

STAFFORD COUNTY PLANNING COMMISSION

January 14, 2026

The meeting of the Stafford County Planning Commission of Wednesday, January 14, 2026, was called to order at 6:00 PM by the Director of Planning and Zoning, Michael Zuraf, in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Kristen Barnes, Carlos Bratton, Kelsey Caudill, Gregory Goldstein, Marcus Oats, Willie Shelton, Jr., Maureen Siegmund

MEMBERS ABSENT: None

STAFF PRESENT: Mike Zuraf, Lauren Lucian, Stacie Stinnette

ELECTION OF OFFICERS

Mr. Zuraf called the roll and all members were present. He then asked for nominations for Chairman.

1. A. Election of Chairman

Ms. Caudill nominated Ms. Barnes; she was elected Chairman 7-0.

B. Election of Vice-Chairman

Ms. Barnes asked for nominations for Vice Chairman.

Mr. Shelton nominated Ms. Caudill; she was elected Vice Chairman 7-0.

C. Election of Secretary

Ms. Barnes asked for nominations for Secretary.

Ms. Caudill nominated Mr. Bratton; he was elected Secretary 7-0.

DECLARATIONS OF DISQUALIFICATION

There were no declarations of disqualification from the members.

PUBLIC PRESENTATIONS

Ms. Barnes opened the Public Presentations portion of the meeting.

Julia Lewis spoke regarding her concern with data centers and their potential impact on Stafford County.

Kristen Maxson spoke, raising issues about tax map parcels and infrastructure plans.

PUBLIC HEARINGS

Ms. Barnes moved to Public Hearings, stating there were a couple on the agenda; however, they were still open but had been deferred. There was no Unfinished Business or New Business to discuss. She asked Mr. Zuraf if he had a report under Planning Director's Report.

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2. RC25156318; Zoning Reclassification – Buc-ee’s of Stafford – 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, consisting of approximately 38.68 acres (Property), to allow a travel center with vehicle fuel sales and high-intensity commercial retail. In general, the proposed proffers include, but are not limited to, provisions that would: make the reclassification contingent upon approval of the concurrent request for a conditional use permit; require the Property to be developed in general accordance with the generalized development plan (GDP); require signage be in general conformance with the site signage package; require architectural elements and design in conformance with illustrative building elevations; specify how access to the Property is provided; require specified transportation improvements; and address vacation or abandonment of right-of-way located at Tax Map Parcel No. 29-ROW. The Property is located on the northeast corner of the intersection of Courthouse Road and Austin Ridge Drive, within the Garrisonville Election District. **(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)**
3. CUP24155520; Conditional Use Permit – Buc-ee’s of Stafford - A request for a conditional use permit (CUP) 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 (Property). The Property consists of approximately 38.68 acres and is located on the northeast corner of the intersection of Courthouse Road and Austin Ridge Drive, within the Garrisonville Election District. The Property is subject to a concurrent request for a zoning reclassification to the B-1, Convenience Commercial Zoning District. **(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)**
4. RC24155845; Zoning Reclassification – Potomac Church Tech Center Proffer Amendment – A proposal to amend proffered conditions on Tax Map Parcel No. 39-71A, consisting of approximately 49.85 acres zoned B-2, Urban Commercial to modify proffers related to transportation, to incorporate language and requirements relating to the existing Water Infrastructure Agreement, to modify development phasing in relation to utility infrastructure requirements, and to adjust proffers related to water use. Other existing proffers applicable to the Property pursuant to Ordinance O23-27, dated November 14, 2023, would remain unchanged. The Property is located along the east side of Old Potomac Church Road, across from the intersection with South Campus Boulevard, within the Falmouth Election District. **(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)**

UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

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PLANNING DIRECTOR'S REPORT

Mr. Zuraf stated the County Attorney, Ms. McClendon, would speak regarding the North Anna Kraken Loop Transmission Line Project.

