

**STAFFORD COUNTY BOARD OF ZONING APPEALS
AGENDA**

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

**AUGUST 25, 2026
7:00 PM**

CALL TO ORDER

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATIONS

APPLICATIONS AND APPEALS

1. SE26-02/26157284; POTOMAC VINEYARDS – A REQUEST TO CONSIDER A SPECIAL EXCEPTION PER STAFFORD COUNTY CODE SECTION 28-35, TABLE 3.1, “DISTRICT USES & STANDARDS” WITHIN THE A-1, AGRICULTURAL ZONING DISTRICT TO ALLOW AN EVENT VENUE WITHIN AN EXISTING AND LICENSED FARM WINERY APPLICABLE TO TAX MAP PARCEL NO. 31-88E (PROPERTY). THE PROPERTY IS LOCATED AT 275 DECATUR ROAD, WITHIN THE GRIFFIS-WIDEWATER ELECTION DISTRICT.
2. V26-06/26157281; DIANE KING AND MICHAEL SCOTT – A REQUEST FOR A VARIANCE FROM STAFFORD COUNTY CODE SEC. 28-35, TABLE 3.1, “DISTRICT USES AND STANDARDS,” REGARDING REAR YARD SETBACK REQUIREMENTS APPLICABLE TO TAX MAP PARCEL NO. 46H-25 (PROPERTY). THE PROPERTY IS ZONED R-1, SUBURBAN RESIDENTIAL, AND IS LOCATED AT 217 NORTHVIEW DR, WITHIN THE FALMOUTH ELECTION DISTRICT.
3. SE26-03/26157292; DALTON GREEVER – A REQUEST TO CONSIDER A SPECIAL EXCEPTION PER STAFFORD COUNTY CODE SECTION 28-35, TABLE 3.1, “DISTRICT USES & STANDARDS” WITHIN THE A-1, AGRICULTURAL ZONING DISTRICT, TO ALLOW FOR A HOME BUSINESS II, APPLICABLE TO TAX MAP PARCEL NO. 42-14-36 (PROPERTY). THE PROPERTY IS LOCATED AT 4 RIVER RIDGE LANE, WITHIN THE HARTWOOD ELECTION DISTRICT.
4. SE26-04/26157277; MELANIE GRAY AND DANIEL GARCIA – A REQUEST TO CONSIDER A SPECIAL EXCEPTION PURSUANT TO STAFFORD COUNTY CODE SECTION 28-35.1, “GRANT AND REVOCATION OF SPECIAL EXCEPTIONS,” TO ALLOW FOR THE PARKING AND STORAGE OF COMMERCIAL VEHICLES ACCESSORY TO A RURAL HOME BUSINESS, APPLICABLE TO TAX MAP PARCEL NO. 26H-4 (PROPERTY). THE PROPERTY IS ZONED A-1, AGRICULTURAL, AND IS LOCATED AT 381 RICHLAND ROAD, WITHIN THE HARTWOOD ELECTION DISTRICT.

UNFINISHED BUSINESS

ZONING ADMINISTRATOR'S REPORT

APPROVAL OF MINUTES

5. MAY 26, 2026 BOARD OF ZONING APPEALS MEETING MINUTES DRAFT

OTHER BUSINESS

ADJOURNMENT