

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**July 8, 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 § 15.2-2232, FOR PLACEMENT OF A PROPOSED PUBLIC FACILITY, CONSISTING OF A NEW FIRE AND RESCUE STATION ON TAX MAP PARCEL NO. 21-49V (PROJECT KNOWN AS COM26157070; STAFFORD COUNTY FIRE AND RESCUE STATION #9)
PLANNING COMMISSION RESOLUTION PCR26-37 (APPROVAL)
PLANNING COMMISSION RESOLUTION PCR26-38 (DENIAL)
(TIME LIMIT: SEPTEMBER 6, 2026)
BACKGROUND SUMMARY: APPROVES COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Aquia**

2. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION FROM THE P-TND, PLANNED TRADITIONAL NEIGHBORHOOD DEVELOPMENT ZONING DISTRICT TO THE B-2, URBAN COMMERCIAL ZONING DISTRICT, ON TAX MAP PARCEL NO. 21-49V (PROJECT KNOWN AS RC26157071; STAFFORD COUNTY FIRE AND RESCUE STATION #9)
PROPOSED ORDINANCE O26-29 (APPROVAL)
PROPOSED RESOLUTION R26-248 (DENIAL)
(TIME LIMIT: OCTOBER 16, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION. **Aquia**

3. PLANNING AND ZONING; CONSIDER AMENDING THE ZONING ORDINANCE, STAFFORD COUNTY CODE SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS," AND SEC. 28-102, "OFF-STREET PARKING," TO MODIFY THE DEFINITION OF AND REQUIREMENTS RELATING TO DRIVE-THROUGH FACILITIES
PROPOSED ORDINANCE O26-26
(TIME LIMIT: SEPTEMBER 18, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ORDINANCE AMENDMENT. **N/A**

4. **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) **Falmouth**

PROPOSED RESOLUTION R26-125 (APPROVAL)
PROPOSED RESOLUTION R26-126 (DENIAL)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING.

5. **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)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Falmouth**
6. **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)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Falmouth**
7. **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)
BACKGROUND SUMMARY: STAFF RECOMMENDATION TO BE PROVIDED AT FUTURE MEETING. **Falmouth**

UNFINISHED BUSINESS

NEW BUSINESS

PLANNING DIRECTOR'S REPORT

8. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

9. NEW TRC SUBMISSIONS

[26157237](#) - 84 LUMBER STORAGE FACILITY
A MAJOR SITE PLAN FOR LAND DEVELOPMENT OF A STORAGE FACILITY LOCATED SOUTH OF SANFORD DR BETWEEN RIVERSIDE PARKWAY AND SIMPSON RD ON TM 45-37H ZONED B-2 CONSISTING OF 3.83 ACRES WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT.

APPROVAL OF MINUTES

10. APRIL 22, 2026
MAY 27, 2026

ADJOURNMENT