

BOARD OF SUPERVISORS  
STAFFORD, VIRGINIA  
MINUTES  
Regular Meeting  
July 10, 2018

Call to Order A regular meeting of the Stafford County Board of Supervisors was called to order by Meg Bohmke, Chairman, at 3:00 p.m., on Tuesday, July 10, 2018, in the Board Chambers, George L. Gordon, Jr., Government Center, 1300 Courthouse Road, Stafford, VA.

Roll Call The following members were present: Meg Bohmke, Chairman; Gary F. Snellings, Vice Chairman; Jack R. Cavalier; Thomas C. Coen; L. Mark Dudenhefer; Wendy E. Maurer; and Cindy C. Shelton.

Also in attendance were: Thomas C. Foley, County Administrator; Rysheda McClendon, County Attorney; Marcia C. Hollenberger, Chief Deputy Clerk; Cheryl D. Giles, Deputy Clerk; associated staff and other interested parties.

Mrs. Maurer motioned, seconded by Mr. Coen, to adopt the regular agenda.

The Voting Board tally was:

Yea:	(7)	Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings
Nay:	(0)	

Ms. Bohmke thanked public safety staff and employees with the Department of Public Works for efforts at clean-up and repairs for the recent flooding on River Road and in other areas of the County.

Ms. Bohmke recognized staff from the Finance and Treasurer's Department for its excellent work on the CAFR, the County's comprehensive annual financial report, so much so that for the 36<sup>th</sup> year in a row, these departments have been presented with the Government Financial Officers Association (GFOA) Certificate of Achievement. The County's Controller, Mr. Randy Helwig, thanked staff for the team effort, support, and contribution to production of the CAFR and winning this award for the 36<sup>th</sup> year. On hand for the presentation were Maria Perrotte, Annette Seay, Kim Schukis, Katie Bailey, Randy Helwig, and Kathy Cox.

Presentations by the Public The following persons indicated a desire to address the Board:

Catherine Nordeen - Spoke about over-crowding at Hartwood ES and thanked the Board for addressing the issue of a much needed trailer at there, to be taken from Colonial Forge HS where it's not being put to good use. She said that Hartwood ES was 55 years old and at 110% capacity; it was going to lose its art program; she volunteers teaching reading there and has to use the cafeteria or a space on a mat in a hallway because there are no classrooms

available. She said she hated trailers but saw no other option aside from a much needed new school, which was not scheduled until 2030. She concluded her remarks saying that the cost of the new courthouse could build a badly needed new Hartwood ES.

Board Member Presentations Board members spoke on related topics and asked that items as identified be removed from the Consent Agenda for discussion and separate vote:

Ms. Bohmke - Thanked Mr. Michael Morris, Director of Parks, Recreation, and Community Facility for his and staff's hard work at the always phenomenal Independence Day event at Pratt Park.

Mr. Cavalier - Deferred

Mr. Coen - Talked about flooding in the Falmouth area saying that it was the fourth time that area flooded since he has been on the Board; and the fourth time it flooded since Fire Chief Joe Cardello came on board. He said that there had to be a long-term solution vs. the on-going clean-up/repair of the flooding events; he heard that there were companies that would dredge for free so long as they got to keep the sand but he did not know the name of any of those companies. He said he would continue to work with staff at coming up with a permanent solution. Mr. Coen added that the continual repair and restoration costs would equal more than the cost prohibitive long-term solutions that may be available.

Mr. Dudenhefer - Deferred

Mrs. Maurer - Chaired the By-laws Committee meeting; thanked staff for putting all add-on materials in hard copy in the Chambers and on-line for citizen review. By-laws revisions will be presented to the full Board for discussion at its August 21<sup>st</sup> meeting and brought back for a vote at a September meeting. The Code of Conduct will be brought back to the Board at its organizational meeting on January 8, 2019. At the Community and Economic Development meeting (CEDC) that she also chaired, Mrs. Maurer said that there was a discussion on the Transfer of Development Rights (TDR) ordinance amendments; a discussion regarding County Code violations and no longer accepting anonymous complaints for zoning violations; staff was directed to work on policy enforcement regulations for AirBNB type rentals in the County. Mrs. Maurer pulled Item #7 from the Consent Agenda.

Ms. Shelton - 42 people attended the last Aquia Roundtable where the topic of discussion, in addition to flooding, was broadband service in the County. A survey, which will be taken door-to-door in the Marlborough Point area of the Aquia District, was close to being ready for distribution. The subject of Brooke Road flooding was also a topic of conversation. At the recent Telecommunications Commission, there was a discussion about WISP (Wireless Internet Service Providers).

Mr. Snellings - Deferred

Report of the County Attorney – Deferred

Report of the County Administrator – Mr. Foley discussed the Active Projects listing that was included in the Add-On folder. He said it was reflective of projects discussed at the recent Strategic Planning workshop. The Board’s Vision Statement was being revised and would be presented to the Board for discussion at its August 21<sup>st</sup> meeting. A meeting of the Chairman and Vice Chairman will be scheduled to discuss the Board’s standing committees and other appointments; the results of the meeting would be shared with the full Board.

**APPROVAL OF THE CONSENT AGENDA**

Mr. Coen motioned, seconded by Mrs. Maurer, to adopt the Consent Agenda, omitting Item #7.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Item 4. County Administration; Approve Minutes of the June 19, 2018 Meeting

Item 5. Finance and Budget; Approve the Expenditure Listing

Resolution R18-170 reads as follows:

A RESOLUTION TO APPROVE EXPENDITURE LISTING (EL)  
DATED JUNE 19, 2018 THROUGH JULY 09, 2018

WHEREAS, the Board appropriated funds to be expended for the purchase of goods and services in accordance with an approved budget; and

WHEREAS, the payments appearing on the above-referenced Listing of Expenditures represent payment of \$100,000 and greater for the purchase of goods and/or services, which are within the appropriated amounts;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018 that the above-mentioned EL be and hereby is approved.

Item 6. Finance and Budget; Authorize the County Administrator to Advertise a Public Hearing for Issuance of Virginia Public School Authority (VPSA) Bonds

Resolution R18-159 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO  
ADVERTISE A PUBLIC HEARING TO CONSIDER PARTICIPATION IN THE  
FALL 2018 AND SPRING 2019 VIRGINIA PUBLIC SCHOOL AUTHORITY  
BOND SALES

WHEREAS, on June 19, 2018, the Board adopted the FY2019-28 Capital Improvement Program pursuant to Resolution R18-49 which includes the planned use of \$12,954,753 of Virginia Public School Authority bonds; and

WHEREAS, the Board determined that it may be necessary or desirable to advance money to pay the costs for such capital projects for public school purposes and to reimburse such advances with proceeds of one or more financings;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the County Administrator be and he hereby is authorized to advertise a public hearing to seek public comment on the issuance of the Virginia Public School Authority bonds and on budgeting and appropriating the proceeds.

Item 7. Finance and Budget: Appropriate Local and State Funds for the FY2019 Schools' Budget Mrs. Maurer noted that proposed Resolution R18-158 had been revised and asked that the Board vote on the revised version of the Resolution, which was included with the Add-Ons.

Mrs. Maurer motioned, seconded by Mr. Snellings, to adopt revised Resolution R18-158.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Resolution R18-158 (Revised) reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE LOCAL FUNDING FOR THE SCHOOLS' CAPITAL PROJECTS FUND AND TO APPROPRIATE ADDITIONAL STATE AND LOCAL FUNDING TO THE SCHOOLS' OPERATING FUND

WHEREAS, on May 2, 2018, pursuant to Resolution R18-106, the Board appropriated the FY2019 Budget, withholding \$5,203,210 in local funding to provide for Stafford County Public Schools' 2.5% salary increase; and

WHEREAS, the Stafford County School Board included the 2.5% raise in its FY2019 Budget; and

WHEREAS, the State's final budget included additional funding of \$1,445,865 in excess of the adopted FY2019 Budget; and

WHEREAS, on June 19, 2018, pursuant to Resolution R18-49, the Board adopted the Capital Improvement Program, which plans the use of \$1,000,000 in local funding support for Schools' one-time capital projects in the Schools' Capital Project Fund; and

WHEREAS, the Board withholds additional support of local funding support of \$1,445,865 to determine the School Board's intention with providing trailer(s) at Hartwood Elementary School and other capital projects;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018 that the County Administrator be and he hereby is authorized to:

Appropriate local and state funding as follows:

Local Funding \$3,757,345

State Funding	<u>\$1,445,865</u>
to Schools' Operating Fund (non-categorical)	\$5,203,210

Item 8. Planning and Zoning; Refer to the Planning Commission Naming Existing Easements off of Widewater and Courthouse Road

Resolution R18-164 reads as follows:

A RESOLUTION REFERRING AMENDMENTS TO THE STAFFORD COUNTY ZONING ORDINANCE, ARTICLE IX, "ADDRESSING," INDEX OF OFFICIAL ROAD NAMES, TO THE PLANNING COMMISSION TO NAME TWO EXISTING UNNAMED PRIVATE ROADS IN THE STAFFORD POSTAL AREA WITHIN THE GRIFFIS-WIDEWATER AND HARTWOOD ELECTION DISTRICTS

WHEREAS, the Board established a County-wide system for naming all roads, and numbering all principal buildings in the County; and

WHEREAS, Virginia Code § 15.2-2019 authorizes the Board to name roads; and

WHEREAS, Stafford County Code Sec. 28-142 incorporates the index of official road names into the Zoning Ordinance; and

WHEREAS, two unnamed private roads, one off of Courthouse Road and the other off of Widewater Road, have configurations resulting in the need to change the County's official index of road names to designate names for those roads for public safety purposes; and

WHEREAS, the unnamed private roads off of Courthouse Road and Widewater Road have homes located along them that are not readily visible from either road; and

WHEREAS, the Board desires to refer the amendments to the Planning Commission to conduct a public hearing and provide its recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that amendments to the County's official index of road names to consider naming private roads off of Courthouse Road and Widewater Road, pursuant to proposed Ordinance O18-30, be and it hereby is referred to the Planning Commission to hold a public hearing, make necessary modifications, and provide a recommendation.

Item 9. Public Works/Transportation; Petition VDOT to Include Streets within Poplar Estates, Section 2, and Wood Landing Estates into the Secondary System of State Highways

Resolution R18-151 reads as follows:

A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE STREETS WITHIN POPLAR ESTATES, SECTION 2, INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, pursuant to Virginia Code § 33.2-705, the Board desires to petition the Virginia Department of Transportation (VDOT) to include Waverly Way and Lonesome Lane within Poplar Estates, Section 2, into the Secondary System of State Highways; and

WHEREAS, VDOT inspected Waverly Way and Lonesome Lane and found them satisfactory for acceptance into the Secondary System of State Highways;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Poplar Estates, Section 2, into the Secondary System of State Highways:

Street Name/ Route Number	Station	Length
Waverly Way (SR-2310)	From: Intersection with Donovan Lane (SR-2306) To: Intersection with Lonesome Lane (SR-2312)	0.23 mi. ROW 50'
Lonesome Lane (SR-2312)	From: Intersection with Waverly Way (SR-2310) To: 0.32 mi. N of Intersection with Waverly Way (SR-2310)	0.32 mi. ROW 50'
Lonesome Lane (SR-2312)	From: Intersection with Waverly Way (SR-2310) To: 0.08 mi. S of Intersection with Waverly Way (SR-2310)	0.18 mi. ROW 50'

An unrestricted right-of-way, as indicated above, for these streets with necessary easements for cuts, fills, and drainage is guaranteed, as evidenced by Plat of Record entitled, Poplar Estates, Section 2, recorded among the land records of Stafford County, Virginia in Plat Map No. PM120000285 with Instrument No. LR120027606 recorded on December 28, 2012; and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall forward a copy of this Resolution to the developer, and to the VDOT Transportation and Land Use Director, Fredericksburg District.

Resolution R18-167 reads as follows:

**A RESOLUTION TO PETITION THE VIRGINIA DEPARTMENT OF TRANSPORTATION TO INCLUDE STREETS WITHIN WOOD LANDING ESTATES, INTO THE SECONDARY SYSTEM OF STATE HIGHWAYS, LOCATED WITHIN THE GEORGE WASHINGTON ELECTION DISTRICT**

WHEREAS, pursuant to Virginia Code § 33.2-705, the Board desires to petition the Virginia Department of Transportation (VDOT) to include Pinewood Road and Livingwood Court within Wood Landing Estates, into the Secondary System of State Highways; and

WHEREAS, VDOT inspected Pinewood Road and Livingwood Court and found them satisfactory for acceptance into the Secondary System of State Highways;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the Virginia Department of Transportation (VDOT) be and it hereby is petitioned to include the following streets within Wood Landing Estates, into the Secondary System of State Highways:

Street Name/ Route Number	Station	Length
------------------------------	---------	--------

Pinewood Road (SR-2369)	From: Intersection with Wood Landing Road (SR-712) To: Intersection with Livingwood Court (SR-2370)	0.69 mi. ROW 50'
Livingwood Court (SR-2370)	From: Intersection with Pinewood Road (SR-2369) To: 0.26 mi. W of Intersection with Pinewood Road(SR-2369)	0.26 mi. ROW 50'

An unrestricted right-of-way, as indicated above, for these streets with necessary easements for cuts, fills, and drainage is guaranteed, as evidenced by Plat of Record entitled, Wood Landing, recorded among the land records of Stafford County, Virginia in Plat Map No. PM140000017 with Instrument No. LR140002139 recorded on February 12, 2014; and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall forward a copy of this Resolution to the developer, and to the VDOT Transportation and Land Use Director, Fredericksburg District.

Item 10. Public Works/Transportation: Authorize Funding Strategy for the Stefaniga Road/Mountain View Road Intersection Improvement Smart Scale Application

Resolution R18-172 reads as follows:

**A RESOLUTION AUTHORIZING A FUNDING STRATEGY FOR THE STEFANIGA/MOUNTAIN VIEW ROAD INTERSECTION IMPROVEMENT SMART SCALE APPLICATION**

WHEREAS, the Smart Scale program directed the Commonwealth Transportation Board (CTB) to develop and implement a state-wide process to identify, score, and select projects for funding by July 1, 2019, and to allocate funds in the FY2024-FY2025 of Six-Year Improvement Program (SYIP); and

WHEREAS, the Smart Scale program mandates that the prioritization process be based on the benefit of a project relative to its cost; and

WHEREAS, it is the intent of the Smart Scale program to encourage localities to bring funding resources to the table; and

WHEREAS, the County intends to apply for future revenue sharing funds in the total amount of \$2,000,000 (\$1,000,000 in local funds) for the Stefaniga and Mountain View Road Intersection Improvement project (Project) in order to achieve a better Smart Scale score and potentially be selected for Smart Scale funding; and

WHEREAS, the Board desires to endorse this funding strategy for the Project in order to receive Smart Scale funding under the District Grant Program;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors, on this the 10<sup>th</sup> day of July, 2018, that the County Administrator be and he hereby is authorized to submit this funding strategy for the Stefaniga and Mountain View Road Intersection Improvement project, for the Smart Scale program, in order to better its chances to receive Smart Scale funding, District Grant Funds under the Smart Scale Funding Program in the FY2020-FY2025 Six-Year Improvement Program; and

BE IT FURTHER RESOLVED that a certified copy of this Resolution will be included with the Stefaniga and Mountain View Road Intersection Improvement Smart Scale application

demonstrating to the Commonwealth Stafford County's commitment of local funds, therefore reducing the Smart Scale funding request.

Item 11. Public Works/Transportation; Budget and Appropriate \$1 Million in Revenue Sharing Funds Received from VDOT and Apply it to the Garrisonville Road Widening Project

Resolution R18-179 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO BUDGET AND APPROPRIATE REVENUE SHARING FUNDS FOR THE GARRISONVILLE ROAD WIDENING PROJECT

WHEREAS, the Board approved Resolution R17-267 authorizing the request of additional funds through the FY2019 Virginia Department of Transportation (VDOT) Revenue Sharing Program; and

WHEREAS, VDOT awarded \$874,611 in Revenue Sharing funds for the Garrisonville Road Widening Project (Project); and

WHEREAS, funds are requested to be budgeted and appropriated to pay for additional right-of-way easement acquisition costs for the Project;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that it be and hereby does authorize the County Administrator to budget and appropriate Eight Hundred Seventy-four Thousand Six Hundred Eleven Dollars (\$874,611) in Revenue Sharing funds, received from the Virginia Department of Transportation to the Garrisonville Road Widening Project.

Item 12. Public Works/Utilities; Authorize the County Administrator to Execute a Contract for Design of the Aquia Wastewater Treatment Plant Centrifuge

Resolution R18-173 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH WILEY & WILSON, INC. FOR ENGINEERING AND DESIGN SERVICES OF THE AQUIA WASTEWATER TREATMENT PLANT CENTRIFUGE, LOCATED WITHIN THE AQUIA ELECTION DISTRICT

WHEREAS, at its June 19, 2018 meeting, the Board approved Resolution R18-152, which authorized the County Administrator to execute a contract for the purchase of centrifuge dewatering equipment at the Aquia Wastewater Treatment Plant; and

WHEREAS, the Department of Public Works (Utilities Division) requires the services of a design engineer to ensure proper installation of the centrifuge dewatering equipment at the Aquia Wastewater Treatment Plant; and

WHEREAS, the County solicited bids and received a proposal from Wiley & Wilson, Inc. for the engineering and design services for the centrifuge; and



WHEREAS, pursuant to Resolution R16-220, Wiley and Wilson, Inc. is authorized to perform professional services on an on-call basis, and staff determined that the proposal in the amount of \$179,600 is acceptable and reasonable for the scope of services provided; and

WHEREAS, funds are currently available in the Utilities Capital Improvement Program budget for this service;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10th day of July, 2018, that it be and hereby does authorize the County Administrator to execute a contract with Wiley & Wilson, Inc. for engineering and design services of the Aquia Wastewater Treatment Plant centrifuge in an amount not to exceed One Hundred Seventy-nine Thousand Six Hundred Dollars (\$179,600), unless amended by a duly-authorized contract amendment.

Item 13. Planning and Zoning; Authorize a Time Extension for the Planning Commission Regarding the Bicycle/Pedestrian Trail

Resolution R18-171 reads as follows:

A RESOLUTION GRANTING THE PLANNING COMMISSION ADDITIONAL TIME TO PREPARE AMENDMENTS TO THE BICYCLE AND PEDESTRIAN FACILITIES PLAN ELEMENT OF THE COMPREHENSIVE PLAN

WHEREAS, on October 17, 2017, the Board adopted Resolution R17-284, which requested that the Planning Commission prepare amendments to the Bicycle and Pedestrian Facilities Plan element of the Comprehensive Plan (Plan), hold a public hearing, and provide its recommendation to the Board by June 30, 2018; and

WHEREAS, staff has not yet completed a draft of the amendments to present to the Planning Commission for its consideration; and

WHEREAS, staff and the Planning Commission require additional time to prepare amendments to the Plan, hold public meetings, and present their recommendations;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the Planning Commission be it hereby granted additional time to make its recommendation to the Board regarding the amendments to the Bicycle and Pedestrian Facilities Plan element of the Comprehensive Plan by November 30<sup>th</sup>, 2018.

Item 14. Fire, Rescue, and Emergency Services; Authorize a Volunteer Fire and Rescue Funding Formula

Resolution R18-166 reads as follows:

A RESOLUTION ADOPTING A POLICY DIRECTING THE FUNDING OF STAFFORD COUNTY'S VOLUNTEER FIRE AND EMERGENCY MEDICAL SERVICES (EMS) SYSTEM

WHEREAS, the Board has identified public safety as one of the County's top priorities;  
and

WHEREAS, Volunteer Fire and EMS stations are an essential component of the Stafford County Fire and Rescue Department; and

WHEREAS, the appropriate and effective funding of Volunteer Fire and EMS stations is necessary for uninterrupted service delivery; and

WHEREAS, a collaborative and system-wide approach has been used to ensure an equitable and proper funding mechanism;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that it be and hereby does adopt the Volunteer Fire and Emergency Medical Services (EMS) System Budget Policy, attached as Exhibit A, which shall take effect with the FY2019 budget.

Item 15. Parks, Recreation, and Community Facilities; Authorize the County Administrator to Execute a Contract for Restrooms at the Civil War Park

Resolution R18-174 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH CENTENNIAL CONTRACTORS ENTERPRISES, INC. FOR RESTROOM CONSTRUCTION AT THE STAFFORD CIVIL WAR PARK, LOCATED WITHIN THE AQUIA ELECTION DISTRICT

WHEREAS, the Stafford Civil War Park (Park) opened to the public on April 27, 2013, with no permanent restroom facilities; and

WHEREAS, in Fall 2017, the Department of Parks, Recreation and Community Facilities constructed a gazebo located at stop #3 off Battery Heights Road; and

WHEREAS, site plans have been approved by the Planning and Zoning Department to construct an 8'x22' cinder block building with two Americans with Disabilities Act (ADA) compliant family-style restrooms at the Park; and

WHEREAS, Centennial Contractors Enterprises, Inc., (Centennial) submitted a proposal to furnish all materials, labor, and equipment to complete the construction of restrooms adjacent to the gazebo at the Park; and

WHEREAS, the County may cooperatively procure Centennial's services through Fairfax County's Contract #4400008093, valid through October 31, 2022;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July 2018, that the County Administrator be and he hereby is authorized to execute a contract with Centennial Contractors Enterprises, Inc., for restroom construction at the Stafford Civil War Park in an amount not to exceed Ninety-nine Thousand Nine Hundred Ninety-nine Dollars (\$99,999), unless amended by a duly-executed change order.

Item 16. County Administration; Authorize the County Administrator to Accept Tax Map Parcel No. 38-14G off Centreport Parkway as Donated Property

Resolution R18-154 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO ACCEPT THE DONATION OF TAX MAP PARCEL NO. 38-14G, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Chesapeake Holdings CSG, LLC, desires to donate Tax Map Parcel No. 38-14G (Property), located within the Hartwood Election District to the County; and

WHEREAS, the Property includes sanitary sewer and access easements required by the County and currently at risk of significant erosion due to drainage from neighboring properties; and

WHEREAS, the Board desires to accept the Property to facilitate protection of the sewer infrastructure, the environment, and the public's health and welfare, and to consider future economic development uses for the Property;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that it be and hereby does authorize the County Administrator to accept the donation of Tax Map Parcel No. 38-14G (Property); and

BE IT FURTHER RESOLVED that the County Administrator is authorized to execute all documents necessary and appropriate to transfer the Property to the County.

Item 17. County Administration; Authorize the Appointment of Ms. Meg Bohmke to the Joint Schools Working Committee Replacing Ms. Cindy Shelton

**NEW BUSINESS**

Item 18. Discuss Elementary School Redistricting Mr. Snellings began the discussion talking about the purchase of Fredericksburg Christian School (FCS) as a means to alleviate over-crowding and that the purchase was agreed to with the Board's understanding from the School Board that it (the School Board) would begin a County-wide redistricting effort.

Mr. Dudenhefer said that redistricting was one of the hardest things to do. He said he once had a conversation with (then) Governor Bob McDonnell who talked about how hard his job was. Mr. Dudenhefer told him that redistricting was the hardest job ever. He said there was uneven growth in the County resulting in schools either being fine enrollment-wise, over-crowded, or under-enrolled, which was unfair to those schools that were over-crowded as there was no room for extracurricular activities, etc. He said that the School Board had to step up and do the hardest part of the job it was elected to do.

Mrs. Maurer said that part of the bargain for purchasing FCS was that the School Board would undertake a County-wide redistricting effort. She said that the Rock Hill District had one school that was over-crowded and one that was at 50% capacity and she was not sure which circumstance was harder. For the school with fewer students, there was not as much money for extracurricular activities, whereas the over-crowded school did not have the space for many extracurricular activities. Mrs. Maurer asked her fellow Board members to support her request that the Chairman write a letter to the School Board noting that the purchase of FCS was contingent upon the School Board devising and implementing a redistricting plan.

Mr. Coen echoed Mrs. Maurer thoughts and supported the letter to the School Board. He said that it was a discussion at last month's Joint Schools Working Committee (JSWC) meeting, adding that the School Board members at the JSWC meeting said they was unsure whether redistricting should be in one part or in the entire County. Mr. Coen said that the School Board owed it to the students to redouble its efforts on redistricting.

Ms. Bohmke said that she was in favor of redistricting and had conversations with School Board members to that effect. Mrs. Maurer asked that the letter be addressed to Ms. Patricia Healy, School Board Chairman indicating that redistricting was a condition of the purchase of FCS. She said that in Stafford County, children were entitled to an education. They were not entitled to attend a specific school to obtain that education. By verbal agreement, the Board requested that Ms. Bohmke send a letter to Ms. Healy regarding redistricting as a condition of the purchase of FCS.

Item 19. Discussion Item to Consider Encouraging the School Board to Reconsider the Approval of the Proposed Relocation of One Modular Classroom from Colonial Forge High School to Hartwood Elementary School Mr. Snellings said that on the School Board's June 26<sup>th</sup> agenda, there was an item about moving a "learning pod" from Colonial Forge HS to Hartwood ES, which is at 110% capacity and needed the trailer desperately at the smallest school in the District (599 students). The School Board voted 4 to 3 to turn down the request.

Mr. Snellings and Ms. Bohmke contacted the Hartwood ES principal, Mr. Scott Elchenko, who told them that the Arts program would be gone and the Music program would be taught from a cart due to lack of classroom space. Mr. Snellings questioned how a piano would get on a cart; Mr. Elchenko said that they would have to get rid of the piano due to a lack of space. He said that the Assistant Principal's office would be turned into a classroom and there were teachers that were teaching on mats in hallways. Given these circumstances, Mr. Snellings questioned why the School Board turned down moving the trailer from Colonial Forge HS to Hartwood ES saying that it made no sense when the cost was only \$49,500 to move it, furnish it, and hook it up. The Principal said that the kids and teachers would be fighting to get into it at the start of the new school year. Mr. Snellings noted that two members of the School Board suggested emergency spot redistricting of 5% of the Hartwood ES students and doing so without public notice. He said that randomly picking 30 students was unconscionable and politics was being

played. He added that when his term was up on the Board of Supervisors, his sole focus was going to be on getting an appointed School Board.

County Attorney, Ms. Rysheda McClendon, noted that the item should be deemed time sensitive in order for a motion to be made on the proposed Resolution.

Mr. Snellings motioned, seconded by Mrs. Maurer, to deem this item time sensitive so that a vote could be taken on proposed Resolution R18-184, as revised.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Mr. Coen said that he supported the proposed Resolution and clarified that there was one additional trailer; one could be left at Colonial Forge HS (which had two trailers), and one could be moved to Hartwood ES. The remaining trailer at Colonial Forge HS would be put to good use but was not used this past school year although there was a need for it.

Ms. Shelton said that she was on the fence but now supported it. Mrs. Maurer spoke about an instance where only 20 students from one neighborhood were redistricted in their mid-high school career and it was a nightmare for those students. She added that the move would get back Title I support for the school and that she was in full support of it. Ms. Bohmke said that she supported either moving the trailer from Colonial Forge HS or providing another one at Hartwood ES prior to the start of the new school year as she felt it was an emergency situation, which the School Board did not recognize or act on in February or March when the situation first presented itself. It was not until its June 26<sup>th</sup> meeting and then four members chose to vote against it. She added that the student's safety could be in jeopardy and the School Board did not take the necessary action that it should have.

Mr. Snellings said that the Board did not have the authority to order the School Board to make it happen but it was requesting and encouraging the School Board to move the trailer from Colonial Forge HS to Hartwood ES.

Mr. Snellings motioned, seconded by Mr. Coen, to adopt proposed Resolution R18-184 as revised.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Revised Resolution R18-184 reads as follows:

A RESOLUTION REQUESTING THE SCHOOL BOARD RECONSIDER AND APPROVE THE ADDITION OF ONE MODULAR CLASSROOM TO

HARTWOOD ELEMENTARY SCHOOL TO EASE CLASSROOM CAPACITY  
AND COMPLIANCE CONCERNS

WHEREAS, Hartwood Elementary is projected to be the highest utilized elementary school in the County at 110% of program capacity for the 2018-2019 school year; and

WHEREAS, the Board approved the Capital Improvement Program (CIP) based on the School Board's approved enrollment projections; and

WHEREAS, the CIP included the purchase of Fredericksburg Christian School (FCS) to be used as an early childhood special education center in the northern portion of the County, which would alleviate crowding in other elementary schools throughout the County; and

WHEREAS, the purchase and renovation of FCS will not be completed in time to alleviate overcrowding of Hartwood Elementary for the 2018-2019 school year; and

WHEREAS, during the FY2019 budget and CIP process, the School Board committed to taking additional steps to alleviate overcrowding of elementary schools such as redistricting and providing modular classrooms, relocating early childhood special education and specialty programs, and converting any available resource space to classrooms; and

WHEREAS, the School Board has yet to implement a schedule or plan for the necessary County-wide redistricting for elementary students, and such redistricting, in any case, would not be completed prior to the start of the 2018-19 school year; and

WHEREAS, at its meeting on June 26, 2018, the School Board voted and decided not to provide funding to move one modular classroom from Colonial Forge High School to Hartwood Elementary School; and

WHEREAS, the School Board did not address or provide alternatives to accommodate the high number of students projected at Hartwood Elementary School; and

WHEREAS, the Board was supportive of the School Board's commitments and believes the School Board's decision to not move the modular classroom is inconsistent with its stated commitments to students, staff, and taxpayers; and

WHEREAS, the School Board's adherence to its commitments will be a factor in the Board's decision to approve bond funding in support of CIP projects in fall 2018, and decisions regarding the additional State funding contained in the approved Commonwealth of Virginia's budget;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that it be and hereby does request and encourage the Stafford County School Board to reconsider and approve the relocation of one modular classroom from Colonial Forge High School to Hartwood Elementary School for the 2018-2019 school year or to provide a suitable modular classroom from another source, lease, or purchase to remedy the overcapacity and compliance concerns at Hartwood Elementary School; and

BE IT FURTHER RESOLVED that the County Administrator shall provide a copy of this Resolution to the Acting School Superintendent for presentation to the School Board before its next meeting on July 17, 2018.

**CLOSED MEETING**

At 3:39 p.m., Mr. Snellings motioned, seconded by Mrs. Maurer, to adopt proposed Resolution CM 18-15.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Resolution CM18-15 reads as follows:

**A RESOLUTION TO AUTHORIZE CLOSED MEETING**

WHEREAS, the Board desires to hold a Closed Meeting for (1) consultation with legal counsel and briefings by staff members pertaining to actual litigation— *Board of Supervisors v. Dash* and *Stewart v. Board of Supervisors*—where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Board, (2) consultation with legal counsel and briefings by staff members pertaining to probable litigation, where such consultation or briefing in open meeting would adversely affect the negotiating or litigating posture of the Board with regards to the Falls Run Interceptor Sewer project, and (3) consultation with legal counsel and briefings by staff members regarding an appeal of a zoning administrator’s determination to the Board of Zoning Appeals and the Department of Justice’s investigation, which are specific legal matters requiring the provision of legal advice by counsel; and

WHEREAS, pursuant to Virginia Code § 2.2-3711 (A)(7) and (A)(8) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, does hereby authorize discussion of the above matter in Closed Meeting.

**CLOSED MEETING CERTIFICATION**

At 4:43 p.m., Mrs. Maurer motioned, seconded by Mr. Con, to adopt proposed Resolution CM 18-15(a).

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Resolution CM-18-15(a) reads as follows:

**A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON JULY 10, 2018**

WHEREAS, the Board has, on this the 10<sup>th</sup> day of July, 2018, adjourned into a Closed Meeting in accordance with a formal vote of the Board and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act, as it became effective July 1, 1989, provides for certification that such Closed Meeting was conducted in conformity with law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 10<sup>th</sup> day of July, 2018, that to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Meeting to which this certification applies; and (2) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened, were heard, discussed, or considered by the Board.

Following certification of the Closed Meeting, Mr. Snellings motioned, seconded by Ms. Shelton to adopt Resolution R18-183.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Resolution R18-183 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR AND THE COUNTY ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO SETTLE *BOARD OF SUPERVISORS OF STAFFORD COUNTY V. DASH, ET AL.*, CL17-2311

WHEREAS, the Board, Nariman Dash, and Haleh Rajae are parties to the condemnation case, *Board of Supervisors of Stafford County v. Dash, et al.*, CL17-2311; and

WHEREAS, the parties in the above-referenced case desire to enter into a settlement agreement to resolve the respondent's claims for just compensation under the terms and conditions discussed in closed session with the County Attorney;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the County Attorney and the County Administrator, or their designees, be and they hereby are authorized to execute any and all documents that they deem necessary and appropriate to settle *Board of Supervisors of Stafford County v. Dash, et al.*, CL17-2311, under the terms and conditions discussed in closed session.

At 4:49: p.m., the Chairman recessed the afternoon session of the July 10, 2018 Board meeting, noting that the Board was going to Stafford High School to meet and have dinner with the recent graduates of the Volunteer Fire and EMS Academy.



At 7:00 p.m. the Chairman called the evening session to order. Ms. Crystal Vanuch, Chairman of the Planning Commission called the Planning Commission to order. Commissioner Darrell English called roll. Responding were Roy Boswell, Darrell English, Fillmore McPherson, Bart Randall, and Crystal Vanuch. Commissioners Steven Apicella and Al Bain were absent.

In advance of the joint public hearings, at 7:02 p.m., Commissioner English motioned, seconded by Commissioner McPherson, to adjourn to Closed Meeting. The motion passed by voice vote of 5 – 0.

