

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

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

**SEPTEMBER 9, 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 FROM THE B-3, OFFICE ZONING DISTRICT TO THE M-2, HEAVY INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NOS. 38-83D AND 38-83A (PROJECT KNOWN AS RC25156732; JAMES RIVER EQUIPMENT)
PROPOSED ORDINANCE 026-35 (APPROVAL)
PROPOSED RESOLUTION R26-290 (DENIAL)
(TIME LIMIT: DECEMBER 18, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION. **Falmouth**

2. PLANNING AND ZONING; CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE R-1, SUBURBAN RESIDENTIAL AND B-2, URBAN COMMERCIAL ZONING DISTRICTS TO THE R-3, URBAN RESIDENTIAL-HIGH DENSITY ZONING DISTRICT ON TAX MAP PARCEL NOS. 20-70, 20-73E, 20-86C, 20-86E, AND 20-86F (PROJECT KNOWN AS RC25156324; ONVILLE VILLAGE)
PROPOSED ORDINANCE 026-37 (APPROVAL)
PROPOSED RESOLUTION R26-304 (DENIAL)
(TIME LIMIT: DECEMBER 18, 2026)
BACKGROUND SUMMARY: RECOMMENDS APPROVAL OF ZONING RECLASSIFICATION, WITH PROFFERS. **Griffis-Widewater**

UNFINISHED BUSINESS

NEW BUSINESS

3. PLANNING AND ZONING; CONSIDER A REQUEST FOR A WAIVER OF THE SUBDIVISION ORDINANCE, SEC. 22-151, REVERSE FRONTAGE, TO ALLOW FOR SIXTEEN (16) LOTS WITH SHARED DRIVEWAYS ON A MINOR COLLECTOR ROAD FOR A PROPOSED SUBDIVISION ON TAX MAP PARCEL NO. 36-51 (PROJECT KNOWN AS WAI26157219; BECK FARM REVERSE FRONTAGE WAIVER)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-39 (APPROVAL)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-40 (DENIAL)
(TIME LIMIT: NOVEMBER 8, 2026)
BACKGROUND SUMMARY: APPROVES WAIVER OF THE SUBDIVISION ORDINANCE. **Hartwood**

4. PLANNING AND ZONING; CONSIDER A REQUEST TO GRANT A TIME LIMIT EXTENSION FOR ACTION FOR A ZONING RECLASSIFICATION, PURSUANT TO STAFFORD COUNTY CODE SEC. 28-162, "REVIEW AND REQUIREMENTS," FOR A PROJECT KNOWN AS JAMES RIVER EQUIPMENT
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-41 (APPROVAL)
PROPOSED PLANNING COMMISSION RESOLUTION PCR26-42 (DENIAL)
BACKGROUND SUMMARY: APPROVES TIME LIMIT EXTENSION. **Falmouth**

5. COMPREHENSIVE PLAN 5-YEAR UPDATE **N/A**

PLANNING DIRECTOR'S REPORT

6. PROJECT PIPELINE REPORT (FOR INFORMATION ONLY)

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

7. NEW TRC SUBMISSIONS **Rock Hill / George Washington**
[26157328](#) – APPLE GROVE CHIPOTLE MEXICAN GRILL
[26157344](#) – BARON IND PK PCL C LOT 2

APPROVAL OF MINUTES

ADJOURNMENT