

STAFFORD COUNTY PLANNING COMMISSION
AGENDA

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

MARCH 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 REQUEST FOR A CONDITIONAL USE PERMIT 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. 44L-1-A (PROJECT KNOWN AS CUP25156399; CARDINAL FOREST RETAIL)
PROPOSED RESOLUTION R26-107
(TIME LIMIT: JUNE 19, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Hartwood**
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 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 TO THE MARCH 25, 2026 MEETING)
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 TO THE MARCH 25, 2026 MEETING)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Garrisonville**

4. 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 026-07
(TIME LIMIT: JUNE 5, 2026) (HISTORY - DEFERRED AT THE FEBRUARY 25, 2026 MEETING TO THE MARCH 25, 2026 MEETING)
BACKGROUND SUMMARY: RECOMMENDS DEFERRAL OF ZONING RECLASSIFICATION. **Hartwood**
5. 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) (HISTORY - DEFERRED AT THE FEBRUARY 25, 2026 MEETING TO THE MARCH 25, 2026 MEETING)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT, SUBJECT TO APPROVAL OF CONCURRENT ZONING RECLASSIFICATION. **Hartwood**
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. **Falmouth**

UNFINISHED BUSINESS

NEW BUSINESS

7. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT A TIME LIMIT EXTENSION FOR ACTION FOR A CONDITIONAL USE PERMIT APPLICATION, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-185, "CONDITIONAL USE PERMITS" FOR A PROJECT KNOWN AS CARDINAL FOREST RETAIL
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-09
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSION. **Hartwood**
8. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT TIME LIMIT EXTENSIONS FOR ACTION FOR A ZONING RECLASSIFICATION AND CONDITIONAL USE PERMIT APPLICATION, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-162, "REVIEW AND REQUIREMENTS," AND SEC. 28-185, "CONDITIONAL USE PERMITS," FOR A PROJECT KNOWN AS BUC-EE'S OF STAFFORD
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-11
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSIONS. **Garrisonville**

PLANNING DIRECTOR'S REPORT

9. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

10. COMPREHENSIVE PLAN 5-YEAR UPDATE SUBCOMMITTEE
NEXT MEETING – MARCH 19, 2026 @ 5:30 PM, ABC CONFERENCE ROOM

CHAIRMAN'S REPORT

OTHER BUSINESS

11. NEW TRC SUBMISSIONS

[26157007](#) – SHERWOOD ON THE RIVER SEC 4

A SUBCONSTRUCTION PLAN FOR THE CREATION OF 4 RESIDENTIAL LOTS AND OPEN SPACE PARCEL LOCATED EAST OF KELLAN DRIVE BETWEEN WILEY LANE AND LOCKSLEY LANE ON TM # 33-2, ZONED A-1, CONSISTING OF 15.29 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

[26156992](#) – THE ARBORS AT STAFFORD

A MAJOR SITE PLAN FOR 170 UNIT AGE-RESTRICTED MULTIFAMILY DEVELOPMENT LOCATED NORTH OF SOUTH CAMPUS BOULEVARD BETWEEN RICHMOND HIGHWAY AND OLD POTOMAC CHURCH ROAD ON TM 39-16, ZONED B-3, CONSISTING OF 8.50 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

[26157003](#) – RAMOTH CHURCH - FAMILY LIFE CTR

A MAJOR SITE PLAN FOR GYMNASIUM ADDITION LOCATED AT THE CORNER OF RAMOTH CHURCH ROAD AND KELLOGG MILL ROAD ON TM 28-86, ZONED A-1, CONSISTING OF 22.55 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

[26157015](#) – STAFFORD REG AIRPORT FUEL TANK

A MAJOR SITE PLAN TO INSTALL A 5,000 GALLON TANK AND CONTAINMENT AREA LOCATED SOUTH OF AVIATION WAY BETWEEN RAMOTH CHURCH ROAD AND MOUNTAIN VIEW ROAD ON TM # 37-71, ZONED M-1, CONSISTING OF 538.58 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

12. NOVEMBER 12, 2025 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT