

STAFFORD COUNTY PLANNING COMMISSION  
AGENDA

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

JUNE 24, 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 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. 46-1 (PROJECT KNOWN AS RC23155322; STAFFORD ONE INDUSTRIAL)  
PROPOSED ORDINANCE O26-27  
PROPOSED RESOLUTION R26-224  
**(TIME LIMIT: OCTOBER 2, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION, WITH PROFFERS. **Falmouth**
2. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE R-1, SUBURBAN RESIDENTIAL ZONING DISTRICT TO THE B-1, CONVENIENCE COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 13-46 (PROJECT KNOWN AS RC25156485; 801 TELEGRAPH ROAD)  
PROPOSED ORDINANCE O26-28  
PROPOSED RESOLUTION R26-225  
**(TIME LIMIT: OCTOBER 2, 2026)**  
**BACKGROUND SUMMARY:** RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION, WITH PROFFERS. **Griffis-Widewater**
3. ***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**
4. ***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)** **Falmouth**

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

5. ***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**

6. ***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

7. 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 CELEBRATE VIRGINIA, 100 SHENANDOAH LANE, BURNS CORNER DISCOUNT TIRE, PEMBERTON SUBSTATION, AND SOUTHEASTERN FREIGHT LINES AT STAFFORD REGIONAL AIRPORT  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-21 (APPROVAL)  
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-22 (DENIAL)  
**BACKGROUND SUMMARY:** APPROVES TIME LIMIT EXTENSIONS. **George Washington, Garrisonville, Falmouth, Hartwood**

#### PLANNING DIRECTOR'S REPORT

8. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

#### COUNTY ATTORNEY'S REPORT

#### COMMITTEE REPORTS

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

#### CHAIRMAN'S REPORT

#### OTHER BUSINESS

10. NEW TRC SUBMISSIONS - *NONE*

#### APPROVAL OF MINUTES

#### ADJOURNMENT