

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**February 11, 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 22, 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 O26-04  
**(TIME LIMIT: MAY 22, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION.

**George Washington**

4. **POSTPONED:** PLANNING AND ZONING; CONSIDER A REQUEST FOR A DEPARTURE FROM THE DESIGN AND CONSTRUCTION STANDARDS FOR LANDSCAPING, BUFFERING AND SCREENING (DCSL) MANUAL ON TAX MAP PARCEL NO. 44N-1-10, ZONED M-2, HEAVY INDUSTRIAL (PROJECT KNOWN AS WAI25156652; VULCAN MATERIALS - HERITAGE COMMERCE CENTER)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-07  
**(TIME LIMIT: APRIL 12, 2026)**  
**BACKGROUND SUMMARY:** APPROVES DEPARTURE FROM DESIGN STANDARDS.

**George Washington**

5. 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 – 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 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**

7. 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

8. 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**

9. 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**

10. COMPREHENSIVE PLAN 5-YEAR UPDATE N/A

PLANNING DIRECTOR'S REPORT

11. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

12. NEW TRC SUBMISSIONS

[25156890](#) STAFFORD CO FIRE STATION #9

- A MAJOR SITE PLAN FOR THE DEVELOPMENT AND CONSTRUCTION OF FIRE STATION #9 LOCATED EAST OF RICHMOND HIGHWAY BETWEEN WASHINGTON DRIVE AND TOWN CENTER BOULEVARD ON TM # 21-49, ZONED B-2, CONSISTING OF 4.83 ACRES, WITHIN THE AQUIA ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT