

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**February 25, 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 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 26, 2026)
BACKGROUND SUMMARY: APPROVES DEPARTURE FROM DESIGN STANDARDS. **George Washington**

2. PLANNING AND ZONING; CONSIDER A PROPOSAL TO AMEND PROFFERED CONDITIONS ON A PORTION OF TAX MAP PARCEL NO. 44-101A (PROJECT KNOWN AS RC24155869; STAFFORD FREE-STANDING ER PROFFER AMENDMENT)
PROPOSED ORDINANCE O26-08
(TIME LIMIT: JUNE 5, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF PROFFER AMENDMENT.
ITEMS 2 AND 3 ARE COMBINED; PLEASE SEE STAFF REPORT AND ATTACHMENTS WITH ITEM 3. **George Washington**

3. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT, TO THE B-2, URBAN COMMERCIAL ZONING DISTRICT, ON A PORTION OF TAX MAP PARCEL NO. 44-101A (PROJECT KNOWN AS RC24155863; STAFFORD FREE-STANDING ER)
PROPOSED ORDINANCE O26-09
(TIME LIMIT: JUNE 5, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION.
ITEMS 2 AND 3 ARE COMBINED; PLEASE SEE STAFF REPORT AND ATTACHMENTS WITH THIS ITEM. **George Washington**

4. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A HOSPITAL USE, SPECIFICALLY A FREE-STANDING EMERGENCY ROOM IN THE B-2, URBAN COMMERCIAL AND HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICTS ON A PORTION OF TAX MAP PARCEL NO. 44-101A (PROJECT KNOWN AS CUP24155862; STAFFORD FREE-STANDING ER)
PROPOSED RESOLUTION R26-82
(TIME LIMIT: JUNE 5, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **George Washington**

5. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE B-2, URBAN COMMERCIAL AND M-2, HEAVY INDUSTRIAL ZONING DISTRICTS ON TAX MAP PARCEL NOS. 29-75, 29-75A, 29-76, 29-76B, AND 29-78 (PROJECT KNOWN AS RC24155568; MARKET AT AUSTIN RIDGE) PROPOSED ORDINANCE O26-07
(TIME LIMIT: JUNE 5, 2026)
BACKGROUND SUMMARY: RECOMMENDS DEFERRAL OF ZONING RECLASSIFICATION. **Hartwood**
6. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MULTIPLE DRIVE-THROUGH FACILITIES AND VEHICLE FUEL SALES IN THE B-2, URBAN COMMERCIAL ZONING DISTRICT, AND MULTIPLE DRIVE-THROUGH FACILITIES, LOW INTENSITY COMMERCIAL RETAIL USES, AND MEDIUM INTENSITY COMMERCIAL RETAIL USES IN THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP NOS. 29-75, 29-75A, 29-76, 29-76B, AND 29-78 (PROJECT KNOWN AS CUP24155565; MARKET AT AUSTIN RIDGE) PROPOSED RESOLUTION R26-78
(TIME LIMIT: JUNE 5, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT, SUBJECT TO APPROVAL OF CONCURRENT ZONING RECLASSIFICATION. **Hartwood**
7. 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**
8. 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**
9. 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**

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

10. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

11. COMPREHENSIVE PLAN 5-YEAR UPDATE SUBCOMMITTEE
NEXT MEETING – MARCH 4, 2026 @ 5:30 PM, ABC CONFERENCE ROOM

CHAIRMAN'S REPORT

OTHER BUSINESS

12. NEW TRC SUBMISSIONS

- [26156964](#) - SHIMCO CENTER LOT 4
 - A MAJOR SITE PLAN FOR THE CONSTRUCTION OF AN INDUSTRIAL FLEX OFFICE LOCATED EAST OF RICHMOND HIGHWAY AND SOUTH OF ALABASTER LANE ON TM #38-23D, ZONED M-1, CONSISTING OF 3.13 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT