ZONED M-2, CONSISTING OF 106.6 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

APPROVAL OF MINUTES

12. OCTOBER 29, 2025 SPECIAL PLANNING COMMISSION MEETING  
MINUTES\_DRAFT

ADJOURNMENT