5. Discussion and briefing on the Ccounty's current efforts regarding the North Anna-Kraken Loop Transmission Line Project
Proposed Planning Commission Resolution PCR26-01

Ms. McClendon stated she was there to present the Board's request with regards to the Comp Plan Amendment and looking into the Dominion Energy Transmission Line project for the North Anna Kraken Loop Project. She stated the project was proposed to be a 500 kilovolt transmission line project spanning 70 miles between five different counties, including Louisa, Spotsylvania, Carline, Stafford, and Fauquier. She stated this was Dominion Energy's project. A significant portion would be running through Stafford County, throu easements that had been established. She stated the project was still early in its planning phase and that we only had limited information available from Dominion on its website. Dominion held community meetings last year and they were also projecting to hold a second round of community meetings this year, but they had not yet been established. Ms. McClendon stated on December 2 the Board of Supervisors approved Resolution R25-303 which opposed any alignment of this project that would negatively impact Stafford County. She stated that on December 16, the Board passed Resolution R25-306 referring to the Planning Commission the Comp Plan Amendment asking them to prepare it and work in consultation with experts and energy and power field experts to draft those Comp Plan amendments. This resolution also asked Dominion to provide the Planning Commisison information about the North Anna Kraken Loop Project as they go forward with the Comp Plan process. Ms. McClendon asked the Planning Commission to pass proposed Planning Commission Resolution PCR26-01, which would allow the County Attorney's Office to get the process started with requesting information from Dominion.

Mr. Shelton made a motion to approve PCR26-01; Ms. Caudill seconded. The motion passed 7-0.

6. Draft 2026 Planning Commission Meeting Schedule

Mr. Zuraf stated the next item would be for the Commission to approve their 2026 Meeting Schedule. He stated they would need to cancel one meeting in July and one meeting in August. The Commissioners agreed to cancel the July 22 and August 12 meetings.

Ms. Barnes polled the Commission on approval of the revised Meeting Scheduled; it passed 7-0.

7. Draft 2025 Annual Report

Mr. Zuraf stated the next item was approval of the 2025 Annual Report.

Mr. Shelton made a motion to approve the Annual Report; Ms. Siegmund seconded. The motion passed 7-0.

8. Expenditure Report (To Date)

Mr. Zuraf stated that the budget showed that the Commission was tracking to be within budget.

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9. Project Pipeline Report (For Information Only)

Mr. Zuraf mentioned the Pipeline Report was for information only, and went through the upcoming items.

COUNTY ATTORNEY'S REPORT

Ms. Barnes asked if there was a County Attorney's Report.

Ms. Lucian welcomed the new Commissioners.

COMMITTEE REPORTS

NONE

CHAIRMAN'S REPORT

Ms. Barnes welcomed the new Commissioners, Mr. Oats, Mr. Goldstein, and Ms. Siegmund. She also thanked the Commission for electing her as Chairman. She asked the new Commissioners to say a few words.

Mr. Goldstein stated he was honored to be a part of this Commission, and to support Stafford County.

Mr. Oats stated he was deeply grateful and humbled for the opportunity, and glad to be a part of the process.

Ms. Siegmund stated she was very grateful to be there, and was looking forward to hearing from everyone and working with everyone.

Ms. Barnes discussed how the Planning Commission functions.

10. Appointments

- Architectural Review Board

Ms. Barnes stated the next item was Appointment to the Architectural Review Board. She stated that Mr. Shelton has been on that for years and very active in that.

Mr. Shelton stated he would like to remain as liaison on the ARB.

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.

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APPROVAL OF MINUTES

12. October 29, 2025 Planning Commission Special Meeting Minutes_DRAFT

Ms. Barnes asked for a motion to approve the October 29, 2025 minutes. Mr. Shelton made the motion; Mr. Bratton seconded. The motion passed 4-0 (*Mr. Oats, Mr. Goldstein, Ms. Siegmund abstained*).

ADJOURNMENT

At 6:46 PM, Chairman Barnes adjourned the January 14, 2026, Stafford County Planning Commission meeting.