

BOARD OF SUPERVISORS

STAFFORD, VIRGINIA

MINUTES

Regular Meeting

June 15, 2021

Call to Order – A regular meeting of the Stafford County Board of Supervisors was called to order by Crystal Vanuch, Chairman, at 3:00 p.m., on Tuesday, June 15, 2021 in the Board Chambers, George L. Gordon, Jr., Government Center, 1300 Courthouse Road, Stafford, VA.

Roll Call – The following members were present: Crystal Vanuch, Chairman; Cindy C. Shelton, Vice Chairman; Tinesha O. Allen; Meg Bohmke; Thomas C. Coen; L. Mark Dudenhefer; Gary F. Snellings.

Also in attendance were: Frederick J. Presley, County Administrator; Rysheda McClendon, County Attorney; Cheryl Giles, Deputy Clerk; Julia Holmes, Assistant Deputy Clerk; associated staff and other interested parties.

Chairman Vanuch made the following remarks: *"As many of you have heard, former Supervisor Pete Fields, who represented the George Washington District, has recently passed away. On behalf of the entire Board, I want to thank Supervisor Fields for his service to Stafford County and send our deepest condolences to his friends and his family. Since Supervisor Fields represented the George Washington District, we thought it most appropriate to turn over to Supervisor Coen to make a few comments."*

Supervisor Coen made the following remarks about former Supervisor Pete Fields: *"As Crystal just said Pete Fields passed away this past week. On behalf of the entire Board we thank Supervisor Fields for his service and mourn with this family and friends on his loss. Mr. Fields served two terms on the Board, from 2000 until 2007 representing the George Washington District. He was elected Chair by his peers in 2003. He was an early proponent of smart growth practices and protecting our open spaces. Indeed, he was an early advocate for many of the measures the Board has taken in recent years to slow growth and protect open spaces. In addition, he was a prominent voice for supporting our nonprofit partners. After serving on the Board, he continued his dedication to Stafford County by serving on the Planning Commission. Mr. Fields was known for his intellect, kindness, energy, and strong dedication to this County. He was also a very gifted musician, playing the classical guitar. Pete Fields will be missed. Our deepest condolences to his family and friends."*

Chairman Vanuch continued her remarks and made the following announcements: *"Saturday, June 19, marks the Juneteenth holiday. Governor Ralph Northam declared it a state holiday last year, and Stafford also followed suit. All County offices will be closed in observance on Friday,*

June 18. If you do not know the holiday's origin, we will be discussing it shortly during a proclamation presentation. We wish everyone a happy Juneteenth and an enjoyable day with family and friends.

I am pleased to announce that Stafford County has won a National Association of Counties Achievement Award (NACo) for 2020. Stafford won in the category of Civic Education and Public Information for our Utilities wastewater treatment plant virtual field trip. Our staff worked with the the school's staff to devise a virtual field trip during COVID that incorporated the middle school science curriculum. We will be receiving a special certificate later in the summer and will present it when it's received.

Presentations – Chairman Vanuch remarked that the Juneteenth proclamation is an extraordinary presentation to recognize the Juneteenth holiday. President Lincoln emancipated enslaved persons on January 1, 1863, but some in Texas did not get word of freedom until June 19, 1865 - a full two and a half years after emancipation. Juneteenth has become a day of celebration for the African-American community and as well as the larger community.

She stated we have members of a family from Stafford with a very long history in the county. She invited John White, Rosie Mae White Frenzley, and Cornelia "Elaine" White Minor to the dais to receive the proclamation. She presented background history about the three siblings and read and presented Mr. John White with the Juneteenth proclamation. She remarked that copies of the proclamations would be mailed to the sisters as well.

Mr. White thanked Stafford County for the proclamation and for the recognition.

Additions/Deletions - Approval of the Regular Agenda – Mr. Presley informed the Board that there were no additions or deletions to the agenda.

Mr. Coen motioned, seconded by Mr. Bohmke, to adopt the agenda.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay:	(0)	

Presentations by the Public – The following persons indicated a desire to speak.

1. Fran Larkins, 40 Battery Point Drive – remarked she was speaking on behalf of the League of Women Voters of Fredericksburg, VA; and commented that the Stakeholders meetings should not be eliminated from the Redistricting Communications Plan.
2. Jacqueline Arthur, 23 Ridge Pointe Lane – commented that the Stakeholders meetings should be included as part of the Redistricting Communications Plan.

3. Marie Gozzi, 246 Whitsons Run – commented that the Stakeholders group should continue to be included in the redistricting planning process.

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. Allen – Announced that an event would be held to celebrate Juneteenth on Saturday, June 19 at Pratt Park from 12:00 p.m. to 8:00 p.m.; and congratulated the Utilities staff on receiving the NACo Award.

Ms. Bohmke – Remarked she attended an Eagle Scout ceremony and congratulated Nathan Anderson and Liam Zinn on attaining the Eagle Scout award; congratulated nine young men and women that attended Stafford High School who would be joining the military to serve our country; attended the Library Board meeting and remarked they would be revising the 25-year old library agreement; and pulled item #18.

Mr. Coen – Congratulated the Utilities department on receiving the NACo Award; remarked that this was a time for celebrating the following upcoming holidays and events: Flag Day, Juneteenth, Fourth of July, and graduation ceremonies; and remarked he attended the Colonial Forge High School graduation.

Mr. Dudenhefer – Deferred his remarks.

Ms. Shelton – Remarked she attended the Brook Pointe High School graduation ceremony and congratulated all of the graduates and their family members.

Mr. Snellings – Announced that the groundbreaking ceremony for Musselman Park would be held on Saturday, June 26 at 10:00 a.m. and invited the public to attend.

Ms. Vanuch – Congratulated Samuel Wiler and Elijah Vick on attaining the Eagle Scout award; and attended the Mountain View High School graduation and congratulated all the students for graduating during a very difficult year.

Report of the County Attorney – Ms. McClendon deferred her remarks.

Report of the County Administrator – Mr. Presley reported that Mr. Kyle Bates, VDOT Fredericksburg Resident Administrator would present the VDOT Quarterly report, that Mr. Andrew Spence, Director of Community Engagement and Citizens Assistant would present an overview on the launch of the Stafford County website, and that Ms. Andrea Light, Budget and Management Director would present an update on the funding strategy for the American Recovery Protection Act (ARPA).

Mr. Presley noted that a memo was provided at the dais for the Board from Mr. John Holden, Director of Economic Development and Tourism about an update for the Stafford Cares Project. He stated the Stafford Cares Project was a grant that Stafford received for over \$750,000 to provide funds to Stafford restaurants to purchase meal cards during the COVID-19 pandemic. He reported that the meal cards would be distributed to SNAP recipients through our Social Services office. Fifty restaurants participated and 152 meal cards were purchased from each restaurant, valued at \$97.63 per card. The meal cards would be distributed over the month or so and then a second round of meal cards would go out in August and September. Any remaining cards (returned not delivered) would be distributed by the end of the year by Social Services.

VDOT Quarterly Report – (report attached)

Stafford Website Launch Overview – Mr. Spence thanked the Community Engagement team, department staff web content managers, the IT department, and agencies for their help and support in getting three new websites up and running in less than nine months. He thanked County Administrator, Fred Presley, and Deputy County Administrators, Mike Smith and Donna Krauss and the Board for their guidance and support for this project. Mr. Spence remarked that the Fire and Rescue and Parks and Recreation departments recently rebranded and the new website gave them the opportunity to incorporate their rebranding effort. He then highlighted the following key features of the website:

- ADA accessible capabilities
- Mobile phone consistency
- Website feedback function
- Translates over 90 languages

American Recovery Protection Act (ARPA) Funding Strategy Update – Ms. Light presented a brief overview about the American Recovery Protection Act (ARPA) and presented an update about the ARPA spending strategy and the next steps and directions needed from the Board.

Ms. Light remarked that at today's Finance, Audit and Budget (FAB) Committee meeting, FAB members recommended the item would be brought back at the August 17 FAB meeting to show what revenue replacement would really look like for public safety salary replacement, and the furloughed employees. Ms. Light remarked that there were some time-sensitive projects that would be brought back at the August 17 FAB meeting with the consideration to bring United Way back at the July 6 Board meeting to help those people that needed rent and mortgage assistance.

APPROVAL OF THE CONSENT AGENDA

Mr. Coen motioned, seconded by Ms. Shelton to adopt the Consent Agenda to exclude agenda item #18, pulled by Ms. Bohmke.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay: (0)

Item 1. County Administration; Approve Minutes of the June 1, 2021 Board Meeting.

Item 2. County Administration; Receive Central Rappahannock Regional Library's Quarterly Report.

Item 3. County Administration; Appoint Mr. John "Jack" Rowley to the Germanna Community College Local College Advisory Board for a Term Ending June 30, 2025.

Item 4. Budget and Management; Budget and Appropriate Virginia Public School Authority (VPSA) 2020B Bond Proceeds to the Capital Projects Fund to Transfer Funding to the Schools.

Resolution R21-240 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE VIRGINIA PUBLIC SCHOOL AUTHORITY (VPSA) 2020B BOND PROCEEDS TO THE CAPITAL PROJECTS FUND AND TRANSFER FUNDING TO THE SCHOOLS

WHEREAS, the Board opted to delay the Virginia Public School Authority (VPSA) borrow for spring 2020 until the next fiscal year to reduce debt service increases in Fiscal Year (FY) 2021 following the COVID-19 pandemic; and

WHEREAS, the Board expressed its intent to repay and replenish the funds appropriated for Schools capital projects with funds from a VPSA borrow during FY2021; and

WHEREAS, the Board budgeted and appropriated Fund Balance Reserve funds in anticipation of the FY2021 borrow in the amount of \$4,247,435 pursuant to Resolution R20-151, which provided the Schools the authority to contract and spend the proceeds; and

WHEREAS, the Board budgeted and appropriated Fund Balance Reserve funds in anticipation of the FY2021 borrow in the amount of \$1,296,200 pursuant to Resolution R20-137, which provided the Schools the authority to contract and spend the proceeds; and

WHEREAS, the Board budgeted and appropriated Fund Balance Reserve funds in anticipation of the FY2021 borrow in the amount of \$134,830 pursuant to Resolution R20-186, which provided the Schools the authority to contract and spend the proceeds; and

WHEREAS, at the Board meeting on April 20, 2021, Resolution R21-138 was approved reimbursing the County's Fund Balance Reserves;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that Five Million Six Hundred Seventy-Eight Thousand Four

Hundred Sixty-Five Dollars (\$5,678,465) be and it hereby is budgeted and appropriated in the Capital Projects Fund as follows:

Fund	Purpose	Amount
Capital Project Fund	Transfer to Schools	4,247,435
Capital Project Fund	Transfer to Schools	1,296,200
Capital Project Fund	Transfer to Schools	134,830
	General Fund Total	\$5,678,465

; and

BE IT FURTHER RESOLVED that Five Million Six Hundred Seventy-Eight Thousand Four Hundred Sixty-Five Dollars (\$5,678,465) is transferred to the Schools.

Item 5. Circuit Court Clerk's Office; Authorize the County Administrator to Execute a Contract Renewal with Logan Systems, Inc. for Land Records Management Services.

