

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**AUGUST 26, 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, A-2, RURAL RESIDENTIAL, AND B-3, OFFICE ZONING DISTRICTS TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT 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 RC24155981; ACCOKEEK CENTER)
PROPOSED ORDINANCE 026-16 (APPROVAL)
PROPOSED RESOLUTION R26-127 (DENIAL)
(TIME LIMIT: DECEMBER 23, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION, WITH PROFFERS. **Falmouth**
2. 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. 38-96, 38-74A, 38-45, 38-45H, 38-45I, 38-45L, 38-44A, AND 38-73 (PROJECT KNOWN AS COM24156541; ACCOKEEK CENTER)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-17 (APPROVAL)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-18 (DENIAL)
(TIME LIMIT: OCTOBER 25, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF COMPREHENSIVE PLAN COMPLIANCE REVIEW. **Falmouth**
3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT (CUP) TO ALLOW A PUBLIC UTILITY, SPECIFICALLY AN ELECTRIC SUBSTATION, IN THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. TAX MAP PARCEL NOS. 38-96, 38-74A, 38-45, 38-45H, 38-45I, 38-45L, 38-44A, AND 38-73 (PROJECT KNOWN AS CUP25156540; ACCOKEEK CENTER)
PROPOSED RESOLUTION R26-128 (APPROVAL)
PROPOSED RESOLUTION R26-129 (DENIAL)
(TIME LIMIT: DECEMBER 27, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT. **Falmouth**
4. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION WITH PROFFERS FROM THE A-1, AGRICULTURAL ZONING DISTRICT AND THE B-1, CONVENIENCE COMMERCIAL ZONING DISTRICT TO THE B-2, URBAN COMMERCIAL ZONING DISTRICT, ON TAX MAP PARCEL NOS. 45-283, 45-284, AND 46-17A (PROJECT KNOWN AS RC24156099; SHEETZ AT ENON ROAD)
PROPOSED ORDINANCE 026-36 (APPROVAL)
PROPOSED RESOLUTION R26-293 (DENIAL)
(TIME LIMIT: DECEMBER 4, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION. **Falmouth**

5. PLANNING AND ZONING; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO PERMIT A CONVENIENCE STORE WITH A DRIVE-THROUGH FACILITY, AND VEHICLE FUEL SALES IN THE HC, HIGHWAY CORRIDOR OVERLAY AND B-2, URBAN COMMERCIAL ZONING DISTRICTS ON TAX MAP NOS. 45-283, 45-284, AND 46-17A (PROJECT KNOWN AS CUP24156098; SHEETZ AT ENON ROAD)
PROPOSED RESOLUTION R26-294 (APPROVAL)
PROPOSED RESOLUTION R26-295 (DENIAL)
(TIME LIMIT: DECEMBER 4, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF CONDITIONAL USE PERMIT.

UNFINISHED BUSINESS

NEW BUSINESS

6. COMPREHENSIVE PLAN 5-YEAR UPDATE

PLANNING DIRECTOR'S REPORT

7. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

8. NEW TRC SUBMISSIONS

[26157265](#) – STAFFORD CO UTIL HOOF & CLAW PUMP STATION

[26157268](#) – SPRING LANE – COMMERCIAL PARKING

[26157306](#) – MARKET AT AUSTIN RIDGE TEXAS ROADHOUSE

**George
Washington /
Falmouth /
Hartwood**

APPROVAL OF MINUTES

9. JUNE 10, 2026 PLANNING COMMISSION MEETING MINUTES_DRAFT
10. JUNE 24, 2026 PLANNING COMMISSION MEETING MINUTES_DRAFT
11. JULY 8, 2026 PLANNING COMMISSION MEETING MINUTES_DRAFT

ADJOURNMENT