

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**MAY 13, 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 PROPOSAL TO AMEND PROFFERED CONDITIONS ON TAX MAP PARCEL NO. 39-71A (PROJECT KNOWN AS RC24155845; POTOMAC CHURCH TECH CENTER PROFFER AMENDMENT)  
PROPOSED ORDINANCE 026-25 (APPROVAL)  
PROPOSED RESOLUTION R26-175 (DENIAL)  
**(TIME LIMIT: WAIVED)**  
**BACKGROUND REPORT:** RECOMMENDS APPROVAL OF PROFFER AMENDMENT. **Falmouth**
  
2. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE B-3, OFFICE ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 38-83L (PROJECT KNOWN AS RC23155357; GDC CORPORATE OFFICE (AKA VENTURE BUSINESS PARK))  
PROPOSED ORDINANCE 026-24 (APPROVAL)  
PROPOSED RESOLUTION R26-174 (DENIAL)  
**(TIME LIMIT: AUGUST 21, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION. **Falmouth**
  
3. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL, AND M-1, LIGHT INDUSTRIAL ZONING DISTRICTS TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 38-122, 38-122A, 38-123A, 38-29, AND 38-30. THE APPLICATION ALSO INCLUDES PROPOSED AMENDMENTS TO THE EXISTING PROFFERS APPROVED ON SEPTEMBER 17, 2024, BY ORDINANCE 024-20 APPLICABLE ON TAX MAP PARCEL NOS. 38-124, 38-124A, 38-124B, 38-29A AND 38-29B (PROJECT KNOWN AS RC25156486; STAFFORD TECHNOLOGY CAMPUS). THE LISTED TAX MAP PARCELS HAVE BEEN FURTHER SUBDIVIDED TO ALSO INCLUDE TAX MAP PARCELS NO. 38-29A, 38-29B, 38-124E, 38-124F, 38-124G, 38-124H, 38-1-124J, AND 38-1-124K.  
PROPOSED ORDINANCE 026-22 (APPROVAL)  
PROPOSED RESOLUTION R26-162 (DENIAL)  
**(TIME LIMIT: AUGUST 21, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION WITH PROFFERS. **Falmouth**
  
4. 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) **Falmouth**

**(HISTORY - DEFERRED AT THE APRIL 22, 2026 MEETING TO THE MAY 27, 2026 MEETING)**

**BACKGROUND SUMMARY:** STAFF RECOMMENDATION TO BE PROVIDED WITH THE MAY 27TH REPORT.

5. 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 026-13 (APPROVAL)  
PROPOSED RESOLUTION R26-112 (DENIAL)  
**(TIME LIMIT: JULY 31, 2026) (HISTORY - DEFERRED AT THE APRIL 22, 2026 MEETING TO THE MAY 27, 2026 MEETING)**  
**BACKGROUND SUMMARY:** STAFF RECOMMENDATION TO BE PROVIDED WITH THE MAY 27TH REPORT. **Falmouth**
6. 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) (HISTORY - DEFERRED AT THE APRIL 22, 2026 MEETING TO THE MAY 27, 2026 MEETING)**  
**BACKGROUND SUMMARY:** STAFF RECOMMENDATION TO BE PROVIDED WITH THE MAY 27TH REPORT. **Falmouth**
7. 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) (HISTORY - DEFERRED AT THE APRIL 22, 2026 MEETING TO THE MAY 27, 2026 MEETING)**  
**BACKGROUND SUMMARY:** STAFF RECOMMENDATION TO BE PROVIDED WITH THE MAY 27TH REPORT. **Falmouth**
8. **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:** STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Falmouth**
9. **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 026-16 (APPROVAL)  
PROPOSED RESOLUTION R26-127 (DENIAL)  
**(TIME LIMIT: JULY 31, 2026)** **Falmouth**

**BACKGROUND SUMMARY:** STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING.

10. **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. 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:** STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Falmouth**
11. **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. 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:** STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Falmouth**

**UNFINISHED BUSINESS**

**NEW BUSINESS**

12. PLANNING AND ZONING; CONSIDER A WAIVER OF THE SUBDIVISION ORDINANCE REGARDING LOT FRONTAGE, DEDICATION OF STREETS, AND ADOPTION OF STATE HIGHWAY DEPARTMENT STANDARDS FOR A MINOR SUBDIVISION ON TAX MAP PARCEL NO. 56-59D (PROJECT KNOWN AS WAI25156311, TOUGH BUILDERS DIVISION WAIVER)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-23 (APPROVE)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-24 (DENY)  
**(TIME LIMIT: JULY 12, 2026)**  
**BACKGROUND SUMMARY:** APPROVES WAIVER. **George Washington**
13. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT A TIME LIMIT EXTENSION FOR A ZONING RECLASSIFICATION AND PROFFER AMENDMENT APPLICATION, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-162, "REVIEW AND REQUIREMENTS," FOR A PROJECT KNOWN AS STAFFORD TECHNOLOGY CAMPUS  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-31 (APPROVAL)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-32 (DENIAL)  
**BACKGROUND SUMMARY:** APPROVES TIME LIMIT EXTENSION. **Falmouth**
14. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT TIME LIMIT EXTENSIONS FOR ACTION ON MULTIPLE CONDITIONAL USE PERMIT APPLICATIONS, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-185, "CONDITIONAL USE PERMITS," FOR GREENLAW SOLAR AND GREENLAW BESS  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-29 (APPROVAL)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-30 (DENIAL)  
**BACKGROUND SUMMARY:** APPROVES TIME LIMIT EXTENSIONS. **George Washington**

**PLANNING DIRECTOR'S REPORT**

15. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)
16. BOARD OF SUPERVISORS RESOLUTION R26-159, REFERRING TO THE PLANNING COMMISSION SPECIFIC AMENDMENTS TO THE COMPREHENSIVE PLAN CONCERNING THE PROCESS AND ROUTING OF TRANSMISSION LINES THROUGHOUT THE COUNTY  
**(TIME LIMIT: JUNE 27, 2026)**

**(AUTHORIZE FOR PUBLIC HEARING BY: MAY 27, 2026)**  
**(POTENTIAL PUBLIC HEARING DATE: JUNE 24, 2026)**

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

17. COMPREHENSIVE PLAN 5-YEAR UPDATE SUBCOMMITTEE  
*NEXT MEETING - THURSDAY, MAY 21, 2026 @ 5:30 PM, ABC CONFERENCE ROOM*

CHAIRMAN'S REPORT

OTHER BUSINESS

18. NEW TRC SUBMISSIONS

[26157101](#) - CENTRAL STAFFORD COMM CTR GDC STORAGE YARD

A MAJOR GRADING PLAN FOR AN OUTDOOR CONTRACTOR STORAGE YARD LOCATED ON THE EAST SIDE OF KELVIC WAY, BETWEEN BIG SPRING LANE AND MCKITTRICK DRIVE, ON TM # 38-102A, ZONED M-1, CONSISTING OF 5 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

APPROVAL OF MINUTES

19. FEBRUARY 11, 2026 PLANNING COMMISSION MEETING MINUTES\_DRAFT  
20. FEBRUARY 25, 2026 PLANNING COMMISSION MEETING MINUTES\_DRAFT  
21. MARCH 11, 2026 PLANNING COMMISSION MEETING MINUTES\_DRAFT  
22. MARCH 25, 2026 PLANNING COMMISSION MEETING MINUTES\_DRAFT

ADJOURNMENT