

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**April 22, 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 TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE SEC. 15.2-2232, FOR PLACEMENT OF A PROPOSED PUBLIC UTILITY, SPECIFICALLY AN ELECTRICAL SUBSTATION, ON A PORTION OF TAX MAP PARCEL NO. 37-30 (PROJECT KNOWN AS COM25156787, VANTAGE VA41 SUBSTATION)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-25 (APPROVAL)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-26 (DENIAL)
(TIME LIMIT: JUNE 21, 2026)
BACKGROUND SUMMARY: APPROVES COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Hartwood**

2. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PUBLIC FACILITY/UTILITY, SPECIFICALLY AN ELECTRICAL SUBSTATION, IN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT, ON A PORTION OF TAX MAP PARCEL NO. 37-30 (PROJECT KNOWN AS CUP25156640, VANTAGE VA41 SUBSTATION)
PROPOSED RESOLUTION R26-156 (APPROVAL)
PROPOSED RESOLUTION R26-157(DENIAL)
(TIME LIMIT: JULY 31, 2026)
BACKGROUND SUMMARY: APPROVES CONDITIONAL USE PERMIT. **Hartwood**

3. 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 ON TAX MAP PARCEL NO. 38-126 (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**

4. 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 31, 2026) **Falmouth**

BACKGROUND SUMMARY: RECOMMENDS DEFERRAL OF ZONING RECLASSIFICATION.

5. 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 21, 2026)** **BACKGROUND SUMMARY:** DEFERRAL COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Falmouth**
6. 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. 38-126 (PROJECT KNOWN AS CUP25156868; POTOMAC CREEK CAMPUS) PROPOSED RESOLUTION R26-113 (APPROVAL) PROPOSED RESOLUTION R26-114 (DENIAL) **(TIME LIMIT: JULY 31, 2026)** **BACKGROUND SUMMARY:** RECOMMENDS DEFERRAL OF CONDITIONAL USE PERMIT **Falmouth**
7. **DEFERRED - DATE TBD** -- 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 ON TAX MAP PARCEL NOS. 38-96, 38-74A, 38-45, 38-45H, 38-45I, 38-45L, 38-44A, AND 38-73 (PROJECT KNOWN AS COM25156846; AMENDMENT TO THE STAFFORD COUNTY COMPREHENSIVE PLAN – ACCOKEEK CENTER) PROPOSED RESOLUTION R26-125 (APPROVAL) PROPOSED RESOLUTION R26-126 (DENIAL) **BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF AMENDMENT TO THE STAFFORD COUNTY COMPREHENSIVE PLAN. **Falmouth**
8. **DEFERRED - DATE TBD** -- PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION WITH PROFFERS, FROM THE A-1, AGRICULTURAL, A-2, RURAL RESIDENTIAL, AND B-3, OFFICE ZONING DISTRICTS TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 38-44A, 38-45, 38-45H, 38-45I, 38-45L, 38-73, 38-74A, AND 38-96 (PROJECT KNOWN AS RC24155981; ACCOKEEK CENTER) PROPOSED ORDINANCE O26-16 (APPROVAL) PROPOSED RESOLUTION R26-127 (DENIAL) **(TIME LIMIT: JULY 31, 2026)** **BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION, WITH PROFFERS. **Falmouth**
9. **DEFERRED - DATE TBD** -- PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2232, FOR PLACEMENT OF A PROPOSED PUBLIC UTILITY OR PUBLIC SERVICE CORPORATION, SPECIFICALLY AN ELECTRIC SUBSTATION, ON TAX MAP PARCEL NOS. NOS. 38-44A, 38-45, 38-45H, 38-45I, 38-45L, 38-73, 38-74A, AND 38-96 (PROJECT KNOWN AS COM24156541; ACCOKEEK CENTER) PROPOSED PLANNING COMMISSION RESOLUTION PCR26-17 (APPROVAL) PROPOSED PLANNING COMMISSION RESOLUTION PCR26-18 (DENIAL) **(TIME LIMIT: JUNE 21, 2026)** **BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Falmouth**

10. **DEFERRED - DATE TBD** -- PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A PUBLIC UTILITY, SPECIFICALLY AN ELECTRICAL SUBSTATION, IN THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. TAX MAP PARCEL NOS. 38-44A, 38-45, 38-45H, 38-45I, 38-45L, 38-73, 38-74A, AND 38-96 (PROJECT KNOWN AS CUP25156540; ACCOKEEK CENTER) PROPOSED RESOLUTION R26-128 (APPROVAL) PROPOSED RESOLUTION R26-129 (DENIAL)
(TIME LIMIT: JULY 31, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Falmouth**

11. 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

12. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT TIME LIMIT EXTENSIONS FOR ACTION FOR 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 A PROJECT KNOWN AS ACCOKEEK CENTER PROPOSED PLANNING COMMISSION RESOLUTION PCR26-27 (APPROVAL) PROPOSED PLANNING COMMISSION RESOLUTION PCR26-28 (DENIAL)
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSION. **Falmouth**

PLANNING DIRECTOR'S REPORT

13. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

14. COMPREHENSIVE PLAN 5-YEAR UPDATE SUBCOMMITTEE
NEXT MEETING - THURSDAY, APRIL 30, 2026 @ 5:30 PM, ABC CONFERENCE ROOM

CHAIRMAN'S REPORT

OTHER BUSINESS

15. NEW TRC SUBMISSIONS

STAFFORD IND PK CHICK-FIL-A - 26157088

A MAJOR SITE PLAN FOR SITE CHANGES TO INCLUDE FACE TO FACE, MEAL ORDER DELIVERY ALONG WITH DRIVE-THRU TO ACCOMMODATE 2 LANES LOCATED ON THE CORNER OF INTERNATIONAL PKWY AND WARRENTON RD ON TM#44-104S ZONED B2 CONSISTING OF 0.43 ACRES WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT.

ARBOR GROVE CLUBHOUSE - 26157008

A MAJOR SITE PLAN APPLICATION FOR CONSTRUCTION OF A CLUBHOUSE, DOG PARK, AND 2 CONCRETE PAVILIONS LOCATED SOUTH OF TIMBERLAKE ST BETWEEN TIMBERLAKE ST AND PROVIDENCE ST ON

TM 20-154 ZONED R-2 CONSISTING OF 19.17 ACRES WITHIN THE GARRISONVILLE ELECTION DISTRICT.

STAFFORD CO SCHOOL NORTH STAFFORD HIGH SCHOOL ADDITION - 26157052

PRIORITY 2-WEEK REVIEWA MAJOR SITE PLAN FOR ADDITION TO NORTH STAFFORD HIGH SCHOOL LOCATED SOUTH OF GARRISONVILLE RD BETWEEN SHELTON SHOP RD AND PARKWAY BLVD ON TM 20-13 ZONED A1 CONSISTING OF 88.5 ACRES WITHIN THE GARRISONVILLE ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT