

**STAFFORD COUNTY PLANNING COMMISSION  
AGENDA**

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

**June 10, 2026  
6:00 PM**

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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 PERMIT A FENCE TALLER THAN FOUR (4) FEET, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-38(D), IN THE B-2, URBAN COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 37-25 (PROJECT KNOWN AS CUP25156691; PEMBERTON FENCE)  
PROPOSED RESOLUTION R26-200 (APPROVAL)  
PROPOSED RESOLUTION R26-201 (DENIAL)  
**(TIME LIMIT: SEPTEMBER 18, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Hartwood**
  
2. PLANNING AND ZONING; CONSIDER A REQUEST TO REVIEW COMPLIANCE WITH THE COMPREHENSIVE PLAN, IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2232, REGARDING PLACEMENT OF A PROPOSED SOLAR FACILITY ON A PORTION OF TAX MAP PARCEL NOS. 45-133B AND 45-220M (PROJECT KNOWN AS COM25156492; WYATT LANE SOLAR)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-33 (APPROVAL)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-34 (DENIAL)  
**(TIME LIMIT: AUGUST 9, 2026)**  
**BACKGROUND SUMMARY:** APPROVAL COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Hartwood**
  
3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A SOLAR FACILITY WITHIN THE A-1, AGRICULTURAL ZONING DISTRICT ON A PORTION OF TAX MAP PARCEL NOS. 45-133B AND 45-220M (PROJECT KNOWN AS CUP25156493; WYATT LANE SOLAR)  
PROPOSED RESOLUTION R26-202 (APPROVAL)  
PROPOSED RESOLUTION R26-203 (DENIAL)  
**(TIME LIMIT: SEPTEMBER 18, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Hartwood**
  
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, BY ADDING A NEW SECTION 3.12, "GENERAL GUIDELINES FOR THE SITING OF HIGH-VOLTAGE ELECTRIC TRANSMISSION LINES" AND A NEW SECTION 3.13, "NORTH ANNA-BRISTERS (KRAKEN LOOP) HIGH-VOLTAGE ELECTRIC TRANSMISSION LINE PROJECT FINDINGS, POLICIES, DESIGNATIONS, AND REQUIREMENTS," REGARDING THE PROCESS AND ROUTING OF HIGH-VOLTAGE ELECTRIC TRANSMISSION LINES THROUGHOUT THE COUNTY  
PROPOSED RESOLUTION R26-243

**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF COMPREHENSIVE PLAN AMENDMENT.

5. **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**
6. **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**
7. **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**
8. **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**

**PLANNING DIRECTOR'S REPORT**

9. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)
10. BOARD OF SUPERVISORS RESOLUTION R26-215, REFERRING TO THE PLANNING COMMISSION AN ORDINANCE TO AMEND STAFFORD COUNTY CODE SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS" AND SEC. 28-102, "OFF-STREET PARKING REQUIREMENTS" OF THE ZONING ORDINANCE TO

MODIFY THE DEFINITION OF AND REQUIREMENTS RELATING TO DRIVE-THROUGH FACILITIES

**(TIME LIMIT: SEPTEMBER 18, 2026)**

**(AUTHORIZE FOR PUBLIC HEARING BY: JULY 8, 2026)**

**(POTENTIAL PUBLIC HEARING DATE: SEPTEMBER 9, 2026)**

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

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

CHAIRMAN'S REPORT

OTHER BUSINESS

12. NEW TRC SUBMISSIONS

[26157203](#) – SHIMCO CENTER LOT 1

A MAJOR SITE PLAN FOR FLEX OFFICES LOCATED EAST OF RICHMOND HIGHWAY, BETWEEN ALABASTER LANE AND MUSANTE LANE, ON TM 38-23G, ZONED B-2, CONSISTING OF 3.78 ACRES, WITHIN THE FALMOUTH ELECTION DISTRICT.

[26157202](#) – STAFFORD FREE STANDING ER

A MAJOR SITE PLAN FOR THE CONSTRUCTION OF 1 NEW BUILDING LOCATED SOUTH OF WARRENTON ROAD, BETWEEN BANKS FORD PARKWAY AND MCWHIRT LOOP, ON TM # 44-101A, ZONED B-2, CONSISTING OF 3.20 ACRES, WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT.

[26157190](#) – CENTREPORT VILLAGE SEC 5 & 6

A CONTINUATION OF PROJECT (24155968), A SUBDIVISION CONSTRUCTION PLAN FOR 169 SINGLE-FAMILY LOTS LOCATED SOUTH OF MOUNTAIN VIEW ROAD, ON THE EAST SIDE OF CENTREPORT PARKWAY, ON TM # 37-30D, ZONED R-2, CONSISTING OF 28.57 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

[26157204](#) – STAFFORDSHIRE SEC 1

A SUB-CONSTRUCTION PLAN FOR THE CREATION OF 158 SINGLE-FAMILY LOTS LOCATED EAST OF POPLAR ROAD, BETWEEN KELLOGG MILL ROAD AND TRUSLOW ROAD, ON TM #S 36-39A, 36-66, 36-67, 37-5, 37-6, 37-7, 37-8, 37-9, AND 37-10, ZONED R-1 AND A-1, CONSISTING OF 1070.62 ACRES, WITHIN THE HARTWOOD ELECTION DISTRICT.

APPROVAL OF MINUTES

13. APRIL 8, 2026 PLANNING COMMISSION MEETING MINUTES\_DRAFT  
14. MAY 13, 2026 PLANNING COMMISSION MEETING MINUTES\_DRAFT

ADJOURNMENT

**Falmouth  
George Washington  
Hartwood**