

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MARCH 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 PROPOSED ZONING RECLASSIFICATION FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE B-2, URBAN COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 29-75, 29-75A, 29-76, 29-76B, AND 29-78 (PROJECT KNOWN AS RC24155568; MARKET AT AUSTIN RIDGE) **Hartwood**  
PROPOSED ORDINANCE 026-07 (APPROVAL)  
PROPOSED RESOLUTION R26-77 (DENIAL)  
**(TIME LIMIT: JUNE 5, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION.
  
2. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MULTIPLE DRIVE-THROUGH FACILITIES, VEHICLE FUEL SALES, MINI-STORAGE WAREHOUSE, AND STORAGE WAREHOUSE FACILITIES IN THE B-2, URBAN COMMERCIAL 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) **Hartwood**  
PROPOSED RESOLUTION R26-78 (APPROVAL)  
PROPOSED RESOLUTION R26-79 (DENIAL)  
**(TIME LIMIT: JUNE 5, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT, SUBJECT TO APPROVAL OF CONCURRENT ZONING RECLASSIFICATION.
  
3. 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) **Garrisonville**  
PROPOSED ORDINANCE 026-17 (APPROVAL)  
PROPOSED RESOLUTION R26-130 (DENIAL)  
**(TIME LIMIT: FEBRUARY 6, 2026 - WAIVED BY APPLICANT)**  
**BACKGROUND SUMMARY:** RECOMMENDS DENIAL OF ZONING RECLASSIFICATION.
  
4. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO PERMIT VEHICLE FUEL SALES, HIGH-INTENSITY COMMERCIAL RETAIL, 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) **Garrisonville**  
PROPOSED RESOLUTION R26-131 (APPROVAL)

PROPOSED RESOLUTION R26-132 (DENIAL)

**(TIME LIMIT: FEBRUARY 6, 2026 - WAIVED BY APPLICANT)**

**BACKGROUND SUMMARY:** RECOMMENDS DENIAL OF CONDITIONAL USE PERMIT.

5. 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) **Falmouth**  
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 TO THE MAY 13, 2026 MEETING)**  
**BACKGROUND REPORT:** STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING.

UNFINISHED BUSINESS

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

6. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

7. COMPREHENSIVE PLAN 5-YEAR UPDATE SUBCOMMITTEE  
*NEXT MEETING - WEDNESDAY, APRIL 15, 2026 @ 5:30 PM, ABC CONFERENCE ROOM*

CHAIRMAN'S REPORT

OTHER BUSINESS

8. NEW TRC SUBMISSIONS  
[26157031](#) - PARK FARM  
A PRELIMINARY SUBDIVISION PLAN FOR 124 RESIDENTIAL LOTS LOCATED WEST OF HARTWOOD ROAD, BETWEEN HARTWOOD ROAD AND PADOCK LANE, ON TM #S 26-4 AND 26-5, ZONED A-1, CONSISTING OF 747.08 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

9. DECEMBER 10, 2025 PLANNING COMMISSION MEETING MINUTES\_DRAFT  
10. JANUARY 14, 2026 PLANNING COMMISSION MEETING MINUTES\_DRAFT

ADJOURNMENT