

STAFFORD COUNTY PLANNING COMMISSION MINUTES

January 17, 2018

The meeting of the Stafford County Planning Commission of Wednesday, January 17, 2018, was called to order at 6:30 p.m. by Planning Director Jeff Harvey in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Steven Apicella, Roy Boswell, Tom Coen, Darrell English, Fillmore McPherson, Barton Randall, Crystal Vanuch

MEMBERS ABSENT: None

STAFF PRESENT: Jeff Harvey, Rysheda McClendon, Stacie Stinnette

ELECTION OF OFFICERS:

Mr. Harvey: The next item on the agenda is Election of Officers. I'll take any nominations from the floor for Chairman.

A. Election of Chairman

Mr. Apicella: I'd like to nominate Ms. Vanuch for Chairman.

Mr. Harvey: Are there any other nominations? Hearing none, please give your voice vote for Ms. Vanuch for Chairman. Congratulations Ms. Vanuch, you are the new Chairman of the Planning Commission for 2018.

B. Election of Vice-Chairman

Ms. Vanuch: Thank you Mr. Harvey. As my first order of business this evening, I'd like to open up the floor for nominations for Vice Chairman.

Mr. Randall: Steven Apicella.

Ms. Vanuch: Okay, so I heard Mr. Randall nominated Mr. Apicella. Any other nominations? Okay, hearing none, can we get a voice vote for Mr. Apicella as Vice Chair? Okay, congratulations Mr. Apicella, unanimously Vice Chair. I would like to now open up the floor to take nominations for the election of the 2018 Secretary for the Planning Commission.

C. Election of Secretary

Mr. Coen: I nominate Darrell English.

Ms. Vanuch: Any other nominations? Hearing no other nominations, can we take a voice vote for Mr. English for Secretary. Okay, so that passes unanimously as well. Congratulations Mr. English and Mr. Apicella on your nominations and your new seats. I'd like to take a brief intermission to do a couple seat changes really quickly.

Brief Intermission

Planning Commission Minutes
January 17, 2018

Ms. Vanuch: Okay, I'd like to call the meeting back into order and, at this time, I would like anybody to speak about any of their declarations of disqualification. Any disqualifications for anything on the agenda today? Hearing none, I'd like to move to the Public Presentations portion of this meeting.

Mr. Coen: Ms. Vanuch?

Ms. Vanuch: Yes.

Mr. Coen: If I could, I'd like to, at this point before we go to our massive public presentations, move to modify our agenda by changing in the Planning Director's Report item number 3, the 2018 Meeting Schedule and have it be addressed now rather than later.

Ms. Vanuch: Okay, so there's a motion to move the Planning Director's... under the Planning Director's Report item number 3, the 2018 Meeting Schedule, prior to the Reclassification of Cardinal Meadows public hearing; do I have a second for that calendar... for the agenda change?

Mr. Apicella: I'll second that.

Ms. Vanuch: Okay, Mr. Apicella seconded. Any comments from you Mr. Coen, Mr. Apicella? Okay, if everyone could please take a vote to move the agenda. Okay, looks like it passes unanimously. Thank you Mr. Coen for moving that. So, at this point, I'd like to open up our Public Presentations. Mr. Keith Dayton is here with us tonight to provide the Commission a Transportation Construction Project Quarterly Update. Mr. Dayton.

DECLARATIONS OF DISQUALIFICATION

PUBLIC PRESENTATIONS

County Transportation Construction Project Quarterly Update by Keith Dayton, Interim Director of Public Works

Mr. Dayton: Thank you Madam Chairman, members of the Commission. I'm Keith Dayton, I'm the interim Director of Public Works. If I can have the computer please? So, if you've driven around the County, you'll see there's a lot going on. Some of that work is our work, some of it is VDOT's work, and let me take a quick run-through. Start with our projects, that is County administered road projects. We've reported on this project before; it's a rather small project at the intersection of Poplar Road and Mountain View Road. We are now in the midst of utility relocations out there. We've completed some. We have Verizon about to get underway. Once they actually mobilize and get started, we are looking to get this project out for bid and we anticipate the work will be underway later this year and we will be pushing for an April 2019 completion date for construction. Brooke Road has also been one in front of you, safety improvements. This would start just south of Eskimo Hill Road down to about Stagecoach Road crossing the Potomac Creek Bridge. It's a 2-lane widening project to straighten out some horizontal and vertical curves. We had it out for bid once before; bids came in a little high so we restructured it mainly to add some lane closure work hour to that. We're hopeful that that will drive the price down. It's out for bid right now; we hope to have it underway this spring for completion a year from this fall. Garrisonville Road widening is moving along very well. The contractor had completed most of... all the curb and gutter work and was working on sidewalks, had the singles in. Then winter finally hit us and that has pretty much slowed progress. But they are well ahead of schedule and the expectation is that they will be done this spring even though the schedule has them working; they could continue until October. So, it should be done, open to traffic on all lanes, and then punch list items this

Planning Commission Minutes
January 17, 2018

summer and then wrap it up. The project right out in front here in the Courthouse corridor from just north of Hope Road to south of the intersection with Courthouse Road on Route 1. We'll be adding some turn lanes, widening some lanes, adding some sidewalks in that area. The idea with this project is to eliminate the split-phasing that occurs at both Hope Road and Courthouse Road intersections. That split-phasing takes a long time to complete and causes backups north and southbound on Route 1. This project will relieve a lot of that much the same way the Falmouth intersection project did. Juggins Road, a rather small project which will pick up Juggins Road where it leaves Perry Farms and continue to the new elementary school, Moncure Elementary, just to the south of that, and then there are some improvements that will... paving improvements that'll continue all the way to the end of the right-of-way. We are now in utility relocation and hopefully we will be out for bid later this spring once we get our utility relocations underway. A project you may not have heard about before, we're also working on some intersection improvements. A new roadway to connect Telegraph Road out to Route 1 to eliminate that really bad angle Telegraph Road intersection at the Crucifix; a lot of accidents in that area, this will alleviate that. We'll be adding a signal to allow turning movements in a much safer manner and also hopefully spur some commercial development right there on that corner. The improvements run between Telegraph Road at Route 1 all the way to Woodstock Lane to the north. But the main part will be a new signalized intersection where there is none. And Berea Church Road is also in line for some improvements. We are in design right now. This will connect Route 17 at the south with the Truslow Road improvements that we've completed recently in the England Run area. There are a lot of traffic that uses that road and this will straighten it out, it widens some lanes and adds some shoulders to make it much safer. We're also working on some trails, some sidewalks; I'll touch on those briefly. Phase 4 is... the design is completed. We've completed the right-of-way and executed an agreement with the National Park Service to go ahead and construct and maintain that trail on Chatham Manor property. Right now we're waiting for bidding approval from VDOT. We expect that to happen later this month, early February, and then we'll be out for bid with the expectation we should be able to complete that project by the end of the year. Just to get you oriented, to the west it connects with the existing trail at the F. Lee Pratt Park, continues across River Road headed to the east over to Chatham Bridge. It'll go under Chatham Bridge and then tie back into some improvements that VDOT is working on. I'll touch on that briefly towards the end of this presentation. Then the next phase is 6. We have that under design and right now this is the section over by Ferry Road along Route 3. We have some communications ongoing with the George Washington Foundation; we're trying to get a trail easement on their property and we are continuing that conversation ad nauseam but we hope to take this one over the top. But this is just a piece of it that focuses on the Foundation property. We'll then continue back towards Chatham Bridge along Naomi Road and then over land for a section. And then Onville Road, we're trying to pick up a sidewalk about 1,100 feet that'll take it from the completed improvements that VDOT just finished up on Onville Road, and that will go northbound and connect into some residential areas in that. And we're using transportation alternative funds, a federal program. One by one we're trying to knock off some of the sidewalk needs in the County that hadn't been completed previously. So, VDOT projects -- the southern extension south of 610 is in service. If you travel 95, as I do, it's helped a lot. And if you drive on Courthouse Road, you'll notice that's under construction. They are expecting to begin some lane shifts this summer. This'll transition in segments with the completion expected late next year 2019. The Courthouse Road interchange, Exit 140, is also underway. Right now they're focusing on doing some interim measures, some temporary traffic shifts to allow them to work on some stormwater management, and then they're also continuing the right-of-way and design. So that completion is right now expected for late 2020. In the news recently they ordered a contract for the (inaudible) the Hot Lanes extension. This will go all the way down to the Rappahannock River Bridge. They are in design; they expect some construction to actually begin later this year... I'm sorry, beginning in spring 2019 with completion in 2022. They combined the northbound river crossing which we were having trouble getting funded to this Hot Lanes extension reversible lanes, so that looks like that will be going forward as well. The southbound river crossing was also awarded this month; \$101

Planning Commission Minutes
January 17, 2018

million and that construction is what's expected to start later this year in certain areas, with completion in 2022 as well. Another project is Chatham Bridge, the reconstruction there. A \$20 million project. That bridge has been declared structurally deficient and we were able to secure some funding, or VDOT was, and that's now currently in design. There'll be wider lanes across the bridge, improving the structural integrity obviously, and also it includes some bike and pedestrian accommodations that will tie into our phase 4 that we hope to have under construction. Completion right now is scheduled for 2022. This is a graphic of what they're working on for design.

Mr. English: Mr. Dayton, I have a question for you back on the Chatham Bridge.

Mr. Dayton: Yes sir.

Mr. English: The \$20 million, is that a mix of state funds and County funds together, or federal funds? How is that?

Mr. Dayton: Well, it is primarily federal funds. They call it state of good repair. That's a very specialized category of funding, primarily federal. There is some state money to get this thing kicked off, but it is not a local project. It's primarily federally funded.

Mr. English: Is the bridge structurally sound to handle until 2022?

Mr. Dayton: Yes sir, it is. When they say structurally deficient, it no longer meets standards, and quite honestly, they had certain restrictions in place, weight restrictions on that bridge that they had to put in place. That affected, for us, it affected mainly our fire and rescue. Some of our heavy equipment would have to go around. So it was obviously a matter of significant concern, but as far as day to day traffic, it was not an issue.

Mr. English: So there is no heavy trucks allowed to go over that bridge?

Mr. Dayton: They have restricted, uhm, weight limits in place right now, until they get that done.

Mr. English: Okay, thank you.

Mr. Dayton: So that is the concept. It's now in design that undoubtedly will be refined, as the project goes forward, but our trail, bike trail accommodations are on the down river side, downstream side of the bridge and they tie in very nicely, not only to our trail, but also over to the city where they have also a lot of bike and pedestrian accommodation, so, completing that link will be, I think, be huge to bike usage in Stafford County.

Mr. Coen: Hi. Can you go back to the visual please?

Mr. Dayton: Yes, Sir.

Mr. Coen: And I'm just trying to grasp this. If I go on the north side of...by the Falmouth intersection, there's two lanes of traffic heading south, but then when I cross the river, and then I look over on the far left, on the gray side, I only see three lanes of traffic going north. So where do those two that are going south go?

Planning Commission Minutes
January 17, 2018

Mr. Dayton: So the final design, there's going to be two wider lanes north and two wider lanes south and a bike lane. So that extra lane you see is actually a bicycle and pedestrian line on the downstream side of the river.

Mr. Coen: Right, no, I'm looking over on this part here.

Mr. Dayton: Oh okay.

Mr. Coen: Right, and all I see, I see there's a little sign say "on street parking" and then there's three arrows. One's a left turn to go on Sofia Street, one, and the middle one and the right go straight, and right...

Mr. Dayton: ...right, yes, Sir.

Mr. Coen: But I don't see where the people who are coming south are going. I'm guessing...so you're going to make everybody turn onto Sofia Street when they come out...down Route 1?

Mr. Dayton: This is Route 3.

Mr. Coen: Okay.

Mr. Dayton: Chatham Bridge is actually Kings Highway, not Route 1.

Mr. Coen: Right, right, right. So everybody out there will be changing onto Sofia Street.

Mr. Dayton: Right.

Mr. Coen: Gotcha. I just wanted to make sure I visually got that. Thank you. So Mr. Dayton, two quick questions. First of all, could you send us the PowerPoint?

Mr. Dayton: Yes, Sir.

Mr. Coen: Thank you, I'd appreciate that. And I remember way back, when we were talking about the new Moncure and the work on the Juggins, there was a great debate whether the road work would continue past Moncure to the dead end road, to the cul-de-sac, or if it was just going to stop at the school, and I just was wondering if, since you brought up Juggins, I was wondering, was that ever resolved?

Mr. Dayton: Yes, Sir, so the wider lane, the two lane reconstruction portion of it will continue through the Elementary School property to pick up at least two access points on Moncure. Once you get to the north, headed towards Smith Lake, it's going to be paved, all the way to the end of state maintenance. We're not going to be doing quite the same level of reconstruction. There won't be the shoulders in place, the lanes won't be quite as wide, but it will be fully paved all the way to Smith Lake.

Mr. Coen: Ah, thank you very much.

Mr. Dayton: It is a VDOT standard, but it's a rural standard, Mr. Boswell.

Ms. Vanuch: Anybody else on the Commission have any additional questions for Mr. Dayton? Mr. Merk do you have any questions? Okay, awesome. Well thank you so much for coming out and

Planning Commission Minutes
January 17, 2018

braving the cold weather tonight, and I'm glad we were able to have you and not have snow instead. Thank you.

Mr. Dayton: You're welcome.

Ms. Vanuch: Okay, so at this point in time it is now the public presentations portion of tonight's meeting. This is an opportunity for the public to come out and speak on any matter, except for a public hearing item on today's agenda. There will be a separate comment period during the public hearing time for those items. If you do wish to speak, come up to the podium, please state your name, your address, before you start your comments and please remember to address the Commission as a whole and not individual members. You'll have three minutes to speak when the green light comes on. When the yellow light comes on, that indicates you have one minute left. When the red light comes on, please wrap up your comments. So at this time, if anyone would like to come up and speak, please come forward. Okay, seeing no one rushing the podium, yeah, just practicing, since I didn't see anybody come up, we're going to close tonight's portion of the public presentations and move on to item number 1, which is now the calendar for 2018 for the Planning Commission.

3. 2018 Meeting Schedule

Ms. Vanuch: So every Commissioner has a print off that Stacie and Mr. Harvey provided to us with the Board of Supervisors dates, what our scheduled Planning Commission dates are and some potential changes that we are suggesting. The first item I'd actually like to note is the next meeting, January 31st. If we end up moving, which we'll get to in our next item in the agenda, the Cardinal Meadows public hearing, to February, we will actually have no items to discuss. So is everyone in favor of going ahead and cancelling the January 1st meeting? Okay. Alright. Perfect. So let's scratch that one off. The next change would be in July. Typically the Commission only meets one time in the months of July and August for summer break. In the past years we've moved it sort of to the middle of the month to keep it from going multiple weeks without having a meeting. Is everyone okay with changing July 11th to July 18th? Okay, perfect and then we would be cancelling the July 25th meeting and then moving the August 8th date to August 15th, is that okay for everyone? And then cancelling the August 22nd meeting? Then moving on to November. Typically we only have one meeting in November. We can keep it November 14th and move to cancel November 28th, if that works for everyone?

Mr. Coen: Yes ma'am.

Ms. Vanuch: And then for December, changing the date from the 12th to the 19th? So it's right in the middle of the month, after the Board meeting? And then cancelling December 26th. Is everyone okay with that? Okay great. Does anyone else have any conflicts or changes they would like to propose, that we didn't cover.

Mr. Randall: Madame Chair, I have a...not knowing the schedule, I have a 9th of May conflict. I will be out of town, out of the country on the 9th of May for that meeting.

Ms. Vanuch: I hope somewhere fun.

Mr. Randall: It will be fun. Yes.

Ms. Vanuch: Okay. Just being that one member is not going to be here, we'll still have a quorum. Do we want to change that meeting or do we just want to be able to excuse you from your attendance from that one? Okay, I think we can keep it as scheduled then, as long as we have a quorum. Okay so, if

Planning Commission Minutes
January 17, 2018

there are no other changes, that anybody wants to address, we just need a motion and a second to accept the calendar.

Mr. Coen: I move to accept the calendar as amended.

Ms. Vanuch: Okay, thank you Mr. Coen.

Mr. McPherson: Second.

Ms. Vanuch: Okay thank you Mr. McPherson. I have a motion by Mr. Coen, a second by Mr. McPherson. Any comments?

Mr. Coen: No.

Ms. Vanuch: Mr. McPherson, any comments?

Mr. McPherson: No.

Ms. Vanuch: Okay, any comments from anybody else?

Mr. Apicella: Uhm, just if we can get a revised schedule.

Ms. Vanuch: Yes,

Mr. Apicella: Once it is finally approved.

Ms. Vanuch: Perfect, we'll do that. So now we get to cast our vote. If everybody would vote. Okay, passes unanimously. So I first order of business is done. So that leads us to item number 2 on the agenda, the reclassification of Cardinal Meadows. I mentioned in the calendar review that we would be moving this public hearing date, but prior to doing that, I would love to give Mr. Harvey an opportunity to sort of give a high level summary of what this project is, so that the newer members on the Commission can sort of understand what we did in December and where we are right now. Mr. Harvey?

PUBLIC HEARINGS

1. RC16151556; Reclassification - Cardinal Meadows - A proposed reclassification from the A-1, Agricultural Zoning District to the R-1, Suburban Residential Zoning District, to allow for the development of a single-family detached dwelling unit subdivision, of up to 97 units, to be developed on Tax Map Parcel Nos. 28-130 and 28-130A. The property consists of 48.29 acres; is located at the western termini of Kinross Drive and Nugent Drive in the Stowe of Amyclae Subdivision, within the Rock Hill Election District. **(Time Limit: March 23, 2018) (History: December 13, 2017 Public Hearing Continued to the Second Meeting in January 2018)**

Mr. Harvey: Thank you Mrs. Chairman. The Cardinal Meadows project is a proposed zoning reclassification from an agricultural zone to a residential zone. The proposal is to accommodate 97 single family, detached homes within a cluster development. The cluster development would have significant open space provided. The access to the proposed homes would be through an existing neighborhood known as Amyclae and also a proposed neighborhood known as Shelton Knolls. So the property is bifurcated by a perennial stream which will be part of the open space for the project. Planning Commission held a public hearing on this item at the December 13th meeting and had

Planning Commission Minutes
January 17, 2018

continued the public hearing to the second meeting in January, but since now the calendar has been readjusted, the Commission will have to consider setting the new public hearing date. I have spoken to the applicant and he is amenable to having a new public hearing at the second meeting in February, which would be the 28th. With regard to the overall application, the applicant has made a number of proffers, which are voluntary agreements to try to offset development impacts. There is, by state law, certain requirements that the County has to go through, in order to determine if those proposed proffers are reasonable. Staff in its report had gone through those proposed proffers and found them reasonable with exception of schools. That is still an unknown. At the time we were having the public hearing we were advised that the school board was considering changing its methodology for how it determines school capacity. It is my understanding, that's still a matter being considered by the school board and hasn't been decided yet. So rescheduling a second public hearing for February 28th would probably help us in that regard, because it'll give more time for the official policy decision on the school board to potentially be made and then evaluate how it fits in with this development application.

Ms. Vanuch: Thank you Mr. Harvey for the summary. I also worked with staff to host a community meeting, which is going to take place tomorrow at the Rodney Thompson Middle School, to help the community to sort of understand where we are in the process, what some of the Amyclae and Berkshire residents had concerns with, and what the Cardinal Meadows plans were. And so that meeting is going to be taking place tomorrow. So with all of that and with the comment Mr. Harvey made about the school board, since this subdivision is in the Rock Hill district, I am supportive of moving the public hearing to the February 28th meeting, at the end of February, but before I do that, I want to open it up to the Commission. If anyone has any concerns, we can talk through it before I move to move the date to February 28th. Does anybody have any issues with moving the date? Okay, so with that...oh, yep.

Mr. English: Are you going to get any feedback from residents tomorrow night about the 28th being a good date for them, or you think you should wait to hear from them to make that decision?

Mr. Vanuch: Yeah, it's a tough one, because that meeting takes place after tonight's meeting, and I think we have to be able to advertise it and since we're cancelling the January 31st meeting, it makes it really tough, but I'm assuming...we have to act before March 23rd, so we have to act, you know, we need to have that public hearing in February, and when I looked at the calendar, the first meeting is February 14th, which is Valentine's Day, so I can't imagine they're going to want to do it that day, so I would imagine the 28th, especially given that the school board is probably not going to have anything in the next couple of weeks, I would err on the side of caution that the 28th is probably the best date, would be my guess.

Mr. English: Okay.

Ms. Vanuch: Mr. Randall?

Mr. Randall: Yeah, I have a quick question. Does the school board know that we're looking for some information from them, regarding the school capacity, or are we just waiting for them to do...conduct regular business?

Mr. Harvey: Mr. Randall, our Planning and Zoning staff has been in communication with the school board staff regarding this situation and we're continuing to monitor their progress.

Mr. Randall: Very well. Thank you.

Planning Commission Minutes
January 17, 2018

Ms. Vanuch: Thank you, Mr. Randall, and Rysheda, just to, Ms. McClendon, we do not have to vote on this, we can just say, we're moving the public hearing to February 28th, correct?

Ms. McClendon: Madame Chairman, actually I would recommend the Commission authorize staff to advertise to public hearing for February 28th via motion.

Mr. Apicella: Madame Chairman, since it's in your district, we can make it easy, I'm gonna make a motion that we move the continued public hearing to February 28th and that staff advertise as such.

Mr. Coen: Second.

Ms. Vanuch: Okay, so we have a motion from Mr. Apicella to move the public hearing and advertise it as such, as February 28th. A second by Mr. Coen. Mr. Apicella, any comments? Mr. Coen?

Mr. Coen: No ma'am.

Ms. Vanuch: Anyone else? Any other comments? Okay, if we could all vote for that? Okay. Motion passes unanimously. So now we can move on to unfinished business, Amendment to the Zoning Ordinance, O18-06, which is the E-Commerce issue. So I'm gonna turn it over to Mr. Harvey to give the full Commission sort of a summary of how this came about to the Commission, what we've done thus far, and sort of setting up a goal post for us and giving us an idea of what our timeline is to get something back to the Board of Supervisors.

UNFINISHED BUSINESS

2. Amendment to the Zoning Ordinance - Proposed Ordinance O18-06 would amend the Zoning Ordinance, Stafford County Code Sec. 28-25, "Definitions of specific terms" to create a definition for e-commerce. The proposed amendment would also amend the definition of home business to include e-commerce with the exception of a firearm transfer only business license and retail sales and amend the definition of rural home business to include e-commerce with no exceptions. **(Time Limit: April 2, 2018) (History: Deferred on September 27, 2017 to October 11, 2017) (Deferred on October 11, 2017 to October 25, 2017) (Deferred on October 25, 2017 to November 15, 2017) (Deferred on December 13, 2017 to January 17, 2018)**

Mr. Harvey: Thank you Madam Chairman. This item is an issue that's been working in the County government for a while. Initially it came up to the attention of the Board of Supervisors from the Board of Zoning Appeals. The Board of Zoning Appeals hears applications for special exceptions, and that's generally a discretionary permit that the Board of Zoning Appeals issues based on a public hearing for a use that's generally considered to be compatible with a specific zoning category but may require special conditions be placed on that type of operation. And of specific concern with the Board of Zoning Appeals were home-based businesses and, of particular note, home-based businesses dealing with firearms. So that led to a discussion about creating a definition of e-commerce, because it appears that a lot of the firearms transfers are actually occurring online as far as the exchange of money and the authorizations. However, it does require a person to come to the property or the homeowner's property in order to receive the weapon that they've purchased. That led to extensive discussion and also led to the discussion and debate about home-based businesses in general and the extent of which that they're currently permitted in the County, and also how e-commerce is changing the way home-based businesses are being operated. The Planning Commission asked the Board this past fall for additional time to study this because of the complex nature of e-commerce and how business is changing

Planning Commission Minutes
January 17, 2018

throughout the country, and we're seeing more and more interest in home-based businesses. The Board, at their December 19th meeting, granted the Commission an additional 100 days to continue the discussion on this issue, and that would allow the Commission to debate, make modifications, create new requirements, and make a final recommendation by April 2nd. Currently, there are three types of home-based businesses that are allowed in the County. We have a home occupation which is generally a business run out of a single-family home by the homeowner themselves. Then there's a home business which is very similar but allows for one employee that's not a family member and has some limitations on how much square-footage of the house can be used for the home-based business. And then we also have rural home businesses which apply on lots of 3 acres or greater in the Agricultural zones where you could have up to 3 employees and also have more square-footage of area devoted to the business. We also, from a staff perspective, have some key questions we think the Commission should consider as it moves forward with deliberating on these matters. And the key questions that were outlined in the staff report are: can customers come to a home to conduct business as a by-right use? What limitations will be place on such activity such as the number of customers, type of business, etcetera? Can items be made in the home and sold at the home? What types of items, order only or can an inventory be kept? Percentage of the home or square-footage for an accessory structure that can be devoted to the business? And then, when does the level of activity require additional levels of approval compared to by-right versus a special exception granted by the Board of Zoning Appeals versus a conditional use permit which requires public hearings with the Planning Commission and Board? So, a lot of the discussion that staff would like to have held with the Commission is matter of scale, and can we define that in these definitions of home business, home occupation, and rural home business, and how does that tie in with e-commerce? Because e-commerce has changed things quite a bit where you can basically have a virtual business where you don't have any inventory on your property, you don't have any employees, you're doing everything online, and people are buying through you from another location. So, that's changed the nature of how business is being conducted and probably a lot of it is going on and we don't even know about it because it's people on their home personal computers. But on the flip side, you have people that like to makes crafts and sell the crafts. We have people that do Tupperware and other kinds of activities like that that may or may not have employees but, you know, there are community concerns about what's the impact of the traffic coming in and out of these homes in relation to the overall community, as well as issues about adequate parking and sanitation and those types of things. So, staff would like the Commission to consider these questions as we move forward and discuss the issues of home-based businesses.

Ms. Vanuch: Thank you Mr. Harvey. Does anyone on the Commission have any questions or comments before we sort of dive into creating a subcommittee on this particular issue? Mr. Apicella?

Mr. Apicella: Well, we've been talking about this for what seems like many months. I'm concerned that we haven't made a lot of headway and now we're running up against another hard deadline. As Mr. Harvey said, this is a fairly complicated and complex issue, and it's broadened out rightfully so to touch other definitions in the County Code beyond just e-commerce. So, I definitely think a subcommittee is in order to kind of address what is now I think a broader tasker for the Planning Commission. And so one of the things I think would be helpful, because it was a piece of new information I think the last time or maybe the time before that, that you can't have a different set of rules based on the State Code with respect to firearm transfers. And so, we never really asked and it's sort of appropriate to ask, how do other localities deal with firearm transfers. Clearly we're not the only jurisdiction who's got this issue that's being dealt with either by the BZA or some other process that the localities are making firearm transferers go through. So I think that would be one thing that would be helpful to kind of get a read on of what some of the other options might be. And then I also think that Mr. Harvey brought up some good points about the impacts. So, and I'm not sure if it's possible and maybe this is the wrong way to articulate it, but maybe we could have different kinds of e-commerce like... this is the exact terminology

Planning Commission Minutes
January 17, 2018

but an e-commerce 1, e-commerce 2, e-commerce 3. E-commerce 1 might be where there's nothing, you know, virtual, a virtual business where there's no impact on the neighbors, why do we care? If there is no impact, if there's nobody driving up, dropping off packages and nobody coming to somebody's house, it shouldn't matter to us that that activity's going on. And maybe there's a next level where, you know, you've got one customer at a time and/or deliveries happening throughout the day. And maybe there's a more intense level of e-commerce where there's a lot happening at that house. I'm just throwing that out there as kind of conceptual ideas and we kind of build our regime based on the impacts on the neighbors as a way to maybe move forward. So, again, this is kind of thoughts off the top of my head to help us make some headway on this. We talked about, I'm trying to remember the broadest category that this could fit under... was it home-based business?

Mr. Harvey: Rural home business.

Mr. Apicella: No, there was one that fit into all the zoning categories.

Mr. Harvey: Oh, that would be the home business.

Mr. Apicella: Home business. So that might... that is kind of the starting point because I think that's available in all residential districts. Again, my bottom line concern was and is, when this first came before us, the impact it's going to have on people who are doing this. And I don't think we want to regulate hundreds or thousands of people who have a low impact e-commerce business. But I think on the other hand, if somebody has a lot of activity going on while the customer is visiting their house or a lot of deliveries throughout the day and they're in a highly, you know, compact residential area or in an apartment, that might be something where the neighbors might have some issues with a lot of frequency of traffic and deliveries. So, again, just some thoughts as we try to figure out a way forward because, technically, even though it's April 2nd you start looking at the calendar, our meeting before that is March 28th and the way our public hearing process works, we really need to have language teed up a month before that. So now we're looking at February 28th. So, today to February 28th, that's six weeks. So we've got to make a lot of progress if we're going to meet the current deadline.

Ms. Vanuch: I think February 28th is going to be a long meeting.

Mr. Apicella: It could be.

Ms. Vanuch: Mr. Coen, did you have a question?

Mr. Coen: Yeah, I just was thinking that perhaps staff could work with our Economic Development staff to try to work it since this is, as you mentioned, sort of the different new world we're getting to and it'd be nice to have their input into the subcommittee work. Thank you.

Mr. English: I kind of like Steven's answer to this thing is break it into classes; like class 1 is low, class 2 medium, class 3, as far as e-commerce is concerned, I think, and that kinda would threshold how they... how it would work. I like that. The low impacts of the neighborhood, so break it into three classes maybe of impacts. I like that. You got a good one tonight.

Ms. Vanuch: He's on a roll. That's it for the year. Anybody else have any other comments? Mr. Merk, did you have any comments or issues on this issue?

Mr. Merk: No I do not.

Planning Commission Minutes
January 17, 2018

Ms. Vanuch: Okay. I just have one request of staff, and I think we may have looked at some comparisons early on. But trying to identify how maybe some of the northern states, the highly populated like Arlington and Loudoun County are dealing with, with e-commerce, if there is any sort of standardization of what that looks like in the state. It would be really, really helpful for us to be able to compare. Maybe somebody else has already cracked this nut and it'd be easier to provide us a guideline. And if not, that's okay. I'm good with creating a best in class policy that others can follow. But that'd be helpful for me as well.

Mr. Apicella: Maybe we need to go outside of Virginia, because there wasn't a lot of other jurisdictions that we could model in terms of how they regulate e-commerce. So maybe we need to look at Maryland or some other close by. I understand. But in the absence of another... you know that I'm one of those persons who is woe to be the trailblazer when we don't really know what our language and what the end result could be. So, if we don't have another Virginia locality to kind of emulate, at least we might want to look at somebody else who's got something in place.

Ms. Vanuch: Sounds good. Okay, so now that would come time to appoint the subcommittee. Mr. Apicella, I know you're on the BZA and you seem to know the most about this, so it'd be great if you could chair the subcommittee. I would actually enjoy being on the subcommittee with you, and I think it would be a great opportunity if we could have Mr. Randall as well on this subcommittee...

Mr. Randall: That'd be fine.

Ms. Vanuch: ... get your feet wet on this a little bit.

Mr. Randall: Absolutely.

Ms. Vanuch: Hopefully you'll want to come back to the next meeting.

Mr. Randall: That would be good.

Ms. Vanuch: So, we're going to move forward with three members of the subcommittee on there. And Ms. McClendon, we don't have to take a vote on that, correct, we just move forward?

Ms. McClendon: No.

Ms. Vanuch: Okay. So, the next item on the agenda would be New Business, which we have none, so we get to turn it over to Mr. Harvey again for the Planning Director's Report. Mr. Harvey?

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

3. 2018 Meeting Schedule

Item 3 moved

4. 2017 Annual Report

Planning Commission Minutes
January 17, 2018

Mr. Harvey: Thank you Madam Chairman. The next item on the Planning Director's report was the 2017 annual report. State Code requires that every year the Planning Commission provides a report to the Board of Supervisors about planning activities in the County as well as your activity as a Commission. So I've taken liberty of drafting a report for your consideration. So please feel free to let me know, if this is adequate or if there is additional information that you want to have provided in this report. So if any Commissioners have any comments, please send them to me. Then we'll have a finalized version for you to vote on at your next meeting.

Ms. Vanuch: Okay. Any comments or questions for Mr. Harvey? Okay.

5. Renaming of Big Spring Lane

Mr. Harvey: Okay, the next item on the Planning Director's report is the renaming of Big Spring Lane. That item was referred to the Planning Commission by the Board of Supervisors for a public hearing. That item would be renaming a portion of the road named Big Spring Lane to a new name known as Kelvic Way. That road is located within the Aquia District. There's a new development occurring along this private road segment, which necessitates for public safety reasons a need to have the road renamed. So staff would be looking forward to having a further discussion with the Commission, or have the Commission consider authorizing a public hearing. At this point in time, the way the referral was made, the Commission's bound to hold a hearing based on the name Kelvic Way.

Ms. Vanuch: Mr. Apicella?

Mr. Apicella: I'm trying to remember, is there some kind of regime we use in pulling names for streets? How did we get Kelvic Way?

Mr. Harvey: Well, Mr. Apicella, Kelvic came from the name associated with a development company that has reconstructed the road, plus is building its new Corporate Headquarters there. They're moving from Orange County, Virginia to our county. During the application review process, there was a subdivision plat that was necessitated for a number of reasons, and on that plat they named the road Kelvic Way. Staff encouraged them to do that, because we had an emergency response problem, because of the way the street is configured. Essentially there is two branches of Big Spring Lane, which makes it confusing for people to try to find folks, especially on the private road branch, which was a narrow gravel road. Unfortunately that road still had a name, so we need to correct that problem. We sent out petitions to all the affected property owners along that road and got a variety of input. Several of the folks agreed with the name Kelvic Way, other folks, especially the owner at the end of the road, had other proposals, based on more historic based names for the road.

Mr. English: That's normally how we do it, historical, isn't it? Isn't that how we name the roads? Historically? Or somebody's made a contribution to the community? Is that kind of the guidelines of that, or is there really no guidelines for naming the roads.

Mr. Harvey: Mr. English, there is no specific requirement or guidelines to have to use historic names or location designations on street names, but it's something we like to do, when we have the opportunity. However, in this case, so far it looks like the majority of lot owners along that road are looking at Kelvic Way as their preferred name. We have others who don't agree and prefer a different name.

Mr. McPherson: And Mr. Harvey, it is my understanding that the construction company actually made improvements to that road?

Planning Commission Minutes
January 17, 2018

Mr. Harvey: Yes.

Mr. McPherson: Paved it to standard?

Mr. Harvey: Yes. As that is in my district, I'd like to make a proposal and somebody please make sure I'm doing this correctly, that we do add this as a public hearing item to an upcoming meeting.

Ms. Vanuch: So you just need to make a motion to advertise it for public hearing.

Mr. McPherson: I make a motion that we add the topic of renaming of Big Spring Lane per the proposals already sent to the Planning Commission to the February 14th, or March 14th, I'm not sure how much time we would need to...how much public advance notice we need to give.

Ms. Vanuch: Mr. Harvey, what would be the timeline on that?

Mr. Harvey: Madame Chairman, we could send it to either, the February 14th or the March, excuse me, February 28th meeting, if we want to, or the March meeting.

Ms. Vanuch: Yeah, February 28th is going to be a busy, busy night.

Mr. Harvey: And we know that also February 14th is going to be a busy meeting. Unfortunately not having hearings at this meeting and cancelling the next meeting is sort of backing a few things up. So we're right now looking at four public hearings for February 14th and three public hearings for the 28th, which includes Cardinal Meadows.

Mr. McPherson: I move using the March 14th date for the renaming of Big Spring Lane.

Ms. Vanuch: So there is a motion by Mr. McPherson and a second by Mr. Boswell. Any further comments, Mr. McPherson?

Mr. McPherson: No, I'm set, thank you.

Ms. Vanuch: Okay, Mr. Boswell? Alright, anybody else on the Commission care to comment? Okay, so you can cast your vote to advertise the renaming of Big Spring Lane to March 14th. Alright, that passes unanimously. Congratulations Mr. McPherson on your first motion and unanimous passage. Next item is the RBC Amendment for Mr. Harvey.

6. RBC Amendment

Mr. Harvey: Yes Madame Chairman. We have a recreational business campus zoning category within the County, which allows for retirement housing. The retirement housing code section that speaks to building setbacks refers to a table 5.1. When you look for table 5.1 in our zoning ordinance, it used to be called cluster development standards. In 2012 the County repealed the cluster development standards and will eventually reconstitute cluster development standards, however, the reference was to the R-2 zoning category cluster development standards. When the Board reconstituted cluster development, we did not have cluster development any longer permitted in the R-2 zone, so all those former standards were stricken and wiped out. Celebrate Virginia has been able to continue developing, based on their prior approved plans, so it's never been an issue until recently when we have gotten an inquiry about possibly having more additional retirement homes within the Celebrate Virginia project. So staff

Planning Commission Minutes
January 17, 2018

believes that this proposed amendment would be important, because it reestablishes what building setbacks are for retirement housing in the RBC zone.

Ms. Vanuch: Okay, so the goal for this evening is that we need to advertise it for public hearing eventually, correct?

Mr. Harvey: Correct.

Ms. Vanuch: So does the Commission get a sense, or do we have some questions or concerns that we want to do research on prior to moving for this to move forward to public hearing? Anybody on the Commission? Mr. Coen?

Mr. Coen: Well, I guess, Mr. Harvey, my question would be if it seems as though both dates in February are rather stacked up, so is this of the ones you anticipated in the February 14th, or is this one that you're thinking more for March?

Mr. Harvey: Mr. Coen, we were initially thinking this could be one that could extend further, if we needed to.

Ms. Vanuch: What's the timeline, Mr. Harvey?

Mr. Harvey: It's basically your April 2nd meeting date as well.

Ms. Vanuch: Okay, so we can do March 14th.

Mr. Harvey: Okay.

Mr. Coen: Okay, so I make a motion that we advertise a public hearing for, I think it's Resolution R17-321, for proposed Ordinance O18-05 on the RBC zoning for March 14th. Does that make sense Mr. Harvey?

Mr. Harvey: Yes, thank you.

Mr. McPherson: Second.

Ms. Vanuch: Okay, so I have a motion by Mr. Coen, and I'm not going to repeat all that, and a second by Mr. McPherson. Any comments, Mr. Coen?

Mr. Coen: No, ma'am.

Ms. Vanuch: Mr. McPherson?

Mr. McPherson: No, ma'am.

Ms. Vanuch: Okay, so with that, please cast your vote. Okay, that passes unanimously. So we're moving right along, item number 7, industrial properties.

7. Industrial Properties located outside of the Urban Services Area

Planning Commission Minutes
January 17, 2018

Mr. Harvey: Madame Chairman, this is an item that Mr. Coen and I had discussed prior to the end of last year. There are a number of industrial zoned properties that are currently located outside the urban services area, and our comprehensive plan recommends that they be located inside the urban services area, where there's adequate public water and sewer facilities, and there would be less opportunities to have community impacts, so the issue for here is discussion as to whether the Commission feels this is something you want to consider studying, and/or make recommendations to the Board of Supervisors on this particular item.

Ms. Vanuch: Mr. Coen?

Mr. Coen: Yes, thank you, Mr. Harvey. It seems if, and if memory serves me correctly from our conversation, this in a couple of other districts besides mine. So it's not just a George Washington district item, it's other communities and parts of the County, correct?

Mr. Harvey: That is correct.

Mr. Coen: So I think, Madame Chair, it would be worthwhile for us to look at this, just to see where they are and see if there is something that we would like to recommend to the Supervisors. At this point we don't have anything definitively, because we don't know where all the parcels are, but I think it could be worthwhile, just to sort of look at it, to rectify something that seems to be...doesn't make sense in our...the Comp plan says X, but the other thing says Y.

Ms. Vanuch: So Mr. Coen, are you suggesting that we have staff pull together a report, pull out some of these parcels and provide that back to the Commission?

Mr. Coen: Yes, please, that's what I'm hinting at.

Ms. Vanuch: Alright.

Mr. Boswell: Has anyone ran this by the Board of Supervisors to find out if they even want us looking into this? Is that something we need to do?

Ms. Vanuch: Mr. Harvey?

Mr. Harvey: Madame Chairman, Mr. Boswell, this is, as far as I know, this has not been discussed with staff and the Board of Supervisors. This was a discussion Mr. Coen and I had towards the end of last year.

Mr. Boswell: I think somebody might want to run it by them. You know, if we get the digging around in this and they don't want us...that's just one...I'm just one person, but I believe I would run it up the flagpole first.

Mr. Apicella: Madame Chairman, I don't have a problem at least taking an initial look and seeing if we... I don't know how much of an issue it is.

Ms. Vanuch: Well my initial gut is that if we just tell them, hey, we want to look at industrial properties, they're going to say, well show me what you mean, and so that's why I was asking if we could at least have staff prepare sort of a presentation on at least where the parcels are, it would be implicated, you know, they're outside of the urban service area, so at least know and then we may kind of run into a dead end and decide this isn't worth looking into any further, or we maybe then decide,

Planning Commission Minutes
January 17, 2018

changes might be necessary, so then we check with the Board of Supervisors, like Mr. Boswell is requesting. Would that be a good starting point for everyone?

Mr. Apicella: I think you articulated a path forward.

Ms. Vanuch: And Ms. McClendon, do we have to vote on this, or is this...we can deem it so?

Ms. McClendon: There is no action item for the Planning Commission at this time.

Ms. Vanuch: And so since this is an open item, that doesn't really have a timeline, so do we want to set up a date that we'd like to have staff have a presentation prepared by, or do we just want to leave it open ended, Mr. Coen?

Mr. Coen: Well, since we already know that all of February is pretty full, we could be looking at something in March and certainly, individuals could talk to their Supervisors and give them a heads up and give them a feel for that this is sort of on the radar screen as well as us going through the official thing of just having staff look at it.

Ms. Vanuch: Okay, so maybe just have a high level review of the parcels and where these industrial properties would essentially be located by the end of March, Mr. Harvey?

Mr. Harvey: Yes, ma'am.

Ms. Vanuch: Okay, perfect.

8. Revision to the Courthouse Small Area Plan

Mr. Harvey: And then item 8, again, similar situation, I had discussions with Mr. Coen, when he was Chairman towards the end of last year, about the Courthouse Small Area Plan. There was discussion during the joint public hearing regarding the proposed DoD medical clinic that the small area plan that was done for the Courthouse area around 2011 had proposed residential uses for that property and things have changed and it no longer seems to be 100% fitting with the land uses that have evolved there. So there was discussion about whether the Commission wanted to reinstitute a refresh of the small area plan for the Courthouse area.

Mr. Coen: And, Madame Chair, refresh my memory, Mr. Harvey, if Mr. Zuraf was here, but I thought that as part of the Comp Plan, we were going to be revisiting those plans anyways and retooling them and getting them some more specificity in most of them anyways. So that's why, when we were having our discussion and people raised those issue that the small area plan said one thing, but the Comp Plan was saying another thing. It just seemed to me that we had approved a Comp Plan with the mentality that we were going to be looking at these small area plans in more detail and I just thought we needed to start trying to get them more in sync. Did that...and I think that's where I was coming from, was it just would make things clearer as things move forward.

Ms. Vanuch: So Mr. Coen, are you looking at maybe wanting to establish another report or having a subcommittee looking into this, sort of like we did with the Comprehensive Plan?

Mr. Coen: If I could, Mr. Harvey, could you check with Mike and see what the status is with all of that work on the Comp plan and the small area plans and etc. and then, if there's already a timeline or a

Planning Commission Minutes
January 17, 2018

process that he has in mind and started, then sort of just update us as to what that's going. Does that make sense?

Mr. Harvey: Yes, Mr. Coen, we currently don't have anything in the hopper as far as revisiting the Courthouse Small Area Plan specifically. We do have a consultant that's working with the Board of Supervisors and the County Administrator on the Courthouse extension plan, and that's going to probably bleed over into broader planning issues. It may lead to revisit some of this, but that's yet to be seen.

Mr. Coen: Okay. If I could, since I was the one that chaired the Comp Plan business, maybe I'll just meet with Mike and just get an update where things stand on all that, all those different sub-areas that we talked about back then, and then we can just sort of go from there and see where we want to go. Again, I'm not trying to do anything specific in the Courthouse, I just thought that, A, we had decided that we were going to try to do these plans throughout the County, and when we had our one thing come in, we hadn't done anything yet. I just thought, I didn't want anything to fall by the wayside. I also thought that if there were visions, she should try to have everything be on the same page. So I'm not really looking other than, I'll reach out to Mr. Zuraf on that, but I wanted to, since many members on this Commission were the ones that were raising the questions at that public hearing, I thought I'd let you know we were looking into it.

Ms. Vanuch: And that may be a good meeting for the new Aquia Commissioner to join in on, just so he can become familiar with the Courthouse Area, because that is probably going to be an area where a lot of rezonings come forward and a lot of our changes are going to be happening, so it might be helpful for you, Mr. McPherson. So you guys can take that offline and report back to us what you guys learn. Mr. Harvey, do you have anything else on your Director's Report?

Mr. Harvey: No ma'am, that concludes my report.

COUNTY ATTORNEY'S REPORT

Ms. Vanuch: Okay, Ms. McClendon, do you have a lengthy report for us tonight?

Ms. McClendon: I have no report at this time, Madame Chairman.

Ms. Vanuch: Surprise.

COMMITTEE REPORTS

- ☆ Sign Ordinance Committee
Next Meeting: TBD, if needed

Ms. Vanuch: Okay, so now it's time for our Committee Reports. The sign ordinance committee, Roy, since you're the only standing member from the sign ordinance Committee, do you have any report this evening?

Mr. Boswell: We had a meeting scheduled and somehow it was inadvertently cancelled, I believe, and so we haven't actually met since our last meeting. So I'm still waiting to...we need another Committee member and I guess, Ms. Blackburn is going to set up another meeting. Mr. Harvey?

Mr. Harvey: That is correct, Mr. Boswell.

Planning Commission Minutes
January 17, 2018

Ms. Vanuch: Okay, so we'll get you a new member tonight.

☆ Landscaping Standards Subcommittee

Next Meeting: January 17, 2018, at 5:00 p.m.

Ms. Vanuch: Landscaping Standards Subcommittee, Mr. English and Mr. Coen?

Mr. English: Yeah, we met tonight. Again, we're trying to wrap it up. We got some comments from different folks and what we're going to do is have our next meeting...is going to be February the 14th at five o'clock. We should be trying to wrapping this thing up.

Ms. Vanuch: Okay, so you guys have a Valentine's date together?

Mr. English: Yep, both of us don't have dates.

☆ Parking and Drive Aisle Standards Subcommittee

Next Meeting: TBD

Ms. Vanuch: Okay, parking and drive aisles. I guess that's me, since Mike, Mr. Rhodes was my counterpart in that subcommittee. We're in a similar situation to Mr. Boswell, since...we had a date that we were going to move forward with, and then Mr. Rhodes is not on the Commission, so we are down a member, so I will need to get a new member on the parking and drive aisle committee and then we'll hopefully have our meeting by the end of the month and we'll have something back to the Commission in February.

☆ A-1 Uses Subcommittee

Next Meeting: January 31, 2018, at 5:00 p.m.

Ms. Vanuch: A-1 subcommittee, Mr. English, Mr. Coen.

Mr. English: Steve, if you have no problem, can we just go ahead and continue to the 31st and maybe move it to 6:30? Is that good with you?

Mr. Apicella: Oh, 6:30 would be perfect.

Mr. English: So we'll continue to have the meeting on the 31st, Jeff, and then we'll just move it to 6:30, since we're not having a Commission meeting that night.

Mr. Harvey: Yes, thank you.

Mr. English: Is that good?

Ms. Vanuch: Okay, perfect.

☆ Cemetery Ordinance Subcommittee

Next Meeting: TBD

Ms. Vanuch: Okay, and the cemetery subcommittee, as myself, Tom and Darrell. We didn't have an agenda, we didn't have a calendar approved, so we had not scheduled any meetings this year yet. We'll

Planning Commission Minutes
January 17, 2018

get together after the meeting and come up with a date and we'll get that published, hopefully before the second meeting in February, we'll knock out another subcommittee meeting. So then we move on to the Chairman's report.

CHAIRMAN'S REPORT

* Committee Appointments

Ms. Vanuch: The only report that I will have this evening is committee appointments. We have a few of the subcommittees and a few other committees that need appointments, so the sign ordinance committee, I would like to reappoint Mr. Boswell and Mr. English as the new member of the sign ordinance committee. For the landscaping subcommittee I would like to reappoint Mr. Coen and Mr. English. For the parking and drive aisle subcommittee I'd like to reappoint myself and Mr. McPherson to join in that subcommittee. For the A-1 subcommittee I'd like to reappoint Mr. English, Mr. Coen and Mr. Apicella. For the cemetery subcommittee I would like to reappoint same members, Ms. Vanuch, Mr. Coen and Mr. English. And then we have two outstanding Commission boards that need to be filled. So we have the ARB and the Parks and Recreation. So I would like to appoint Mr. McPherson to the ARB and Mr. Randall to Parks and Recreation. If you guys wouldn't mind accepting those appointments voluntarily?

Mr. Randall: Accepted.

Mr. McPherson: We call it voluntold in the military. I've been voluntold. I'm good with that.

Ms. Vanuch: That's that newbie stuff, right? Okay, so now we're going to move on to other business. I'll turn it over to Mr. Harvey.

OTHER BUSINESS

9. TRC Information - January 24, 2018
 - ☆ Embrey Mill PH I Sec 5 & 8 - Garrisonville Election District
 - ☆ Quantico Corp Center Bldg F-2 - Griffis-Widewater Election District

Mr. Harvey: Well thank you, Madame Chairman. We have two items that are going to be discussed at the Technical Review Committee meeting on January 24th. That meeting is normally during the daytime, starting at 9 am. The first project is Phase I, Sections 5 and 6 of the Embrey Mill neighborhood, and that's within the Garrisonville district. And then we also have a new building being proposed at Quantico Corporate Center, known as building F-2, which will be an office building and that's in the Griffis-Widewater district.

Ms. Vanuch: Okay thank you, Mr. Harvey. Do you have any questions? Mr. Randall?

Mr. Randall: I'm sorry, you said 5 and 6. I have 5 and 8.

Mr. Harvey: Excuse me. 5 and 8. I misspoke.

Mr. Randall: 5 and 8, okay, thank you.

Ms. Vanuch: Okay. Any questions for Mr. Harvey? Anyone? Okay, seeing no additional questions on the TRC information, I'd like to open the floor at this point for our new Commission members to

Planning Commission Minutes
January 17, 2018

introduce themselves to the robust audience that we have and those watching at home and also to the Commission members. Give us a little bit of background on yourself and anything we need to know about you and we're very, very excited to be working with you guys this evening. So I'm going to start it off alphabetically, so it's fair. So Mr. McPherson, you're Aquia district, so would you like to go first?

Mr. McPherson: Thank you, Madame Chairman and thank you everybody. I look very much forward to working with everybody for the next several years. My name is Fillmore McPherson. I have been a Stafford resident for about seven years. I'm a Navy veteran. I work in the telecom industry and my wife is a teacher in the district, so we do have ties. My daughter went to school here and I very much look forward to working with you and the community at large. Thank you.

Ms. Vanuch: Thank you, Mr. McPherson. And we are very glad to have you on the Commission. Mr. Randall.

Mr. Randall: Thank you very much, Madame Chair. I appreciate the opportunity to be here. I appreciate Supervisor Dudenhefer putting his confidence in my and being able to work here on the Planning Commission. My wife and I have lived here for about 11 years. The Navy brought me here. I retired from the Navy after 24 years. We have two children, both adult, both, well I'd like to say both out of the house. We still have one who's holding on, but he's almost out. They are working on a...my oldest is working on a PhD out of Virginia Tech and my son just graduated from the Prince William Police Academy, so we're doing well with him. We celebrate our 32nd anniversary this year. We're headed on a cruise, so that's where we headed. So we look like we're going to have some fun on that. But I'm looking forward to working on the Commission and making sure we do what's right by Stafford.

Ms. Vanuch: Well thank you Mr. Randall. We're happy to have you on the Commission as well. So now I'm going to turn it over to Mr. Coen to introduce a very special guest we have this evening. Mr. Coen?

Mr. Coen: Yes, thank you Madame Chair. A couple of years ago, if you remember, those of you who were watching, and yes, Mr. Randall it is often hard to get one of the kids out of the household, some of us never leave. The County started a program called the youth engaged in Stafford program, where students could serve as citizens serving as...giving their input onto various boards and commissions. The utility commission has had somebody on it for a couple of years. The County really doubled its efforts this year to try to get people on all the boards and commissions and we are very fortunate to have Connor Merk. Connor is the young gentleman there, who actually has hair and Connor is a junior at Colonial Forge. I've had the great pleasure of knowing Connor, I think this is our third year we've interacted and worked together. He's a junior this year. He's been very engaged in different activities locally and he is very interested in learning as much as possible about local government. So, it's really great to have you along with us, Mr. Merk. So those of you who kept hearing her say Mr. Merk, that's our Mr. Merk and we look forward to having you with us for this semester.

Ms. Vanuch: Mr. Merk, would you like to say anything?

Mr. Merk: Yes, thank you. I'm very grateful for this experience and I'm excited to be a part of this Commission.

Ms. Vanuch: Thank you. And were happy to have you.

*Planning Commission Minutes
January 17, 2018*

Mr. Harvey: Since this is kind of new for the Commission, would you mind kind of giving us the lay of the land as to, you know, whether or not Mr. Merk can vote, or can we talk to him? Can we solicit his input? Like, how should we engage?

Mr. Harvey: Certainly, Madame Chairman. Mr. Merk is here as a student to observe what the Commission's activities are. The Commission can ask him questions about his opinion on youth related matters, or anything else that he has experience in, and if the Commission is so inclined, they can also ask him to provide questions that he may have to the Commission. However he cannot participate in any votes or really shouldn't be involved in any discussions in relation to proffers, where we may run into some concerns with state law requirements.

Ms. Vanuch: And is it okay for Mr. Merk to attend subcommittee meetings and be engaged in those as well?

Mr. Harvey: Yes, ma'am. They're open to the public. Anyone that's watching can attend any of the committee meetings.

Ms. Vanuch: Okay, perfect.

Mr. Coen: And, Madame Chair, to a certain degree, for example the e-commerce, I know a family member of mine is massively more savvy about the internet and buying online than I am, but certainly Connor's generation is far more in tune with where commerce is going and such. So that's where, on some of the subcommittees, his input will be very helpful, because he will bring a different parameter of knowledge to us.

Ms. Vanuch: No, that's great. Well thank you for joining us Mr. Merk and thank you for taking your time outside of school to come and sit in a government meeting.

Mr. Merk: Yes, thank you, I'm happy to.

Ms. Vanuch: Okay, so with that, that closes the other business portion of tonight's meeting. Do we have...

APPROVAL OF MINUTES

November 15, 2017

Mr. Coen: I move approval of the minutes for November 15th, 2017.

Mr. Vanuch: Okay, do we have a second?

Mr. Apicella: I second.

Mr. Vanuch: We have a motion by Mr. Coen, a second by Mr. Apicella, and just remember, if you were not here, you can abstain. Let's go ahead and take our vote. Okay, so the motion passes 5 with 2 abstentions. The new members have abstained from voting. So with that we wrap up our first meeting. Adjourned.

ADJOURNMENT

Planning Commission Minutes
January 17, 2018

With no further business to discuss, the meeting was adjourned at 7:43 p.m.