Planning Commission Closed Meeting Resolution CM18-03 reads as follows:

**A RESOLUTION TO AUTHORIZE CLOSED MEETING**

WHEREAS, the Commission desires to hold a Closed Meeting for consultation with legal counsel and briefings by staff members regarding the appeal of a Zoning Determination to the Board of Zoning Appeals, which is a specific legal matter requiring the provision of legal advice by counsel; and

WHEREAS, pursuant to Virginia Code § 2.2-3711 (A)(7) and (A)(8) such discussion may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Planning Commission on this the 10th day of July, 2018, does hereby authorize discussion of the above matter in Closed Meeting.

At 7:11 p.m., Commissioner McPherson motioned, seconded by Commissioner English, to adopt proposed Resolution CM18-03(a). The motion passed by voice vote of 5 – 0.

Planning Commission Closed Meeting Resolution CM18-03(a) reads as follows:

**A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY PLANNING COMMISSION IN A CLOSED MEETING ON JULY 10, 2018**

WHEREAS, the Commission has, on this the 10<sup>th</sup> day of July, 2018, adjourned into a Closed Meeting in accordance with a formal vote of the Commission and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, the Virginia Freedom of Information Act, as it became effective July 1, 1989, provides for certification that such Closed Meeting was conducted in conformity with law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Planning Commission does hereby certify, on this the 10<sup>th</sup> day of July, 2018, that to the best of each member's knowledge: (1) only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act were discussed in the Closed Meeting to which this certification applies; and (2) only such public business matters as were identified in the Motion by which the said Closed Meeting was convened, were heard, discussed, or considered by the Commission.

While the Planning Commission was in Closed Meeting, Mrs. Maurer gave the invocation and Mr. Snellings led the Pledge of Allegiance to the Flag of the United States of America.

Presentations by the Public – II The following persons indicated a desire to address the Board:

Paul Waldowski - Resident of the “gerrymandered” Rock Hill District; mentioned cicadas and being the self-appointed cicada chairman and by 2030, there would be no more cicadas because the County would be paved over. He recited the Boy Scout oath from memory; the Planning Commission made \$70k, the Board of Supervisors, \$140k, and the School Board \$10k; there was going to be talk about redistricting but there was no middle or high school in the George Washington District even though the Falmouth Arby’s was there; empty Sheriff’s vehicles worth \$100k were useless sitting on roadsides; there was no air conditioning in school buses but the School Board made the decision to move up the start of the new school year; he said there were no issues just opportunities and an opportunity to make a difference, quoted from John Walsh. There was no eye contract with Board members (he said) and with all the joint and public hearings he would have 24 minutes of the Board’s time. He ended saying that Mr. Ferris Belman was the last true chairman of the Board of Supervisors.

The Board recessed from 7:08 to 7:11 p.m. to await the Planning Commission’s return from its closed meeting.

Mr. Cavalier announced that the Stafford boy’s Cal Ripken 12U baseball team won the State championship; the girl’s 14U won the state softball championship; and the boy’s 9U baseball team moved up to regionals.

### **JOINT PUBLIC HEARINGS WITH THE PLANNING COMMISSION**

Commissioner Vanuch called the Planning Commission back to order. Ms. Bohmke introduced the first Joint Public Hearing.

Item 20. Planning and Zoning; Consider Amending the County’s Zoning Ordinance Regarding Parking Credits for P-TND Districts Zoning Administrator, Ms. Susan Blackburn, gave a presentation and answered questions from Board members and Planning Commissioners. She gave a brief background saying that the request, if approved, would apply only in the County’s two P-TND Districts (the Garrison and Aquia Town Center) and may have future benefit at the planned Downtown Stafford location. She said that the amendment would allow the use of the highest shared parking ratio rather than the lowest and would permit more flexibility with parking credits in designing developments in the P-TND, which providing a more realistic number of parking spaces for the uses and would meet the VDEQ mandates to minimize impervious areas of development. Ms. Blackburn said that staff was supportive of proposed Ordinance O18-26, which would provide more flexibility in determining the number of parking spaces needed for a project and would meet the VDEQ mandate.

Ms. Amy Taylor, Transportation Engineering Specialist in the Public Works Department also addressed the Board and described how she arrived at the calculations in the proposed amendment in the P-TND areas. In response to Commissioner Randall's question, Ms. Taylor noted that due to the short research time, she did not check with other localities but did compare various uses to determine competing demands for parking spaces day and night, and in residential vs. commercial development. Commissioner Vanuch spoke about restricted parking such as at certain banks in Fredericksburg. Ms. Taylor said there were no parking restrictions, nor prohibition from imposing parking restrictions included in P-TND zones. Commissioner Vanuch mentioned valet parking, saying that was how it was handled on the west coast, and added that the Commission would be discussing parking and drive aisles at a future meeting.

Mrs. Maurer asked Ms. Taylor about industry standards; Ms. Taylor replied that she was not given enough time to do complete research; that she only had about three hours to put together the numbers. Deputy County Administrator, Mr. Michael Smith, spoke to the Board saying that he worked with Planning and Zoning Director, Mr. Jeff Harvey (who was out of town and unable to be present at the joint public hearing).

Mr. Harvey looked at northern Virginia localities, not necessarily Stafford's peer localities but at more urban areas to the north, as well as working with DEQ and looking at Prince William and Fairfax counties shared parking standards. Mr. Smith spoke about there being some incentives to reserving a few spots but added that he could work with the County Attorney to include no restricted parking in the proposed Ordinance.

Commissioner English noted that some restaurants reserved spaces for website pick-up and carry-out orders. Commissioner McPherson asked if the restrictions would impact the number of handicapped spaces. Mr. Smith said that it would not impact handicapped parking. Commissioner Vanuch said that DEQ was mentioned and asked about impacts on Chesapeake Bay regulations. Mr. Smith responded that he would have to look into her question and promised to provide an answer to both the Planning Commission and the Board. Ms. Blackburn said that a discussion about parking aisles was scheduled for a future Planning Commission agenda and suggestions and goals regarding impervious areas.

The Board Chairman opened the public hearing. The following person(s) indicated a desire to speak:  
Paul Waldowski                      Amy Hall  
The Chairman closed the public hearing.

Commissioner English motioned, seconded by Commissioner Randall, to adopt proposed Ordinance O18-26. There was no discussion by members of the Planning Commission; the motion passed by a voice vote of 5 – 0.

Mr. Dudenhefer corrected a statement made by Mr. Waldowski at the public hearing saying that there was vertical parking planned at The Garrison, which was being constructed by the same developer as Stafford Marketplace, where there are hundreds of empty parking spaces being taken up by birds, not vehicles. He said that the first P-TND attempt (Aquia Town Center) crashed, burned, and was nothing more than a pile of rocks. The developer of The Garrison was doing everything in his power to assure its success and this was the right thing to do. Mr. Snellings said that while he was at first reluctant to support this, Mr. Pence was a gentleman who did projects all around the world and knew what he was doing.

Mrs. Maurer expressed concern that Ms. Taylor was only give three hours to make these determinations, particularly since this was on the Board's agenda on June 19<sup>th</sup> and the three weeks between then and July 10<sup>th</sup> should have allowed ample time for more research and work on the request, even with Mr. Harvey on vacation. She said that she could not support it without language regarding reserved parking and asked if the proposed Ordinance could be amended to include it. County Administrator, Mr. Tom Foley, responded that the suggested language could be incorporate into the proposed Ordinance and that Mr. Harvey would have time to do additional research and a more comprehensive review of parking standards. He noted the very limited impact this would have in the County, if approved, as there are only two P-TND areas in the County and only one was under development. Mr. Foley added that this request was common practice in urban development areas and was part of a growth management strategy.

Mrs. Maurer asked Ms. McClendon if the reserved parking detail could be grandfathered in. Ms. McClendon replied that her staff would do more research and get back to the Board with an answer to Mrs. Maurer's question about grandfathering in reserved or restricted parking.

Mr. Coen noted that he once managed a movie theater where parking was an ongoing problem. He was very leery about restricted parking and had participated in many discussions about it while on the Planning Commission. He said that the subject should be looked at holistically and spoke about a strategy to put a rotary in front of the proposed theater at The Garrison and asked staff to do further evaluation.

Mr. Cavalier spoke about over-regulating restricted parking and such. He said that the developer wanted The Garrison to work out and would not intentionally put himself in a bad position with parking, etc. He said that it was the same developer that did Stafford Marketplace, which had such an excess of parking that the County holds National Night Out there every year. He said to let the commercial developers work this out on their dime.

Ms. Bohmke said that she agreed with both sides and that it was important to give Mr. Pence the flexibility he needed with his new development. She said that she appreciated staff's candor and would support this item.

Mr. Dudenhefer motioned, seconded by Ms. Shelton, to adopt proposed Ordinance O18-26.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Ordinance O18-26 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY  
CODE SEC. 28-39, "SPECIAL REGULATIONS"

WHEREAS, the Stafford County Code (Code) allows for shared parking space credits for specific uses in the P-TND, Planned Traditional Neighborhood Development Zoning District; and

WHEREAS, the Board desires to amend the Zoning Ordinance to provide more flexibility and opportunities for shared parking in the P-TND Zoning District and to reduce impervious area as recommended by the Virginia Department of Environmental Quality during its review of the County's Chesapeake Bay Act program review; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of such an ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that Stafford County Code Sec. 28-39, "Special regulations" be and it hereby is amended and reordained as follows, all other portions remaining unchanged:

***Sec.28-39 Special regulations.***

(p) *Planned-Traditional Neighborhood Development (P-TND)*

(6) *Parking and loading for all transect zones*

b. The required parking for all uses within the transect zone shall be provided within the specific transect zone unless the required parking for a use is provided in another transect zone provided that:

i. The parking is tied to a specific list of uses that are sharing parking spaces per Table 3.3(b).

ii. The location of the parking spaces for a residential use is within one hundred fifty (150) feet and five hundred (500) feet if for a nonresidential use.

g. A credit of up to ten (10) percent of the maximum required parking spaces may be granted for all uses within the same pedestrian shed where a transit stop is located.

(17) *Shared parking for specified uses in all transect zones.*

a. Only the uses listed in table 3.3(b) may apply to the shared parking tabulations. All other uses are not eligible for shared parking credits.

b. To determine the total number of spaces to be shared by two (2) categories, add the maximum number for each use and multiply the number by the shared parking factor identified in table 3.3(b) then subtract that difference from the total.

*Example:* Office use requires sixty (60) spaces and retail use requires forty (40) spaces, total spaces required for both uses is one hundred (100); multiply by 1.2 = 120; a difference of twenty (20), therefore, subtract twenty (20) from the original required parking of one hundred (100); number of spaces now required for both uses is eighty (80).

c. When more than two (2) categories in table 3.3(b) are to share parking, add the maximum number for each use and multiply the number by the smallest largest factor then subtract the difference from the total.

*Example:* The multiple categories are residential, retail, and entertainment and the smallest largest factor is ~~1.1~~ 1.3, the maximum number of spaces required is five hundred (500) and with a factor of ~~1.1~~ 1.3,  $500 \times 1.1 = 500$  ~~650~~;  $500 - 50 = 450$  350 spaces required.

Table 3.3(b) Shared Parking Factor

Use with Use/Factor of Reduction	Residential per Table 3.2(a)	Lodging per Table 3.2(b)	Office per Table 3.2(c)	Retail per Table 3.2(e)	Cultural/entertainment per Table 3.2(f)
Residential per Table 3.2(a)	1	1.1	<del>1.4</del> <u>1.3</u>	<del>1.2</del> <u>1.3</u>	<del>1.1</del> <u>1.2</u>
Lodging per Table 3.2(b)	1.1	1	<del>1.7</del> <u>1.5</u>	1.3	<del>1.5</del> <u>1.3</u>
Office per Table 3.2(c)	<del>1.4</del> <u>1.3</u>	<del>1.7</del> <u>1.5</u>	1	1.2	1.4
Retail per Table 3.2(e)	<del>1.2</del> <u>1.3</u>	1.3	1.2	1	<del>1.4</del> <u>1.2</u>
Cultural/Entertainment per Table 3.2(f)	<del>1.1</del> <u>1.2</u>	<del>1.5</del> <u>1.3</u>	1.4	<del>1.4</del> <u>1.2</u>	1

Item 21. Planning and Zoning; Approve a Conditional Use Permit (CUP) for a Family Health Care Center at the East Campus of Stafford Hospital Mike Zuraf gave a presentation and answered Board members questions. He provided background information regarding an amended CUP to allow a drive through in the B-2, Urban Commercial Zoning District, which was to support a pharmacy that would be a part of the proposed out-patient family healthcare center for military personnel and their families. The property owner was Medicorp Properties, Inc. and the County was the applicant. Proposed conditions included one drive-through for a pharmacy, with the location consistent with the GDP, and up to two free-standing kiosks, not

attached to the primary building. Staff found that the proposed use was consistent with the facility and was sited in a manner to minimize impact on the transportation network and surrounding properties. The County's Economic Development Strategic Action Plan supported the expansion of medical uses around the Hospital.

The Chairman opened the public hearing. The following person(s) indicated a desire to speak:

Paul Waldowski                      Chief Robbins

The Chairman closed the public hearing.

Commissioner McPherson said that he supported the CUP amendment; that it made a lot of sense and would save a lot of backing in and out of parking spaces. Mr. McPherson motioned, seconded by Commissioner English, to adopt proposed Resolution R18-175, which was approved by a voice vote of 5 – 0.

Ms. Shelton motioned, seconded by Mrs. Maurer, to adopt proposed Resolution R18-175.

The Voting Board tally was:

Yea:                      (7)     Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay:                      (0)

Resolution R18-175 reads as follows:

A RESOLUTION TO APPROVE A CONDITIONAL USE PERMIT PURSUANT TO APPLICATION CUP18152371 TO AMEND CONDITIONS TO ALLOW (1) A HOSPITAL USE IN THE B-2, URBAN COMMERCIAL ZONING DISTRICT AND HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT (HCOD), (2) AN EXCEPTION TO THE MAXIMUM HEIGHT REGULATIONS FOR STRUCTURES AND BUILDINGS IN THE B-2 ZONING DISTRICT, (3) AN EXCEPTION TO THE MAXIMUM HEIGHT ALLOWED FOR A FENCE IN THE B-2 ZONING DISTRICT, AND (4) A DRIVE-THROUGH USE IN THE B-2, URBAN COMMERCIAL ZONING DISTRICT, ALL ON TAX MAP PARCEL NOS. 39P-A, 39P-B, 39P-C, 39P-1, 39P-1A, 39P-1B, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, AND 39R-10, LOCATED WITHIN THE AQUIA ELECTION DISTRICT

WHEREAS, the Stafford County Board of Supervisors, (Applicant) submitted application CUP18152371 (Application), pursuant to Resolution R18-169, requesting a conditional use permit (CUP) to amend conditions to allow a drive-through in support of a pharmacy use in the B-2, Urban Commercial Zoning District, on Tax Map Parcel Nos. 39P-A, 39P-B, 39P-C, 39P-1, 39P-1A, 39P-1B, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10 (Property), located within the Aquia Election District; and

WHEREAS, the Application was submitted pursuant to Stafford County Code, Sec. 28-35, Table 3.1, which permits the use in the B-2, Urban Commercial Zoning District, after a CUP is issued by the Board; and

WHEREAS, by application from the Property owner, Medicorp Properties, Inc. (Owner), a CUP was approved on December 19, 2017, pursuant to Resolution R17-318, to amend conditions on the Property to allow (1) a hospital use in the B-2, Urban Commercial Zoning District and Highway Corridor Overlay Zoning District (HCOD), (2) an exception to the maximum height regulations for structures and buildings in the B-2 Zoning District, and (3) an exception to the maximum height allowed for a fence in the B-2 Zoning District; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board has considered the criteria in Stafford County Code Sec. 28-185 and finds that the request meets the standards of the Zoning Ordinance for issuance of a CUP;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that a conditional use permit (CUP) pursuant to application CUP18152371 be and it hereby is approved with the following conditions:

General Conditions:

1. This CUP is for a hospital in a B-2, Urban Commercial Zoning District and a Highway Corridor Overlay Zoning District (HCOD), an exception to the maximum height allowed in a B-2 zoning district for the hospital, and an exception to the maximum height regulations for a fence, which conditions affect the following Tax Map Parcel Nos: 39P-A, 39P-B, 39P-1 and 39P-1A (the West Campus), and 39P-C, 39R-A, 39R-B, 39R-C, 39R-1, 39R-2, 39R-3, 39R-4, 39R-5, 39R-6, 39R-7, 39R-8, 39R-9, and 39R-10 (the East Campus) (collectively, the Property); and
2. This CUP may be revoked or conditions modified for violations of the conditions or any applicable federal, state or local code, regulations, laws, or ordinances.

Maximum Building Height Condition:

3. The maximum height allowable for the hospital is 90 feet on the West Campus. No wall-mounted lighting shall be located higher than 35 feet on the hospital building.

Hospital Use Conditions:

4. Medicorp Properties, Inc. (Owner) shall work with Stafford County to encourage hospital-related vehicle traffic to utilize the planned extension of Hospital Center Boulevard to the reconstructed Interstate 95 interchange at Exit 140, once completed, to minimize impacts to and disruptions from the Jefferson Davis Highway/Courthouse Road intersection. For office buildings located within the Property, Transportation Demand Management (TDM) strategies shall be utilized to attempt to reduce single occupant vehicular (SOV) traffic during peak periods. Lessees/purchasers shall be advised of this TDM strategy. Strategies implemented shall include the following:
  - a. TDM materials describing available transit information, car/van pooling formation, alternative work schedules, and the Fredericksburg Regional Transit (FRED) bus system shall be distributed to building occupants;
  - b. Designated parking shall be identified for car pool/van pool use;
  - c. Mass transit usage shall be encouraged and promoted through published transit service information made available in campus buildings;



- d. Bicycle racks and shower facilities shall be provided for the use of office employees; and
  - e. The Owner shall work with the County to file an emergency evacuation plan for the hospital.
5. A temporary pump station was constructed with the critical resource protection area (CRPA), as permitted, the Owner shall submit to the Department of Planning and Zoning a vegetation restoration plan consistent with Chesapeake Bay Act revegetation guidelines, and shall replant in accordance with such plan, to the extent permitted by the County, those portions of the CRPA which were disturbed due to the construction of the temporary pump station. This restoration plan would be implemented upon the removal of the temporary pump station. All utility facilities located in the CRPA area shall be set back as far as possible from the existing streambed. Any trails located within the CRPA area will utilize the utility easements to the extent practical to avoid unnecessary clearing and disturbance.
  6. The helistop shall be used to transport patients to the hospital and from the hospital to other specialized medical facilities. There would be no refueling or permanently based flight operations at this helistop. The flight path for the helistop will be determined in conjunction with the Virginia Department of Aviation and the Federal Aviation Administration per Advisory Circular 150/5390 for the design of Heliports. The approach and take off pathway will be designed to avoid the hospital buildings and adjacent residences and will generally follow the adjacent Stafford Hospital Boulevard. The heliport shall have a concrete landing pad, painted graphics, ground lighting, and an illuminated windsock. The design will incorporate a clear zone of a minimum of 120 feet in diameter. The ground lighting shall be extinguished when not in use.
  7. The day care center located on the West Campus shall be designed to primarily serve employees of the hospital and other ancillary and support uses related to the hospital.

Fence Height Conditions:

8. Security fencing may exceed the maximum height requirements on the East Campus, in the location as generally depicted on the Generalized Development Plan (GDP) entitled "Stafford Hospital Center Rezoning and Conditional Use Permit Amendment," dated August 31, 2017, as last revised November 15, 2017, and prepared by Bagby, Foroughi and Goodpasture, PLLC (the Revised GDP).
9. The height of any security fencing on the East Campus shall not exceed 10 feet.
10. The security fence will be constructed of aluminum, and will not include barbed or razor wire and will not be electrified.
11. The design of the security fencing on the East Campus shall be in general conformance with the architectural illustratives prepared by Tactic Inc., referenced as "Exhibit A" and provided by the Owner as part of the application.

Drive-through conditions:

12. One drive-through facility with pneumatic tubing shall be permitted on the East Campus in support of a pharmacy use that is an accessory to a family health center medical clinic.
13. The location of the drive-through facility shall be in the general location shown on the revised GDP.
14. The drive-through facility may consist of up to two free-standing kiosks, not attached to a primary building, in the general location shown on the revised GDP.

At 8:05 p.m., Ms. Vanuch adjourned the Planning Commission.

**END OF JOINT PUBLIC HEARINGS W/ THE PLANNING COMMISSION**

At 8:11 p.m., Ms. Bohmke reconvened the Board meeting.

**PUBLIC HEARINGS**

Item 22. Public Works (Transportation); Amend and Reordain Stafford County Code Sec. 15-55, "Designation of Restricted Parking Areas" Within the Leeland Station Subdivision Public Works Director, Mr. Jason Towery, gave a presentation and answered Board members questions. He said that in April 2018, staff received a petition from the Leeland Station Community Association requesting the establishment of a restricted parking area within the Leeland Station Subdivision, and it provided a certificate of resolution requesting all streets within the Subdivision be designated as a restricted parking area. All streets met the definition of a "public highway" as defined in County Code. The Board authorized a public hearing and if approved, County Code would be amended and reordained designating the requested streets in Leeland Station under a new restricted parking area.

The Chairman opened the public hearing. The following person(s) indicated a desire to speak:

Paul Waldowski

The Chairman closed the public hearing.

Ms. Shelton asked Mr. Towery about the number and cost of restricted parking signs, which would be a County expense. Mr. Towery did not have those figures but said he would provide details to the Board regarding Ms. Shelton's question.

Ms. Bohmke said that although there were no Leeland Station residents present in the Board Chambers, she received e-mails in opposition to this request so she was going to defer it to Unfinished Business at the Board's August 21<sup>st</sup> meeting.

Ms. Bohmke motioned, seconded by Mr. Snellings, to defer proposed Ordinance O18-27 to the August 21<sup>st</sup> Board meeting.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings

Nay: (0)

Item 23. Planning and Zoning; Consider Amendments to the County's Comprehensive Plan Regarding Cluster Subdivision Areas Mike Zuraf gave a presentation and answered Board members questions. He said that there were two requested amendments to the Comprehensive Plan regarding cluster subdivisions including Part 1: define locations where cluster subdivisions were recommended (proposed Resolution R18-77); and Part 2: relocate cluster design criteria from Chapter 2 to a new section of County Code, Chapter 3 (proposed Resolution R18-119).

Part 1 would modify Chapter 3 "The Land Use Plan" to add a new sub-chapter entitled, Sec. 3.9, "Cluster Subdivision Areas." It would also add a new map entitled "Figure 3.9, Cluster Subdivision Areas."

Part 2 would relocate the criteria for cluster subdivisions from Chapter 2, Policy 1.2.12 "Goals Objectives and Policies," to Chapter 3 "The Land Use Plan," Sec. 3.9 "Cluster Subdivisions; and in Sec. 3.9, further define and amend the criteria that applies to all cluster subdivisions, cluster subdivisions inside the Urban Services Area (USA), and/or cluster subdivisions outside the USA. At its meeting on April 25, 2018, the Planning Commission voted 6 – 1 to recommend approval of proposed Resolution R18-77; and at its meeting on May 23, 2018, it voted 7 – 0 to recommend approval of proposed Resolution R18-119.

Mr. Cavalier spoke about the required 40% open space requirement and asked Mr. Zuraf for the exact percentage in the County and asked if the Planning Commission knew the exact percentage at the time they voted on this matter. Ms. Shelton asked if the first 50' density was extracted for commercial development. Mr. Zuraf said that it was not. He added that County Code discounts R-1 wetlands, steep slopes, etc. Ms. Shelton asked if stormwater management areas were exempt. Mr. Zuraf said they were not.

The Chairman opened the public hearing. The following person(s) indicated a desire to speak:

Paul Waldowski

The Chairman closed the public hearing.

Mr. Zuraf was excused to return to his office to calculate the information requested by Mr. Cavalier. Mrs. Maurer motioned, seconded by Mr. Coen to table this item until Mr. Zuraf returned to the Board Chambers. The next item considered was Item 25 on the agenda.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings

Nay: (0)

Item 25. Planning and Zoning; Consider Rezoning 65.99 Acres from A-1 to M-1 to Permit Commercial and Industrial Development (Stafford Airport Industrial Park) Brian Geouge gave a presentation and answered Board members questions. In talking about transportation impacts,

Mr. Geouge said that anticipated traffic generated based on a 500,000 s.f. industrial development would be 3,633 total vehicle trips per day (VTPD) with 9981 VTPD to/from Route 1 on Ramoth Church/American Legion Road, whereas the current volume on Ramoth Church Road now is 2,000 VTPD as indicated on the Traffic Impact Analysis (TIA). Recommendations in the TIA included turn lanes at American Legion Road/Route 1.

Mrs. Maurer asked if the planned access areas/points of entry could change. Mr. Geouge replied that they could change. Mrs. Maurer asked if all planned access points were off Ramoth Church Road. Mr. Geouge said that Mrs. Maurer was correct and that the applicant did not proffer conformation with the GDP. Mrs. Maurer talked about there being 3,633 VTPD for light industrial and asked what other uses were permissible in light industrial zoning. Mr. Geouge said that per the proposed proffers, there could be no more than three stand-alone restaurants, three convenience centers, and three convenience stores. Mrs. Maurer asked why then was the traffic measured for light industrial? She noted that the VTPD numbers were significantly higher for restaurants and convenience centers and stores than for manufacturing in a 500,000 s.f. warehouse. Mr. Geouge said that the TIA did not meet State standards and the County Code says “may” not “shall.” He added that any rezoning was based on the highest usage. Mrs. Maurer asked why then was traffic based on light industrial? Mr. Geouge said that the TIA was done in advance of receipt of the proposed proffers and went with an assumed use for the property. Mrs. Maurer repeated that the TIA was not done in accordance with County Code.

Ms. Shelton asked about the conversion from A-1 to M-1 and any height impacts given the proximity to Airport runways. Mr. Geouge said that there was a height restriction OF 65’ in the M-1 Zoning District and there was no need for further restrictions. Mrs. Maurer said again that the application was not in accordance with County Code. Mr. Geouge said that it was written as requested by the applicants, Daniel Payne and Rich McDaniel, and in accordance with existing businesses in that area. He noted that staff recommended that the applicant proffer the maximum VTPD generated but the applicant chose not to.

Mr. Snellings asked about population density in the area of the Airport. Mr. Geouge said that if it remained A-1 zoned, there could be 22 houses built on the property by right. With the requested rezoning, density would not exceed the by right numbers. Mr. Snellings talked about Ramoth Church Road and how the proffers would benefit the residents living on that road. Mr. Geouge said there would be a berm and evergreens to mitigate any visual impacts.

Mr. Lee Cherwick, for the applicant, gave a presentation and addressed the Board. He noted that the GDP was for illustrative purposes only and if the rezoning request was successful, a site plan would be submitted. He noted that the area was served by County water and sewer service. Mrs. Maurer said that use of County water and sewer would be less for light industrial. Mr. Cherwick said that if the planned development used more water and sewer, they would pay for more water and sewer. He said that he did not see a T.G.I. Friday’s coming into the area but

more of a sandwich shop or fast food restaurant; he said that he sees warehouses built there and talked about Virginia Linens that was already located in the same area. He said that for Virginia Linens, the County took all proffers off Centreport Parkway and repeated that he did not see a T.G.I. Friday's coming in to that location as there was not enough population density there to attract a restaurant like that.

Mr. Cherwick said that in regards to the existing family cemetery on the property, the family would have full-time access to it and there would be a 35' buffer built around the gravesites. There would be right-of-way dedication along Ramoth Church Road; no-bird landscaping (landscaping that would not attract birds due to the property's proximity to the Airport); a 3' berm and evergreen shrubs along Ramoth Church Road; turn lanes would be provided at site entrances if deemed necessary at site plan review; any office or hotel three or more stories high would include sprinklers and standpipe system as requested by the Fire and Rescue Department; the development would conform with the Airport Land Use Compatibility Standards in the County's Comprehensive Plan; and no more than three stand-alone restaurants, three convenience centers, and three convenience stores would be located on the site.

Mr. Snellings spoke about Mr. Cherwick's comment about similarities to International Drive off Route 17 and said there was a big difference between International Drive and a country road. Mr. Cherwick agreed that there was a big difference in traffic volume. Ms. Shelton said that she meant no disrespect but one of the Board's biggest concerns was congestion and in looking at the numbers in the TIA, she was very concerned and asked why more accurate numbers were not proffered using the actual VTPD. Mr. Cherwick said that the property owners were quietly marking the property, which could have 22 houses built on it but said there was M-1 zoning 75' down the road. He said the owners had no tenants in hand but given what is there now, it was logical to plan for light industrial use and they were looking to serve local uses, not an Amazon distribution facility.

Mrs. Maurer said that the bottom line was that potentially the VTPD could go from 7 to 127 per 1,000 s.f. and take the road from a level of service (LOS) C to a LOS D with no transportation proffers or improvements to offset the reduction in the level of service. Mr. Cherwick replied that the difference in a LOS C to a LOS D was a 35 second wait vs. a 48 second wait in traffic and he assured the Board that the development would maintain a LOS C or better in the area.

The Chairman opened the public hearing. The following person(s) indicated a desire to speak:

Paul Waldowski

The Chairman closed the public hearing.

Mr. Cavalier asked Mr. Geouge if this property could be used for a data center. Mr. Geouge said that it could, that data centers were not big traffic generators. Mr. Cherwick said that the owners limited development to 500,000 s.f.; it could go as high as two million s.f., but he said that was outrageous for the area. He said that he did not discount data centers and his client would be happy to talk with them but data centers typically used a smaller footprint.

Mr. Snellings said that he spoke with the applicant about a deferral but the more he heard about no there being no guarantees about traffic and entrances on Ramoth Church Road or Centreport Parkway and what might be developed on the property, he did not like what he was hearing and instead of deferral he was going to recommend denial.

Mr. Snellings motioned, seconded by Mrs. Maurer, to adopt proposed Resolution R18-69, which denied the requested rezoning of 65.99 acres from A-1 to M-1 to permit commercial and industrial development (Stafford Airport Industrial Park).

Mr. Coen said he was disappointed with the project when he was on the Planning Commission and continued to be disappointed with it as a member of the Board. He said there was a lack of specificity and spoke about exits onto Centreport Parkway rather than Ramoth Church Road.

Ms. Shelton said that transportation congestion was the number one issue facing the Board and she had concerns that traffic and congestion issues were not addressed in the proposal. Ms. Bohmke said she read the Planning Commission meeting minutes and Commissioner Apicella's comments and research on the project were very thorough. She added that this project did not meet County Code was very troubling.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Resolution R18-69 (Denial) reads as follows:

A RESOLUTION TO DENY A REQUEST TO RECLASSIFY FROM THE A-1, AGRICULTURAL, ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL, ZONING DISTRICT, TAX MAP PARCEL NOS. 38-13 AND 38-33, LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, Ramoth Road Investors, LLC submitted Application RC17151715, requesting a reclassification from the A-1, Agricultural, Zoning District to the M-1, Light Industrial, Zoning District, Tax Map Parcel Nos. 38-13 and 38-33, located within the Hartwood Election District; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested zoning amendment is incompatible with the surrounding land uses and does not meet the criteria for a rezoning in Stafford County Code Sec. 28-206;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the application RC17151715 be and it hereby is denied.

Item 23. (continued) Discussion of the Comprehensive Plan amendment regarding cluster subdivisions continued when Mr. Zuraf returned to the Board Chambers. The current percentage in the County is 41.5%. Mr. Coen said that State Code required 40% and asked if the County went below 40%, would staff have to make another new map to account for the new percentage and therefore, possibly have to make a new map every few years. Mr. Zuraf replied that the map would have to be adjusted.

Mr. Cavalier said that he thought that was contrary to an opinion given by the (then) Deputy County Attorney, Ms. McClendon when asked about it at a previous meeting. Ms. McClendon said that the County only had to meet the 40% requirement; she said that she did not opine at a previous meeting but said that an evaluation would be done as development occurred; how and when would be determined by policy set by the Board. Mr. Cavalier noted that perhaps the conversation to which he was referring took place in the Board's Closed Meeting room and asked again if 40% always had to be available. Ms. McClendon confirmed that State Code required 40%. Mr. Coen asked if the County go higher, just not lower. Ms. McClendon replied that the State set the floor. Mr. Cavalier spoke about the noise abatement zone at Marine Corps Base Quantico. Mr. Zuraf clarified that there was a request to avoid air flight areas. Mr. Cavalier added that a portion of the Rock Hill District also bordered the Base. Mrs. Maurer said that the recent Joint Land Use Study (JLUS) revised the noise abatement zone on its eastern side. Mr. Zuraf said that staff would look into it.

Mrs. Maurer motioned, seconded by Mr. Snellings, to adopt proposed Resolution R18-77.

The Voting Board tally was:

Yea:	(4)	Bohmke, Dudenhefer, Maurer, Snellings
Nay:	(3)	Cavalier, Coen, Shelton

Resolution R18-77 reads as follows:

A RESOLUTION TO AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2229, BY ADOPTING THE PROPOSED AMENDMENTS TO CHAPTER 3, "THE LAND USE PLAN," OF THE DOCUMENT ENTITLED "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2016-2036," ADOPTED ON AUGUST 16, 2016 (COMPREHENSIVE PLAN), REGARDING CLUSTER DEVELOPMENT

WHEREAS, Virginia Code § 15.2-2286.1, authorizes certain localities to make provisions for cluster development; and

WHEREAS, Stafford County permits cluster development; and

WHEREAS, the Board has been dissatisfied with the quality of development occurring

pursuant to the current cluster development standards; and

WHEREAS, Virginia Code § 15.2-2229 authorizes the Board to amend the Comprehensive Plan; and

WHEREAS, the Board desires to amend the Comprehensive Plan to provide for quality development and preservation of the rural character of the rural areas of the County by amending the text of the document and adopting a new map to designate where cluster development should be encouraged; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed Comprehensive Plan amendments and provided its recommendations to the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that adoption of the proposed Comprehensive Plan amendments is consistent with good planning practices;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018 that it be and hereby does adopt amendments to the textual document entitled “Stafford County, Virginia, Comprehensive Plan 2016-2036,” adopted on August 16, 2016, as identified in Exhibit A entitled “Comprehensive Plan Amendment; Cluster Subdivision Areas,” dated March 15, 2018, including a map entitled “Figure 3.9 Cluster Subdivision Areas;” all other portions of the Comprehensive Plan remaining unchanged.

Mrs. Maurer motioned, seconded by Mr. Snellings, to adopt proposed Resolution R18-119.

The Voting Board tally was:

Yea:	(4)	Bohmke, Dudenhefer, Maurer, Snellings
Nay:	(3)	Cavalier, Coen, Shelton

Resolution R18-119 reads as follows:

A RESOLUTION TO AMEND THE STAFFORD COUNTY COMPREHENSIVE PLAN IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2229, BY ADOPTING THE PROPOSED AMENDMENTS TO CHAPTER 2, “THE FOUNDATION FOR THE FUTURE” AND CHAPTER 3, “THE LAND USE PLAN,” OF THE DOCUMENT ENTITLED “STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2016-2036,” ADOPTED ON AUGUST 16, 2016 (COMPREHENSIVE PLAN), REGARDING CLUSTER DEVELOPMENT

WHEREAS, Virginia Code § 15.2-2286.1, authorizes certain localities to make provisions for cluster development; and

WHEREAS, Stafford County permits cluster development; and

WHEREAS, the Board has been dissatisfied with the quality of development occurring pursuant to the current cluster development standards; and



WHEREAS, Virginia Code § 15.2-2229 authorizes the Board to amend the Comprehensive Plan; and

WHEREAS, the Board desires to amend the Comprehensive Plan to provide for quality development and preservation of the rural character of the rural areas of the County by amending the text of the document and adopting a new map to designate where cluster development should be encouraged; and

WHEREAS, the Planning Commission conducted a public hearing on the proposed Comprehensive Plan amendments and provided its recommendations to the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that adoption of the proposed Comprehensive Plan amendments is consistent with good planning practices;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that it be and hereby does adopt amendments to the document entitled “Stafford County, Virginia, Comprehensive Plan 2016-2036,” adopted on August 16, 2016, as identified in the attached Exhibit A dated April 9, 2018, all other portions of the Comprehensive Plan remaining unchanged.

Item 24. Planning and Zoning: Consider Proposed Amendments to the County’s Cluster Ordinance Mike Zuraf gave a presentation and answered Board members questions. He noted that the corrected proposed Ordinance was included in the Board’s Add-on folder. The proposed Zoning Ordinance amendments included Sec. 28-25, “Definition of specific terms” (to expand the “cluster” and “open space land” definitions); and Sec. 28-35, Table 3.1, “District uses and standards” to relocate the development standards relating to cluster subdivisions to a new table specific to cluster subdivisions; and in A-1, to increase the minimum side yard requirement from 20 to 10 feet. Also, in Sec. 28-39 of the Zoning Ordinance, “Special regulations,” regarding stormwater management, to exclude surface stormwater management facilities areas to satisfy minimum open space requirements; only the surface area of underground stormwater management facilities may be used as a permitted open space to satisfy minimum open space requirements. Regarding utility and access easements, the proposed amendment would exclude the first 50’ width of utility and access easements from satisfying the required minimum open space. Only a portion of a utility easement outside of the area of the first 50’ width of a utility easement could be used as a permitted open space use to satisfy the minimum open space requirement. All portions of a utility easement identified in the Water and Sewer Master Plan element of the Comprehensive Plan may be used to satisfy the required minimum open space acreage. At its meeting on May 23, 2018, the Planning Commission voted 7 – 0 to recommend approval of the above-referenced amendments.

Mrs. Maurer confirmed that the propose Ordinance would be amended to change from 20' to 10' in Table 3.1b in the A-1 Zoning District. Mr. Cavalier said that the 50' exclusion in the Utilities easement not being done in agricultural zoned areas. Mr. Zuraf said that in agriculture areas, developments were divided into lots; cluster developments were different. Mr. Cavalier asked who recommended this and said it was not his idea. Mr. Zuraf noted that it was the recommendation of the Board and the CEDC.

The Chairman opened the public hearing. The following person(s) indicated a desire to speak.

Paul Waldowski

The Chairman closed the public hearing.

Mrs. Maurer motioned, seconded by Mr. Snellings to adopt proposed Ordinance O18-16.

The Voting Board tally was:

Yea: (5) Bohmke, Coen, Dudenhefer, Maurer, Snellings  
Nay: (2) Cavalier, Shelton

Ordinance O18-16 (revised) reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS," SEC. 28-35, "TABLE OF USES AND STANDARDS," AND SEC. 28-39, "SPECIAL REGULATIONS," REGARDING CLUSTER DEVELOPMENT REGULATIONS

WHEREAS, Virginia Code § 15.2-2286.1 authorizes certain localities to make provisions for cluster development; and

WHEREAS, Stafford County permits cluster developments in the A-1, Agricultural; A-2, Rural Residential; and R-1, Suburban Residential Zoning Districts; and

WHEREAS, the Board has been dissatisfied with the quality of development occurring pursuant to the current cluster development standards; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the testimony of the public, if any, at the public hearing; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practices require adoption of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that Sec. 28-25, "Definitions of specific terms," Sec. 28-35, "Table of uses and standards," and Sec. 28-39, "Special regulations" be and they hereby are amended and reordained as follows, all other portions remaining unchanged:

**Sec. 28-25. - Definitions of specific terms**

*Cluster.* A subdivision development design technique that concentrates detached single-family dwellings in specific areas on reduced lot sizes on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features and rural character as described in Code of Virginia, §§ 10.1-1700 and 15.2-2286.1. Cluster designed subdivisions shall be developed in accordance with the regulations of section 28-39(z) and chapter 22 article IX.

*Open space land.* Any land which is provided or preserved for park or recreational purposes, conservation of land, or other natural resources; historic or scenic purposes; assisting in the shaping of the character; direction, or timing of community development; wetlands; agricultural production or forestry. When located within a cluster designed subdivision, the open space land shall comply with the applicable regulations pursuant to Section 28-39(z) and chapter 22 article IX.

**Sec. 28-35. - Table of uses and standards.**

**Table 3.1. District Uses and Standards**

*A-1 Agricultural.*

(d) *Requirements:*

(1) *Intensity:*

~~Open space requirement for cluster subdivision = fifty (50) percent of total subdivision tract.~~

(2) *Minimum lot area (acres):*

~~Cluster subdivision ..... 1.5~~

(4) *Minimum yards: (Feet)*

~~Cluster subdivision:~~

~~Front ..... 40~~

~~Side ..... 10~~

~~Rear ..... 35~~

(6) *Minimum lot width (in feet):*

~~Cluster subdivision ..... 100~~

(8) For cluster designed subdivisions refer to table 3.1(b).

*A-2 Rural Residential.*

(d) *Requirements:*

(1) *Intensity:*

~~Open space requirement for cluster subdivision = thirty (30) percent of total subdivision tract.~~

(2) *Minimum lot area (acres):*

~~Cluster subdivision ..... 0.7~~

(3) *Minimum yards: (Feet)*

~~Cluster subdivision:~~

~~Front ..... 30~~

~~Side ..... 10~~

~~Rear ..... 25~~

(5) *Minimum lot width (in feet):*

~~Cluster subdivision: ..... 80~~

(7) For cluster designed subdivisions refer to table 3.1(b).

*R-1 Suburban Residential.*

(b) *Conditional use permit:*

~~Cluster subdivision, maximum density 2.25 du/acre, on parcels within the boundary established on the map entitled "Cluster Subdivision Areas." with increased density, per table 3.1(b).~~

(d) *Requirements:*

(1) *Intensity:*

~~Allowable density for cluster subdivision (see conditional use permit) ..... 1.5 du/ae~~

~~Open space requirement for cluster subdivision = thirty (30) percent of total subdivision tract.~~

(2) *Minimum yards: (Feet)*

~~Cluster subdivision:~~

~~Front ..... 30~~

~~Side ..... min. 8 total 18~~

Rear ..... 25

Minimum lot size ..... 8,000 s.f.

(4) *Minimum lot width (feet):*

Cluster subdivision: ..... 60

(6) For cluster designed development refer to table 3.1(b).

**Table 3.1(b) Standards for Cluster Designed Subdivisions\***

<b>Requirement</b>	<b><u>A-1 Agricultural Zoning District</u></b>	<b><u>A-2, Rural Residential Zoning District</u></b>	<b><u>R-1, Suburban Residential Zoning District</u></b>
<u>Minimum Open Space</u>	<u>50% of total tract</u>	<u>30% of total tract</u>	<u>30% of total tract</u>
<u>Minimum Lot Area</u>	<u>1.5 acres</u>	<u>0.7 acre</u>	<u>8,000 sf</u>
<u>Density (dwelling unit per acre)</u>	<u>N/A</u>	<u>N/A</u>	<u>1.5</u> <u>Up to 2.25 with a conditional use permit</u>
<u>Minimum Lot Width (feet)</u>	<u>100</u>	<u>80</u>	<u>60</u>
<u>Minimum Front Yard (feet)</u>	<u>40</u>	<u>30</u>	<u>30</u>
<u>Minimum side yard (feet)</u>	<u>10</u>	<u>10</u>	<u>Min 8, 18 ft</u>
<u>Minimum rear yard (feet)</u>	<u>35</u>	<u>25</u>	<u>25</u>

\*If a standard or requirement was not modified by this table 3.1(b), the standard as provide in the zoning category shall apply.

***Sec. 28-39. - Special regulations***

(z) Special provisions applicable to cluster design subdivisions.

(a) Cluster design subdivisions shall only be permitted on land zoned A-1, Agricultural; A-2, Rural Residential; or R-1, Suburban Residential within the area designated on

the map entitled “Cluster Subdivision Areas.”

- (b) Surface storm water management facilities and related storm drainage easements shall be permitted within the open space land. The area of such facilities and storm drainage easements shall not be used to satisfy the required minimum open space acreage.
- (c) Underground storm water management facilities and related storm drainage easements shall be permitted within the open space land. If any portion of the surface area of such facilities and storm drainage easements are capable of and are to be used as a permitted open space use, only that portion may be used to satisfy the required minimum open space acreage.
- (d) Utility and access easements shall be permitted in the open space. The area within the first 50 feet of width of any utility easement, measured from the edge of the easement, shall not be used to satisfy the required minimum open space acreage. Any portion of a utility easement located outside the area of the first 50 feet of width of an utility easement that is capable of and is to be used as a permitted open space use, may be used to satisfy the required minimum open space acreage. All portions of a utility easement identified in the Water and Sewer Master Plan element of the Comprehensive Plan may be used to satisfy the required minimum open space acreage.

Item 26. Planning and Zoning; Consider Amended Proffer Conditions to Modify Approved GDP and Clarify Proffered Improvements for a 55-Lot Townhouse Development, Zoned R-3

Mike Zuraf gave a presentation and answered Board members questions. Proffer amendments included Proffer #3, off-site improvement agreement including a reference to a new agreement between the applicant and the Liberty Town Homeowner’s Association (LTHOA), in place of a prior contingency to obtain written authorization from the HOA for off-site improvements that include sidewalk repair on Highpointe Blvd; parking lot, curb and gutter repair, and final paving; and slope stabilization. Also included is a modification of Proffer #10, architectural design, and Proffer #11, providing evergreen tree screening between the proposed and existing townhouse units. Mr. Zuraf said that staff found the amendments to be positive and recommended approval of proposed Ordinance O18-28. At its meeting on May 23, 2018, the Planning Commission voted 7 – 0 for approval. For the applicant, Mr. Charlie Payne also gave a presentation to the Board and provided additional details about the requested proffer amendments.

Mr. Snellings asked about Proffer #10, architectural design, and how it would differ from the originally proffered design. Mr. Payne said that the new contractor would use different materials and a possibly different appearance. He added that in the existing proffers, only about one-half of the units had two-car garages. With the requested amendment, all 55 units would have two-car garages.

Mr. Dudenhefer said that he worked on this project since 2009 or 2010. He said there were a lot of changes needed to address some of the LTHOA's concerns. He asked for assurance that the new developers improvements would not be done "on the cheap." Mr. Payne said that there were several "hooks" in the new agreement and that the LTHOA would not grant the entrance easement until they were satisfied with the promised improvements; there was \$100,000 in escrow and the \$200,000 was the approximate cost of the agreed upon improvements. He said that the new developer had plans that were permitted and bonded and would pay to hire an outside engineer if need be. Mr. Payne said that it was hoped that work would commence on April 1, 2019 and be completed by September 1, 2019. Mr. Dudenhefer said he would keep an eye on the project. Mr. Coen noted that the new plans would preserve more open space and keep more trees.

The Chairman opened the public hearing. The following person(s) indicated a desire to speak:  
Paul Waldowski      Jennifer Bloom, LTHOA Rep.      Matt Murphy, Property Owner  
The Chairman closed the public hearing.

The Voting Board tally was:

Yea:            (7)      Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay:            (0)

Ordinance O18-28 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE PROFFERED CONDITIONS ON TAX MAP PARCEL NO. 20-125, ZONED R-3, URBAN RESIDENTIAL-HIGH DENSITY, LOCATED WITHIN THE GARRISONVILLE ELECTION DISTRICT

WHEREAS, Wakefield Development, LLC, submitted Application RC17152111, requesting an amendment to proffered conditions on Tax Map Parcel No. 20-125 (Property), zoned R-3, Urban Residential-High Density, located within the Garrisonville Election District; and

WHEREAS, the Property is subject to proffered conditions pursuant to Ordinance O13-26, adopted by the Board on June 18, 2013; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested zoning amendment is compatible with the surrounding land uses and meets the criteria for a rezoning in Stafford County Code Sec. 28-206; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of this Ordinance to reclassify the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained to amend proffered conditions on Tax Map Parcel No. 20-125, zoned R-3, Urban Residential–High Density, as specified in the proffer statement entitled, “PROFFER AMENDMENT STATEMENT,” dated May 28, 2018.

Item 27. Planning and Zoning; Consider Amended Proffer Conditions on 3.1 Acres Zoned B-2 for Expansion of an Automotive Repair Facility – and

Item 28. Planning and Zoning; Authorize a Conditional Use Permit (CUP) on 3.1 Acres for Expansion of an Automotive Repair Facility Mike Zuraf gave a presentation and answered Board members questions. He noted that Items 27 and 28 were related and the public hearings would be held concurrently but voted on separately. The request was for amended proffer conditions to remove use restrictions on TMP 20-6, zoned B-2, Urban Commercial; and CUP to allow an automobile repair use within the HC, Highway Corridor Overlay Zoning District, and the B-2 Zoning District. Included were deletion of use limitations and the addition of new restrictions based on vehicle trips, specifically uses on the site that should not exceed 441 trips per day. The facility was required to be in conformance with the GDP and would require a 50’ setback from residential properties on the remainder of the site. A single-access point must be completed prior to occupancy of the first use on the property; at least one inter-parcel connection to the parcel to the west is required; and there is a required 60’ of right-of-way from the centerline of Garrisonville Road. Deleted as unnecessary and outdated was the 100-year floodplain; buffer yard requirements; parking lot and street buffer landscape requirements; and water and sewer utilities and stormwater management requirements. Regarding the CUP application, proposed conditions included the use occurring in the general location shown on the GDP; service and storage of vehicles; environmental protections; outdoor display and signage; and the inter-parcel connection requirement.

Mr. Zuraf noted that staff found the request consistent with the Land Use and Transportation Plan; there was no increase in density over what was already approved; the use was consistent with the established development pattern along Garrisonville Road; the building design incorporated Neighborhood Design Standards plan recommendations; the new proffers updated the outdated development standards; the use was sited to minimize impacts to the corridor highway; and proposed conditions minimized visual impacts and provided environmental and fire safety protection. Staff recommended approval and at its meeting on June 13, 2018, the Planning Commission voted 7 – 0 to recommend approval of both applications.

Ms. Shelton asked about hours of operation and the possible interruption of sleep at nearby residences when dumpsters were emptied or pick up by the waste management service during the overnight or early morning hours. Mr. Bruce Reece, engineer for the applicant, said that trash pick-up would be scheduled for 2:00 p.m., adding that the business was in operation for more than 12 years and needed more room; they were a victim of their own success.

The Chairman opened the public hearing. The following person(s) indicated a desire to speak:



Adelaid Bridges      Lianna Jones, Property Owner

The Chairman closed the public hearing.

In response to a comment made during the public hearing, Ms. Jones (property owner) said that an additional buffer would be added between the business and residences, and a board-on-board fence would also be installed with as few of the existing trees removed as possible. She added that they were trying to provide privacy for the residences. Regarding the large tank referred to by a public hearing speaker, Mr. Reece said that it had been removed.

Mr. Snellings asked what would become of the old facility. Mr. Reece said that it would continue to be used and remain in place along with the new expanded facility. Mrs. Maurer said that it included buffers, stormwater management, no increase in vehicle trips per day, and local residences would be better off with the amended proffers.

Mrs. Maurer motioned, seconded by Mr. Dudenhefer, to adopt proposed Ordinance O18-29

The Voting Board tally was:

Yea:            (7)      Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay:            (0)

Ordinance O18-29 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE PROFFERED CONDITIONS ON TAX MAP PARCEL NO. 20-6, ZONED B-2, URBAN COMMERCIAL, LOCATED WITHIN THE ROCK HILL ELECTION DISTRICT

WHEREAS, AMS Real Estate Investment, LLC submitted Application RC17152129, requesting an amendment to proffered conditions on Tax Map Parcel No. 20-6 (Property), zoned B-2, Urban Commercial, located within the Rock Hill Election District; and

WHEREAS, the Property is subject to proffered conditions pursuant to Ordinance O95-02(R), adopted on January 17, 1995; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board finds that the requested zoning amendment is compatible with the surrounding land uses and meets the criteria for a rezoning in Stafford County Code Sec. 28-206; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, and good zoning practice require adoption of this Ordinance to reclassify the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained to amend proffered conditions on Tax Map Parcel No. 20-6, zoned B-

2, Urban Commercial, as specified in the proffer statement entitled, "PROFFERS," dated June 4, 2018.

Mrs. Maurer motioned, seconded by Mr. Dudenhefer, to adopt proposed Resolution R18-161.

The Voting Board tally was:

Yea: (7) Bohmke, Cavalier, Coen, Dudenhefer, Maurer, Shelton, Snellings  
Nay: (0)

Resolution R18-161 reads as follows:

A RESOLUTION TO APPROVE A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW AN AUTOMOBILE REPAIR USE WITHIN THE HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT AND B-2, URBAN COMMERCIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 20-6, LOCATED WITHIN THE ROCK HILL ELECTION DISTRICT

WHEREAS, AMS Real Estate Investment, LLC, submitted application CUP17152131 (Application), requesting a conditional use permit (CUP) to allow an automobile repair use within the Highway Corridor Overlay Zoning District and B-2, Urban Commercial Zoning District on Tax Map Parcel No. 20-6, within the Rock Hill Election District; and

WHEREAS, the Application was submitted pursuant to Stafford County Code Sec. 28-35, Table 3.1, which permits this use in the B-2, Urban Commercial Zoning District, and Stafford County Code Sec. 28-59(e), which permits this use in the Highway Corridor Overlay Zoning District, after a CUP is issued by the Board; and

WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

WHEREAS, the Board has considered the criteria in Stafford County Code Sec. 28-185 and finds that the request does meet the standards of the Zoning Ordinance for issuance of a CUP;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 10<sup>th</sup> day of July, 2018, that a conditional use permit (CUP) pursuant to application CUP17152131 be and it hereby is approved with the following conditions:

1. This CUP is to allow one automobile repair facility in the B-2, Urban Commercial and Highway Corridor Overlay Zoning Districts, on Tax Map Parcel No. 20-6 (Property). Development of the Property shall occur in substantial conformance with the Generalized Development Plan prepared by Legacy Engineering, PC, entitled, "Rezoning CUP KAZ Automotive Generalized Development Plan, Rock Hill Magisterial District" dated December 15, 2017, as last revised May 4, 2018 (GDP). Changes to the general location and treatment of improvements depicted on the GDP shall be allowed on site plan review for purposes of engineering reasons or to comply with changes to federal, state, or local laws.
2. All vehicle service shall be conducted within designated service bays.

3. There shall be no outside storage of unlicensed vehicles.
4. Any outside storage of inoperable or totaled vehicles shall be limited on-site to a maximum of thirty (30) days.
5. All petroleum products, anti-freeze, and hazardous materials, shall be disposed of in accordance with the Stafford County Fire Prevention Code and all applicable federal and state laws, regulations, and requirements.
6. All stormwater management facilities shall be designed with oil/water separators to prevent hydrocarbons from exiting stormwater discharge from the Property.
7. With the exception of tires, there shall be no outdoor display of automobile parts. Display of tires shall be permitted during normal business hours, and displays shall not interfere with pedestrian or traffic flow.
8. All rooftop mechanical equipment shall be screened from public view by utilizing parapet walls or other architectural features.
9. No portable signage may be utilized on the Property. All signage shall be of a complimentary color and design. All free-standing signage shall consist of materials similar to that of the primary building.
10. An inter-parcel connection shall be provided to Tax Map Parcel No. 20-7.
11. There shall be no carnival style flags, banners, lights, balloons, or windsocks placed on the property.
12. This CUP may be revoked or conditions modified for violations of these conditions or any applicable federal, state, or county code, law, ordinance, or regulation.

Adjournment At 10:36 p.m., the Chairman adjourned the July 10, 2018 meeting of the Stafford County Board of Supervisors.

---

Thomas C. Foley  
County Administrator

---

Meg Bohmke  
Chairman