

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**MAY 27, 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 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)
(HISTORY - DEFERRED AT THE APRIL 22, 2026 MEETING TO THE MAY 27, 2026 MEETING)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF AMENDMENT TO THE STAFFORD COUNTY COMPREHENSIVE PLAN. **Falmouth**

2. 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) (HISTORY - DEFERRED AT THE APRIL 22, 2026 MEETING TO THE MAY 27, 2026 MEETING)
BACKGROUND SUMMARY: RECOMMENDS FURTHER REVISIONS. **Falmouth**

3. 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: RECOMMENDS APPROVAL OF COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Falmouth**

4. 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) **Falmouth**

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: RECOMMENDS APPROVAL OF THE CONDITIONAL USE PERMIT, SUBJECT TO APPROVAL OF THE CONCURRENT ZONING RECLASSIFICATION.

5. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW SIGNAGE EXCEEDING THE LIMITS OF THE ZONING ORDINANCE PURSUANT TO CHAPTER 28, ARTICLE VIII, INCLUDING FREESTANDING, DIRECTIONAL, WALL-MOUNTED, AND TENANT CANOPY SIGNAGE, ZONED B-2, URBAN COMMERCIAL ZONING DISTRICT, ON TAX MAP PARCEL NO. 29-80 (PROJECT KNOWN AS CUP25156656; COURTHOUSE WEST COMPREHENSIVE SIGN PLAN)
PROPOSED RESOLUTION R26-187 (APPROVAL)
PROPOSED RESOLUTION R26-188 (DENIAL)
(TIME LIMIT: SEPTEMBER 4, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Hartwood**
6. ***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**
7. ***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: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Falmouth**
8. ***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**
9. ***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) **Falmouth**

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

UNFINISHED BUSINESS

10. 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) (HISTORY - DEFERRED AT THE MAY 13, 2026 MEETING TO THE MAY 27, 2026 MEETING)
BACKGROUND SUMMARY: APPROVES WAIVER.

**George
Washington**

NEW BUSINESS

11. 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 FOREST LANE DATA CENTER, WYATT LANE SOLAR, 801 TELEGRAPH ROAD, SISSON NORTH, AND SISSON SOUTH
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-35 (APPROVAL)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-36 (DENIAL)
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSIONS.

**George
Washington,
Griffis-Widewater,
Hartwood**

PLANNING DIRECTOR'S REPORT

12. PIPELINE REPORT (FOR INFORMATION ONLY)
13. DISCUSSION OF APPLICANT DEFERRAL OF SCHEDULED PUBLIC HEARINGS

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

14. COMPREHENSIVE PLAN 5-YEAR UPDATE SUBCOMMITTEE
NEXT MEETING - THURSDAY, JUNE 25, 2026 @ 5:30 PM, ABC CONFERENCE ROOM

CHAIRMAN'S REPORT

OTHER BUSINESS

15. NEW TRC SUBMISSIONS
- [26157169](#) - CENTREPORT VILLAGE SEC 3 & 4B
 - A CONTINUATION OF PROJECT (24155915) A SUBCONSTRUCTION PLAN FOR 158 SINGLE-FAMILY ATTACHED LOTS IN SECTIONS 3 & 4B LOCATED WEST OF I-95 SOUTH OF MOUNTAIN VIEW ROAD, NORTHEAST OF CENTREPORT PARKWAY, ON TM # 37-30A, ZONED R-2, CONSISTING OF 24.35 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.
 - [26157150](#) - MCGRATH RENTCORP STORAGE EXP
 - A MAJOR SITE PLAN FOR THE EXPANSION OF THE EXISTING BUILDING (APPROVED PLAN 19152740) LOCATED ON THE NORTH SIDE OF CENTREPORT PARKWAY, BETWEEN CHESTNUT HILL DRIVE AND PATTERSON AVENUE, ON TM 37-74], ZONED M-1, CONSISTING OF 71.28 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

ADJOURNMENT