

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

APRIL 8, 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 COMMERCIAL KENNEL IN THE A-1, AGRICULTURAL ZONING DISTRICT ON A PORTION OF TAX MAP PARCEL NO. 28-37F (PROJECT KNOWN AS CUP24155811; SILVERBROOK KENNELS)  
PROPOSED RESOLUTION R26-121 (APPROVAL)  
PROPOSED RESOLUTION R26-122 (DENIAL)  
**(TIME LIMIT: JULY 17, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Rock Hill**
2. **POSTPONED:** PLANNING AND ZONING; CONSIDER A PROPOSAL TO AMEND THE "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN 2016-2036 2021 5-YEAR UPDATE," ADOPTED ON NOVEMBER 16, 2021, AS LAST REVISED (COMPREHENSIVE PLAN), REGARDING FUTURE LAND USE DESIGNATIONS THAT WOULD SUPPORT HIGHER DENSITY COMMERCIAL DEVELOPMENT (PROJECT KNOWN AS COM24155690; AMENDMENT TO THE STAFFORD COUNTY COMPREHENSIVE PLAN - POTOMAC CREEK CAMPUS)  
PROPOSED RESOLUTION R26-110 (APPROVAL)  
PROPOSED RESOLUTION R26-111 (DENIAL)  
**BACKGROUND SUMMARY:** RECOMMENDS DEFERRAL OF AMENDMENT TO THE STAFFORD COUNTY COMPREHENSIVE PLAN. **Falmouth**
3. **POSTPONED:** PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 38-126 (PROJECT KNOWN AS RC24155947; POTOMAC CREEK CAMPUS)  
PROPOSED ORDINANCE O26-13 (APPROVAL)  
PROPOSED RESOLUTION R26-112 (DENIAL)  
**(TIME LIMIT: JULY 17, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS DEFERRAL OF ZONING RECLASSIFICATION. **Falmouth**
4. **POSTPONED:** PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT FOR MAXIMUM BUILDING HEIGHT OF ANY DATA CENTER BUILDING TO BE 70 FEET, AND TO ALLOW A PUBLIC FACILITY/UTILITY, SPECIFICALLY AN ELECTRICAL SUBSTATION, BOTH IN THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 28-126 (PROJECT KNOWN AS CUP25156868; POTOMAC CREEK CAMPUS)  
PROPOSED RESOLUTION R26-113 (APPROVAL)  
PROPOSED RESOLUTION R26-114 (DENIAL)  
**(TIME LIMIT: JULY 17, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS DEFERRAL OF CONDITIONAL USE PERMIT **Falmouth**

5. **POSTPONED:** PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2232, FOR THE PLACEMENT OF A PROPOSED PUBLIC UTILITY OR PUBLIC SERVICE CORPORATION, SPECIFICALLY AN ELECTRIC SUBSTATION, ON A PORTION OF TAX MAP PARCEL NO. 38-126 (PROJECT KNOWN AS COM25156869; POTOMAC CREEK CAMPUS)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-13 (APPROVAL)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-14 (DENIAL)  
**(TIME LIMIT: JUNE 7, 2026)**  
**BACKGROUND SUMMARY:** DEFERRAL COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Falmouth**
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 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 TO THE MAY 13, 2026 MEETING)**  
**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 ZONING RECLASSIFICATION APPLICATION, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-162, "REVIEW AND REQUIREMENTS" FOR A PROJECT KNOWN AS POTOMAC CREEK CAMPUS  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-15 (APPROVAL)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-16 (DENIAL)  
**BACKGROUND SUMMARY:** APPROVES TIME LIMIT EXTENSION. **Falmouth**
8. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT TIME LIMIT EXTENSIONS FOR ACTION ON 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," FOR SIMMS FARM DATA CENTER AND ONVILLE VILLAGE.  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-19 (APPROVAL)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-20 (DENIAL)  
**BACKGROUND SUMMARY:** APPROVES TIME LIMIT EXTENSIONS.

#### 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 - WEDNESDAY, APRIL 15, 2026 @ 5:30 PM, ABC CONFERENCE ROOM*

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

11. NEW TRC SUBMISSIONS

[26157076](#) - ESTATES AT ALCOTTI RUN

A CONSTRUCTION PLAN FOR 43 SINGLE-FAMILY RESIDENTIAL LOTS LOCATED SOUTHWEST OF SPOTTED TRAVEN ROAD, BETWEEN SOUSA LANE AND ALCOTTI RUN, ON TM #S 16-34, 16-34A, 16-35A, ZONED A-1, CONSISTING OF 255.63 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

[26157050](#) - CHECKERS WARRENTON RD

A MAJOR SITE PLAN FOR THE CHECKERS LOCATED EAST OF WARRENTON ROAD, BETWEEN MCLANE DRIVE AND SOUTH GATEWAY DRIVE, ON TM # 45-19B, ZONED B-2, CONSISTING OF 0.44 ACRES, WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT