

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**January 28, 2026
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 R26-20
(TIME LIMIT: JANUARY 28, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF COMPREHENSIVE PLAN AMENDMENT.
2. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A DRIVE-THROUGH FACILITY ASSOCIATED WITH A RESTAURANT WITHIN THE B-2, URBAN COMMERCIAL AND HIGHWAY CORRIDOR (HC) OVERLAY ZONING DISTRICTS ON TAX MAP PARCEL NO. 45-19B (PROJECT KNOWN AS CUP24155787, CHECKERS WARRENTON ROAD)
PROPOSED RESOLUTION R26-28
(TIME LIMIT: MAY 8, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **George Washington**
3. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-1, INDUSTRIAL LIGHT ZONING DISTRICT ON TAX MAP PARCEL NOS. 44-93G AND 44-93J (PROJECT KNOWN AS RC25156186, JP MERCER POWELL LANE)
PROPOSED ORDINANCE 026-04
(TIME LIMIT: MAY 8, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION. **George Washington**
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 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) **Garrisonville**

BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING.

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 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

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 O25-20
(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.
- Falmouth

UNFINISHED BUSINESS

NEW BUSINESS

7. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT A TIME LIMIT EXTENSION FOR A ZONING RECLASSIFICATION APPLICATION, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-162, "REVIEW AND REQUIREMENTS" (PROJECT KNOWN AS JP MERCER POWELL LANE) PROPOSED PLANNING COMMISSION RESOLUTION PCR26-05
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSION.
- George Washington
8. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT TIME LIMIT EXTENSIONS FOR 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," (PROJECTS KNOWN AS POTOMAC CREEK CAMPUS (DATA CENTER), SHEETZ AT ENON ROAD, AND BLAISDELL DATA CENTER) PROPOSED PLANNING COMMISSION RESOLUTION PCR26-03
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSIONS.
- Falmouth
George Washington
9. COMPREHENSIVE PLAN 5-YEAR UPDATE
- N/A

PLANNING DIRECTOR'S REPORT

10. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

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.
- [25156886](#) - STAFFORD CO UTIL POTOMAC CREEK PUMP STATION
 - A MAJOR SITE PLAN FOR A PROPOSED WASTEWATER PUMP STATION LOCATED AT THE END OF POTOMAC CREEK DRIVE ON TM # 38-22, ZONED A-1, CONSISTING OF 2.91 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.
- [26156915](#) - ATTAIN AT STAFFORD
 - A MAJOR SITE PLAN FOR THE CONSTRUCTION OF TWO (2) 4-STORY APARTMENT BUILDINGS WITH TWO (2) SINGLE-STORY PARKING GARAGES LOCATED EAST OF RICHMOND HIGHWAY BETWEEN HOSPITAL CENTER BOULEVARD AND SOUTH CAMPUS BOULEVARD ON TM #S 39-8, 39-8B, 39-16C, 39-16G, AND 39-16F, ZONED UD-4, CONSISTING OF 22.88 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT