

**STAFFORD COUNTY ARCHITECTURAL REVIEW BOARD MINUTES**  
**June 4, 2018**

The meeting of the Stafford County Architectural Review Board of Monday, June 4, 2018, was called to order at 6:13 pm by Vice Chairman Doris McAdams, in the ABC Conference Room of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Charles Dodgen, Paul Eakin, Doris McAdams, and Mark Osborn

MEMBERS ABSENT: Fillmore McPherson and Jeromy Range

STAFF PRESENT: Kathy Baker, Denise Knighting, Jim Pickins, and Lindsey Marr

GUEST PRESENT: None

CALL TO ORDER

Ms. McAdams called the meeting to order and asked Mr. Dodgen to call roll.

ROLL CALL OF MEMBERS

Mr. Dodgen called roll and stated that there was a quorum present.

PUBLIC PRESENTATIONS

Ms. McAdams asked if there were any public presentations on the agenda for tonight.

Ms. Baker indicated that Mr. Pickins was present for the first item in the new business section of the agenda.

Ms. Baker introduces Ms. Marr as a new administrative staff person.

NEW BUSINESS

1. Brooks Park Stream Restoration

Ms. Baker introduced Mr. Pickins from the Public Works Department. She stated he would be overseeing the Brooks Park Stream Restoration project and he had a presentation for the ARB. She noted that the Zoning Administrator determined that the project did not need a COA but she suggested he give the ARB a briefing nonetheless.

Mr. Pickens showed Board members a map of where the proposed project will take place, Pratt Park on the right, Brooks Park on the left or west side, Rappahannock River is at the bottom, and Bunker Road is at the top. He pointed out the red lines that indicate the topography of the area. He stated that they have until 2026 to complete the project giving them their TMDL requirements for the Rappahannock River. He gave the definition of TMDL as "Total Maximum Daily Load". He elaborated on that definition as the loading of pollutants or other substances into the river that the EPA and DEQ would not find acceptable. He described the stream valley as highly eroded and having been that way for hundreds of years. He stated that the soil types in those kinds of areas move very quickly under water pressure. He stated that the erosion in the project area has caused large trees to fall and the channel was not stable. He stated there was also urban runoff contributing to the problem. He stated the goals of the project were to stabilize the ravine area by replanting trees where they were removed, to pull back the side slopes so they are not as

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steep and stabilized by small retaining walls, and building 20-30 rock weirs in the stream which will reduce the velocity of the water coming through. He stated they got the idea for this solution from a similar project in Fort Belvoir. He pointed out two specific photographs that showed the stream valley. He showed the Board members an illustration of how the slopes would be pulled back and the rock weirs would be built into the stream bed. He stated the majority of the plan was the hydraulic calculations and engineering, not the rock structures. He stated that the area ranges from 50-100 feet deep and was heavily wooded, making the area hard to see from the public eye. He repeated that the main goals of the project were to stabilize the ravine and improve the water quality of the Rappahannock River. He speculated that the first phase of the project would begin after July of 2019 and the projected cost of the project to be between 1.2-1.4 million dollars.

Mr. Eakin asked if Stafford County was paying for the entire project or if any other organization was contributing.

Mr. Pickins responded that it would be paid for entirely by Stafford County.

Mr. Dodgen asked if the hydraulic calculations had determined the development upstream was feeding the problem and what the percentage of runoff was as opposed to the total.

Mr. Pickens stated the impervious areas had been factored in and not only regarding what's built but what might be in the pipeline plans.

Mr. Dodgen asked if anyone would share in the discharge when they increase the flows beyond today's.

Mr. Pickins stated the runoff was not allowed to increase; it must be contained in a storm water facility. He described the function of storm water facilities; when it rains, instead of everything rushing down at one time the facility will contain it and release it slowly over a longer period of time.

Mr. Dodgen emphasized detention rather than retention.

Ms. Baker stated some of the development in the area preceded any of Stafford County's modern stormwater requirements.

Mr. Dodgen asked if property taxes, building permits, or building permit fees would go towards the cost of the project.

Mr. Pickins stated the funds for the project would come out of the general fund.

Mr. Dodgen asked if they had they sampled to see what kind of materials were in the water.

Mr. Pickins responded they had not yet, but they did have plans to sample.

Mr. Dodgen questioned how they would handle the rock weirs when they fill up with sediment.

Mr. Pickins responded that issue would be the responsibility of the maintenance team.

Mr. Dodgen commented that with a budget of 1.4 million dollars over 20 years, the County would end up spending six times that amount on maintenance.

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Mr. Pickins agreed with Mr. Dodgen's statement, but mentioned the more stable the area was upstream, the less sediment would flow into the weirs, and the less often they would need to be maintained.

Mr. Dodgen asked if the Timmons Group were licensed as civil engineers.

Mr. Pickins stated yes they were. He discussed other work they had done that was similar to this project. He mentioned the proposal was written to make sure only engineers who have experience in this type of work would be chosen.

Mr. Dodgen asked if the project fell in the historic overlay area.

Ms. Baker responded that it did.

Mr. Dodgen questioned how the project would deal with any historic objects or artifacts they might be uncovered during construction.

Mr. Pickins stated there was nothing specific to that issue yet, but the contract had not been written yet and was still in the design phase.

The Board discussed the importance of making sure historic artifacts that might be found would be protected.

Mr. Dodgen asked if there were any walking trails.

Mr. Pickins stated there was a Frisbee golf course that would have to be relocated. He also stated there were also some treacherous foot bridges and stairs.

Mr. Pickins and Mr. Eakin discussed whether or not the Rappahannock River overflowing could affect the project by backfilling the stream.

Mr. Pickins assured the Board even in the worst case flooding scenario, the project would not be affected by flooding from the Rappahannock.

Mr. Osborn asked when the project would start.

Mr. Pickins stated the start date had not been set. He informed the Board that the project would receive \$300,000 this year and putting it into a fund and that another \$300,000 would be available in July 2019.

Ms. Baker asked for confirmation that the Army Corps of Engineers would require certain archaeological studies.

Mr. Pickins stated they would.

Mr. Dodgen asked who would permit the project.

Mr. Pickins stated the Corps of Engineers would.

Ms. McAdams asked if the rain from the past week did any damage to the project area.

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Mr. Pickins stated he had checked that morning and it didn't look like the area was affected too badly. He mentioned that much of the area was already eroded down to bedrock.

Mr. Osborn asked what type of stone would be used to construct the weirs.

Mr. Pickins stated pieces of granite that weighed about a ton each would use. He stated the quarry would be giving them special rocks that could be locked into each other.

The Board discussed the sequence and strategy of the project.

Mr. Pickins stated the current status of the project was waiting for approvals and funding.

Mr. Dodge asked if the project would encroach on anyone's private property.

Mr. Pickins stated it would not; it was right in the middle of the two parks.

Mr. Dodgen asked if there would be an application of appropriateness.

Mr. Pickins stated there would not, and that the public would not be able to see much of the construction.

The Board discussed what procedures would take place if the project uncovered any historical artifacts.

Ms. Baker stated that under the Corps of Engineers permit they would likely need to address historic resources under a 106 review, and that the Corps would most likely go beyond what Stafford County requires as far as historical artifacts.

Mr. Dodgen requested that the Board make a statement recommending that the project follow Stafford County's archaeological discovery requirements.

Mr. Pickins agreed with the recommendation.

Mr. Dodgen asked if there were plans to replant vegetation in the area.

Mr. Pickins stated yes, there was a lot of planting involved in the plan.

Mr. Eakin asked how long the project spans.

Mr. Pickins stated the project was 1,400 feet long. He left the plans for the Board to hold onto

The Board members thanked Mr. Pickins for his presentation.

2. Handicapped Ramps in Historic Districts

Ms. McAdams asked who wanted to start the discussion on handicapped ramps in historic districts.

Ms. Baker stated Mr. Range originally requested the subject be on the agenda for discussion. She had not heard anything else from him, and was not sure what direction he wanted the discussion to go in.

It was decided the item would be left on the agenda for the next meeting.

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Mr. Eakin stated he thought it centered on the ramp at Shelton's Cottage and whether or not it was a temporary or permanent structure.

The Board discussed the ramp at Shelton Cottage and what standards it should be held to. It was installed as a temporary fix and would most likely be re-used at another location because it was a very expensive structure.

Ms. Baker suggested that the Board require a COA because they were keeping it up longer than was originally intended.

Mr. Dodgen made a motion to require a COA for the Shelton Cottage handicapped ramp.

Ms. McAdams seconded the motion.

The motion passed 4-0 (Mr. McPherson and Mr. Range were absent).

REPORTS BY ARB MEMBERS

Mrs. McAdams stated she attended the Virginia Department of Historical Resources training and learned they were trying to streamline the historical registration process.

APPROVAL OF MINUTES

February 5, 2018

Ms. McAdams asked if everyone had read the minutes from February 5 and if anyone had any problems with them.

The Board discussed the minutes.

Mr. Dodgen made a motion to approve the minutes.

Mr. Eakin seconded that motion.

The motion passed 4-0 (Mr. McPherson and Mr. Range were absent).

ADJOURNMENT

Mr. Eakin made a motion to adjourn the meeting.

Mr. Dodgen seconded the motion.

The motion passed 4-0 (Mr. McPherson and Mr. Range were absent).

With no further items to discuss, the meeting was adjourned at 6:51pm.