

NOTICE OF PUBLIC HEARING(S):

Stafford County Board of Supervisors: October 20, 2026

The Stafford County Board of Supervisors will hold a Public Hearing on Tuesday, October 20, 2026, beginning at 6:30 p.m., or as soon thereafter as the matter may be heard, in the Board of Supervisors Chambers, George L. Gordon, Jr., Government Center, 1300 Courthouse Road, Stafford, Virginia, on the item(s) listed below.

1. Proposed Amendment to County Code to Repeal the Transportation Impact Fee (TIF) Ordinance – Propose Ordinance O26-38 would repeal Chapter 13.5 of the County Code, “Impact Fees,” to cease the TIF program in the County.
2. Stafford County Parks and Recreation Fees Ordinance - Proposed Ordinance O26-41 (Proposed Ordinance) would establish new fees for Parks and Recreation programs and park facilities (Fees), as authorized by Virginia Code § 15.2-1806. The Proposed Ordinance would replace all previously adopted fees for Parks and Recreation programs, including fees set by Resolution R14-60.
3. RC25156732; Zoning Reclassification – James River Equipment – A proposed zoning reclassification, with proffers, 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 (Property) to permit a machinery sale and service facility. The Property consists of 9.51 acres, located at the northeast corner of Wyche Road and Venture Drive, within the Falmouth Election District.
4. RC24156099; Zoning Reclassification – Sheetz at Enon Road - A proposed zoning reclassification from the A-1 Agricultural Zoning District and the B-1 Convenience Commercial District to the B-2, Urban Commercial Zoning District on Tax Map Parcel Nos. 45-283, 45-284, and 46-17A (Property), to allow for development of a convenience center with vehicle fuel sales. The Property consists of 3.89 acres, located on the west side of Route 1 between Enon Road and Porter Lane, within the Falmouth Election District.
5. CUP24156098; Conditional Use Permit – Sheetz at Enon Road – A request for a conditional use permit (CUP) to permit vehicle fuel sales on Tax Map Nos. 45-283, 45-284, and 46-17A (Property). The Property consists of 3.89 acres, located on the west side of Route 1 between Enon Road and Porter Lane, within the Falmouth Election District. The property is subject to a concurrent request for a zoning reclassification to the B-2, Urban Commercial Zoning District.

- 6) Consider Condemnation and Exercise of Quick-Take Powers in connection with the Northern Reuse Water and Return Wastewater Mains Project:
The following proposed resolutions would authorize the condemnation and exercise of the County's quick-take powers to acquire easement interests in connection with the Northern Reuse Water and Return Wastewater Mains Project, within the Aquia and Falmouth Election Districts, as follows:
- I. Proposed Resolution R26-305 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 54,162 square feet of permanent exclusive water-sanitary sewer easement and 4,909 square feet of temporary construction easement on Tax Map Parcel No. 30S-3-A; a total of 1,686 square feet of permanent exclusive water-sanitary sewer easement and 355 square feet of temporary construction easement on Tax Map Parcel No. 30S-3-C; and a total of 19,987 square feet of permanent exclusive water-sanitary sewer easement and 10,266 square feet of temporary construction easement on Tax Map Parcel No. 30S-2-G, all said parcels owned by Stone River Homeowners Association.
 - II. Proposed Resolution R26-306 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 23,954 square feet of permanent exclusive water-sanitary sewer easement and 4,797 square feet of temporary construction easement on Tax Map Parcel No. 30EE-L, owned by Crescent Pointe Homeowner's Association, Inc. and/or Crescent Pointe Limited Partnership.
 - III. Proposed Resolution R26-307 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 99,881 square feet of permanent exclusive water-sanitary sewer easement and 47,397 square feet of temporary construction easement on Stafford County Tax Map Parcel No. 30NN-3-G; a total of 26,006 square feet of permanent exclusive water-sanitary sewer easement and 8,669 square feet of temporary construction easement on Tax Map Parcel No. 30NN-1-E; a total of 3,083 square feet of permanent exclusive water-sanitary sewer easement and 2,586 square feet of temporary construction easement on Tax Map Parcel No. 30NN-1-A; a total of 23,226 square feet of permanent exclusive water-sanitary sewer easement and 12,141 square feet of temporary construction easement on Tax Map Parcel No. 30JJ-1B-F; a total of 7,490 square feet of permanent exclusive water-sanitary sewer easement and 2,372 square feet of temporary construction easement on Tax Map Parcel No. 30JJ-1A-E, all said parcels owned by Somerset Landing Homeowners Association, Inc.

- IV. Proposed Resolution R26-308 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 89,714 square feet of permanent exclusive water-sanitary sewer easement and 29,846 square feet of temporary construction easement on Tax Map Parcel No. 39-62A, owned by Lee Jane Walchester.
- V. Proposed Resolution R26-309 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 19,323 square feet of permanent exclusive water-sanitary sewer easement and 5,193 square feet of temporary construction easement on Tax Map Parcel No. 39-56H, owned by Potomac Church, LP.
- VI. Proposed Resolution R26-310 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 26,027 square feet of permanent exclusive water-sanitary sewer easement and 21,990 square feet of temporary construction easement on Tax Map Parcel No. 39-56J, owned by 7K Investments LLC.
- VII. Proposed Resolution R26-311 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 8,065 square feet of permanent exclusive water-sanitary sewer easement and 1,368 square feet of temporary construction easement on Tax Map Parcel No. 39-17E, owned by Alexandra Decatur.
- VIII. Proposed Resolution R26-312 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 11,609 square feet of permanent exclusive water-sanitary sewer easement and 1,911 square feet of temporary construction easement on Tax Map Parcel No. 39-17J, owned by Shannon Davis and Evelyn S. Davis.
- IX. Proposed Resolution R26-313 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 6,803 square feet of permanent exclusive water-sanitary sewer easement on Tax Map Parcel No. 39-17C, owned by Kenneth S. Butler and Melisa A. Butler.
- X. Proposed Resolution R26-315 would authorize the condemnation and exercise of the County's quick-take powers to acquire a total of 72,658 square feet of a temporary construction easement on Tax Map Parcel No. 39R-1; a total of 50,922 square feet of a temporary construction easement on Tax Map Parcel No. 39R-2; a total of 64,469 square feet of a temporary construction easement on Tax Map Parcel No. 39R-3; a total of 52,795 square feet of a temporary construction easement on Tax Map Parcel No. 39R-4; a total of 57,020 square feet of a temporary construction easement on Tax Map Parcel No. 39R-5; a total of 44,910 square feet of a temporary construction easement on Tax Map Parcel No. 39R-6; a total of 46,348 square feet of a temporary construction easement on Tax Map Parcel No. 39R-7; a total of 63,162 square feet of a temporary construction easement on Tax Map Parcel No. 39R-8; a total of 7,320 square feet of a temporary construction easement on Tax Map Parcel No. 39P-C, all said parcels owned by Medicorp Properties, Inc.

The public hearing(s) may be continued or adjourned. Copies of the above item(s) and related materials are on file in the County Administrator's Office and the Department of Planning and Zoning, 1300 Courthouse Road, and may be examined Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m., excluding State and Federal holidays. Copies of the full text of the above item(s) and related materials are also available for public inspection anytime on the Stafford County's website. All interested individuals are invited to attend and present oral or written comments. Persons in need of assistance to access the materials or participate in the public hearing(s) should contact the Department of Administration at (540) 658-4541 so that assistance can be provided. Additional information, materials, and guidance are available on the County's website: www.staffordcountyva.gov.