Resolution R21-186 reads as follows:

A RESOLUTION TO AUTHORIZE THE COUNTY ADMINISTRATOR TO
EXECUTE AN AGREEMENT WITH LOGAN SYSTEMS, INC. FOR LAND
RECORDS MANAGEMENT SERVICES

WHEREAS, since 2008, Logan Systems, Inc. (Logan Systems) has managed all of Stafford County Circuit Court's land records imaging and indexing data, and marriage license imaging data, and provides security back-up to all retrieval and imaging systems; and

WHEREAS, as part of its turnkey operation, Logan Systems provides all of the hardware (including servers) and software required for land record and marriage license data operations; and

WHEREAS, Logan Systems also provides unlimited support on both the hardware and software applications, and necessary training for both the public and staff; and

WHEREAS, the current contract with Logan Systems, Contract No. 17-3140-SS005B, has expired and a new contract is needed to continue the provision of services; and

WHEREAS, funding for the first contract year is available in the Circuit Court's Fiscal Year (FY) 2022 budget, with subsequent renewal years being subject to annual budget and appropriation by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that County Administrator be and he hereby is authorized to execute a contract for one year with four optional one-year renewal terms with Logan Systems,

Inc. for land records management services in a total contract amount of Eight Hundred Fifty Thousand Dollars (\$850,000); and

BE IT FURTHER RESOLVED that the FY2022 contract term and subsequent renewal terms shall not exceed One Hundred Seventy Thousand Dollars (\$170,000.00), unless amended by a duly-authorized contract amendment.

Item 6. Community Engagement; A Proclamation Recognizing the Significance of Juneteenth and Its Place in American History.

Proclamation P21-19 reads as follows:

A PROCLAMATION RECOGNIZING THE SIGNIFICANCE OF
JUNETEENTH AND ITS PLACE IN AMERICAN HISTORY

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation in 1863, which technically freed some four million slaves in both Union and Confederate states; and

WHEREAS, there were slaves in some parts of the South who did not receive word of the Emancipation Proclamation; and

WHEREAS, Juneteenth originated with the arrival in Galveston, Texas, of Union General Gordon Granger on June 19, 1865, who issued an order freeing slaves. This event was two and a half years after President Lincoln signed the Emancipation Proclamation; and

WHEREAS, Juneteenth marks the moment when enslaved persons in the deepest part of the Confederacy learned they were free; and

WHEREAS, over the years, Juneteenth has evolved into a celebration of African-American freedom and achievement while encouraging continuous self-development and respect for all cultures; and

WHEREAS, Juneteenth is a reminder in our country of both the lowest and highest points of American history with the enslavement of African-American people and their subsequent achievements and triumphs;

NOW, THEREFORE, BE IT PROCLAIMED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that it be and hereby does recognize the commemoration of Juneteenth in Stafford County and its role and significance in American history.

Item 7. Economic Development and Tourism; Authorize a Memorandum of Understanding with Center of Innovative Technology (CIT) for Virginia Smart Community Testbed.

Resolution R21-207 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO
EXECUTE A MEMORANDUM OF UNDERSTANDING WITH THE CENTER
FOR INNOVATIVE TECHNOLOGY

WHEREAS, the Center for Innovative Technology (CIT) has invested in the development and deployment of new technologies for smart city development across the Commonwealth of Virginia; and

WHEREAS, CIT has invested in Stafford County with technology implementation, demonstrations, evaluations and exercises held in and around County property, including the Stafford County Government Center (Smart Stafford Test Bed) pursuant to a Memorandum of Understanding between the County and CIT with an effective date of August 19, 2020 (First MOU); and

WHEREAS, the Board desires to continue to make available various facilities and personnel to CIT for implementation of the Smart Stafford Test Bed; and

WHEREAS, one of the goals of the Smart Stafford Test Bed is the installation and deployment of new technology to address public safety, transportation, education, and other issues; and

WHEREAS, the Board and CIT desire to collaborate on the Smart Stafford Test Bed with Stafford providing oversight of work efforts and CIT providing contractual management and direction to all CIT personnel or subcontractors; and

WHEREAS, term of the First MOU ends on June 30, 2021 and the County and CIT desire to continue the partnership of the Smart Stafford Test Bed by entering into a new Memorandum of Understanding;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the day 15th of June, 2021 that the County Administrator be and he hereby is authorized to execute a Memorandum of Understanding with the Center for Innovative Technology (CIT), for a term ending June 30, 2023, to govern the terms of the collaboration between the County and CIT regarding the Smart Stafford Test Bed.

Item 8. Economic Development and Tourism; Budget and Appropriate Funds to Cover Incentive to First Line Technology.

Resolution R21-238 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE FUNDS TO THE ECONOMIC DEVELOPMENT AUTHORITY FOR INCENTIVE AGREEMENT WITH FIRST LINE TECHNOLOGY, LLC

WHEREAS, the County entered into a Memorandum of Understanding (MOU) with the Economic Development Authority of Stafford County, Virginia (EDA) and First Line Technology, LLC (First Line) dated October 2, 2019; and

WHEREAS, the MOU established certain conditions under which certain incentives related to economic development are to be provided to First Line; and

WHEREAS, First Line has met such conditions in the MOU, including payment of business personal property taxes and is entitled to Year One incentives as provided in the MOU; and

WHEREAS, the County has the authority, pursuant to Virginia Code § 15.2-953, to make gifts, donations and appropriations of money to the EDA for the purposes of promoting economic development and the EDA has the authority to make grants of money and property in furtherance of its purposes, including promoting economic development;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021 that Ten Thousand One Hundred Ninety-One Dollars (\$10,191) be and hereby is budgeted and appropriated as follows for payment to the Economic Development Authority of Stafford County, Virginia (EDA) for incentives provided to First Line Technology, LLC:

Fund	Department	Amount
General Fund	Economic Development	\$10,191

; and

BE IT FURTHER RESOLVED that the EDA is requested to disburse such funds pursuant to the terms of the MOU.

Item 9. Finance; Authorize the County Administrator to Execute Contract Renewals with the Virginia Association of Counties Group Self Insurance Risk Pool and Brown & Brown Insurance Agency of Virginia, Inc. for Insurance Coverage for FY2022.

Resolution R21-212 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT AND CONTRACT RENEWALS WITH THE VIRGINIA ASSOCIATION OF COUNTY'S GROUP SELF INSURANCE RISK POOL, AND BROWN & BROWN INSURANCE AGENCY OF VIRGINIA, INC. FOR INSURANCE COVERAGE FOR FY2022

WHEREAS, staff reviewed the County's insurance coverage claims experience and related costs for FY2022; and

WHEREAS, the Board budgeted funds for the County's insurance needs for FY2022 and will be considering the appropriation of funds on June 15, 2021 in Proposed Resolution R21-212; and

WHEREAS, The Virginia Association of Counties Group Self Insurance Risk Pool (VACORP) submitted a policy renewal proposal to the County for general liability, property, automobile, Line of Duty, cyber, inland marine, animal mortality, volunteer, and Workers' Compensation; and

WHEREAS, VACORP submitted a policy renewal proposal to the County for accident and sickness insurance for the Volunteer Fire and Rescue personnel, the Sheriff's Deputies and the Sheriff's Auxiliary Groups; and

WHEREAS, Volunteer Firemen's Insurance Services (VFIS) through Brown & Brown Insurance Agency of Virginia, Inc. submitted a policy renewal proposal for increased benefits for the Volunteer Fire and Rescue personnel, the Sheriff's Special Deputies, and the Sheriff's Auxiliary Groups; and

WHEREAS, VACORP submitted a proposal for the County Fire and Rescue insurance for general liability, property, crime, and automobile; and

WHEREAS, staff determined that these proposals are reasonable for the scope of services provided;

NOW, THEREFORE BE IT RESOLVED by the Stafford County Board of Supervisors on the 15th day of June, 2021, that it be and hereby does authorize the County Administrator to execute the following: a contract renewal with the Virginia Association of Counties Group Self Insurance Risk Pool (VACORP) for general liability, property, automobile, Line of Duty, cyber, animal mortality, volunteer, and Workers' Compensation insurance in the amount not to exceed One Million Eight Hundred Eighty-Eight Thousand Nine Hundred Fifty-Six Dollars (\$1,888,956); a contract renewal with Volunteer Firemen's Insurance Services (VFIS) through Brown & Brown Insurance for accident and sickness in the amount not to exceed Seventy-Two Thousand Eight Hundred Seventy-Nine Dollars (\$72,879) and VACORP worker's compensation for the Volunteer Fire and Rescue, Sheriff's Special Deputies, and Sheriffs' Auxiliary Groups in the amount not to exceed Eighty-One Thousand Six Hundred Sixty-One Dollars (\$81,651); a contract with VACORP for Fire and Rescue general liability, property, crime, and automobile insurance in the amount not to exceed Eighty-One Thousand Six Hundred and Fifty-One Dollars (\$198,327), unless amended by a duly executed contract amendment.

Item 10. Finance: Approve the Expenditure Listing.

Resolution R21-237 reads as follows:

A RESOLUTION TO APPROVE EXPENDITURE LISTING (EL)
DATED JUNE 1, 2021 THROUGH JUNE 14, 2021

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 15th day of June, 2021, that it be and hereby does.

Item 11. Information Technology; Authorize the County Administrator to Execute a Contract to Purchase Computer, Computer-Related Equipment, and Warranties From Dell Marketing L.P.

Resolution R21-192 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT FOR THE PURCHASE OF COMPUTERS, COMPUTER-RELATED EQUIPMENT AND WARRANTIES FROM DELL MARKETING L.P.

WHEREAS, the County replaces most desktops, laptops, servers and other related equipment on a five-year replacement program as a critical part of the County's technology operations; and

WHEREAS, the County cooperatively procures this equipment through the Virginia Information Technologies Agency (VITA) contract number VA-190822-DELL with Dell Marketing L.P.; and

WHEREAS, the equipment and warranty purchases will not exceed One Million Dollars (\$1,000,000) for the contract year and funds are available in the General Fund and the Utilities Fund and potentially other Federal and State of Virginia funds for this purpose;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the County Administrator be and he hereby is authorized to execute a contract to purchase replacement computer equipment, computer-related equipment, and warranties from Dell Marketing L.P, for an amount not to exceed One Million Dollars (\$1,000,000) in Fiscal Year 2022, unless amended by a duly executed contract amendment.

Item 12. Information Technology; Authorize the County Administrator to Authorize Expenditures Under the Current EPlus Technology, Inc. Contract for Information Technology, Inc. Contract for Information Technology Products, Services and Support.

Resolution R21-200 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO APPROVE ADDITIONAL EXPENDITURES WITH EPLUS TECHNOLOGY, INC. FOR PRODUCTS, SERVICES AND SUPPORT

WHEREAS, part of the County's technology replacement program included various services, servers, maintenance support and other equipment that is a critical part of the County's technology systems; and

WHEREAS, the County currently has a contract, Rider Agreement No. 20-1245-CI155, with ePlus Technology, Inc. to provide a broad range of technology products, services and solutions; and

WHEREAS, the purchase of products, services and support shall not exceed \$2,500,000 in the Fiscal Year (FY) 2022, and will be funded by the General Fund and Utilities Fund;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the County Administrator be and he hereby is authorized to approve additional expenditures with ePlus Technology, Inc. in an amount not to exceed Two Million Five Hundred Thousand Dollars (\$2,500,000) in FY2022, unless amended by a duly authorized contract amendment.

Item 13. Information Technology; Authorize the County Administrator to Execute a Contract Renewal with SHI International Corp. for Microsoft Software Licenses.

Resolution R21-232 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO
EXECUTE A CONTRACT RENEWALS WITH SHI INTERNATIONAL CORP.
FOR MICROSOFT SOFTWARE LICENSES

WHEREAS, the County uses Microsoft software on nearly every major application for the County's information technology infrastructure and it requires software assurance license renewals; and

WHEREAS, license renewals allow the County to upgrade existing Microsoft software programs as needed to support many of the applications used by departments, without buying a new license each time; and

WHEREAS, the County purchases the software licenses and license renewals from SHI International Corp. through the Commonwealth of Virginia, Virginia Information Technologies Agency (VITA) Contract#VA-200114-SHI, for a contract expiring in 2026, if all renewals are exercised; and

WHEREAS, funds for the license renewals are available in various department budgets within the General Fund and the Utilities Fund, subject to annual Board budget and appropriation;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the County Administrator be and he hereby is authorized to execute the five remaining one-year contract renewal terms for Microsoft software assurance license renewals with SHI International Corp. in a total contract amount not to exceed Six Hundred Thousand Dollars (\$600,0000); and

BE IT FURTHER RESOLVED that One Hundred Twenty Thousand Dollars (\$120,000) will be expended in FY2022 and subsequent renewal years, unless modified by a duly-executed contract amendment.

Item. 14. Information Technology; Authorize the County Administrator to Execute a Contract with Pictometry International Corp. for Aerial Photography for GIS Maps and Applications for the County.

Resolution R21-241 reads as follows:

A RESOLUTION FOR INFORMATION TECHNOLOGY TO AUTHORIZE
THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH
PICTOMETRY INTERNATIONAL CORP. FOR AERIAL PHOTOGRAPHY
FOR GIS MAPS AND APPLICATIONS FOR THE COUNTY

WHEREAS, aerial photography is an essential asset for accurate Geographic Information System (GIS) maps and applications; and

WHEREAS, since 2010, Pictometry International Corp. has provided the County with ortho and oblique images allowing the County to better manage its current growth and forecast future growth; and

WHEREAS, the aerial photography is regularly used by the Stafford County Sheriff's Office, the Commissioner of the Revenue, and the Fire and Rescue, Public Works, and Planning and Zoning Departments, as well as citizens, the development/real-estate community, and engineering/surveying firms; and

WHEREAS, the current contract expires June 30, 2021, and a new contract will need to be executed to continue the provision of aerial photography for the GIS maps and applications; and

WHEREAS, funding for the first two years of the contract is available in the FY2022 budget for this purpose, and the remainder of the contract term will be funded subject to annual budget and appropriation by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the County Administrator be and hereby is authorized to execute a contract with Pictometry International Corp. for one year with five optional one-year renewal terms in the total contract amount of Four Hundred Thousand Two Dollars (\$402,000) for aerial photography for the County's Geographic Information Systems (GIS) maps and applications; and

BE IT FURTHER RESOLVED that One Hundred Thirty-Four Dollars (\$134, 000) will be expended every other fiscal year, commencing in FY2022, unless amended by a duly-authorized contract amendment.

Item 15. Public Works (Utilities); Authorize the County Administrator to Approve Additional Expenditures and Execute Contract Renewals for Water and Wastewater Chemicals.

Resolution R21-181 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO APPROVE ADDITIONAL EXPENDITURES AND EXECUTE CONTRACT RENEWALS FOR WATER AND WASTE WATER CHEMICALS

WHEREAS, Department of Utilities, Operations, requires various chemicals for the treatment of water and wastewater; and

WHEREAS, the County solicited competitively sealed bids pursuant to Invitation for Bid #20-5030-SB118 to provide water and wastewater chemicals for one year with four optional, one-year renewal terms; and

WHEREAS, Fiscal Year (FY) 2022 will be the first of four, one-year contract renewal terms for the following treatment chemical suppliers:

Vendor	Chemical
Univar USA, Inc.	Caustic Soda, Hydrofluorosilicic Acid, Sodium Bisulfite
George S. Coyne Chemical Co., Inc.	Citric Acid CMC150
Kemira Water Solutions	Liquid Ferric Sulfate
Suffolk Sales and Service Corporation	Sodium Hypochlorite
Chemtrade Chemicals US LLC	Aluminum Sulfate
Polytec, Inc.	Calcium Hydroxide Slurry

; and

WHEREAS, the County solicited competitively sealed bids pursuant to Invitation for Bid #20-5030-SB161 to provide water and wastewater chemicals for one year with four optional, one-year renewal terms; and

WHEREAS, FY2022 will be the first of four, one-year contract renewal terms for the following treatment chemical suppliers:

Vendor	Chemical
Premier Magnesia, LLC	Magnesium Hydroxide
Source Technologies, LLC	Hydrogen Peroxide
Univar Solutions USA, Inc.	Ammonium Hydroxide

; and

WHEREAS, the County has an annual contract with George S. Coyne Chemicals Co., Inc. as the sole distributor of Sterling Water Technologies' CP-78D and CP-711 corrosion inhibitor, Contract #20-5025-SS001B, and an annual contract for sole source polymers

Magnafloc LT-27 and LT-7996 polymer, Contract #20-5010-SS044A, both are currently up for renewal; and

WHEREAS, Source Technologies Inc. has an annual contract to provide proprietary odor control reagents, ETX and STX, Contract #20-5080-SS001B, that is currently up for renewal; and

WHEREAS, funds are available for these chemicals in the FY2022 Public Works, Utilities Enterprise Fund, Operating Budget;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the County Administrator be and he hereby is authorized to approve expenditures for FY2022 with the following vendors to provide the following water and wastewater treatment chemicals:

Vendor	Chemical	Price	FY2022 Cost Not to Exceed
Univar USA Inc.	Hydrofluorosilicic Acid	\$363.00 per wet ton	\$25,000
Univar USA Inc.	Sodium Bisulfite	\$2.88 per gallon	\$36,500
Univar USA Inc.	Caustic Soda	\$539.00 per dry ton	\$271,500
Univar USA Inc.	Ammonium Hydroxide	\$2.34 per gallon	\$85,000
George S. Coyne Chemical Co. Inc.	Citric Acid CMC150	\$4.7252 per gallon	\$123,400
Memira Water Solutions	Liquid Ferric Sulfate	\$1,666.85 per dry ton	\$487,000
Chemtrade Chemicals USA LLC	Aluminum Sulfate	\$312.44 per ton	\$410,000
Polytec, Inc.	Calcium Hydroxide Slurry	\$0.6825 per gallon	\$102,000
Premier Magnesia LLC	Magnesium Hydroxide	\$2.632 per gallon	\$460,000
Source Technologies, LLC	Hydrogen Peroxide	\$4.50 per gallon	\$165,000

; and

BE IT FURTHER RESOLVED, that the County Administrator is authorized to approve expenditures with Suffolk Sales and Service Corporation to provide Sodium Hypochlorite at \$0.90 per gallon for 90 days, an estimated cost of One Hundred Thousand Dollars (\$100,000); and

BE IT STILL FURTHER RESOLVED that the County Administrator is authorized to execute the following contract renewals for one year with the following vendors to provide the following corrosion inhibitors, odor control chemicals, and polymers:

Vendor	Chemical	Price	FY2022 Cost Not to Exceed
George S. Coyne Chemical Co. Inc.	CP-78D	\$1.9850 per pound	\$95,000
George S. Coyne Chemical Co. Inc.	CP-711	\$0.8350 per pound	\$115,000

George S. Coyne Chemical Co. Inc.	Magnafloc LT-27	\$2.5600 per pound	\$26,000
George S. Coyne Chemical Co. Inc.	Magnafloc LT-7996	\$1.0300 per pound	\$12,000
Source Technologies, Inc.	STX	\$24.00 per gallon	\$230,000
Source Technologies, Inc.	ETX	\$6.00 per gallon	\$45,000

Item 16. Public Works (Utilities); Authorize the County Administrator to Execute Contract Extensions.

Resolution R21-182 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE CONTRACT EXTENSIONS FOR REPAIR AND MAINTENANCE SUPPLIES

WHEREAS, the County's contracts with Ferguson Enterprises, LLC, Contract #16-5030-B032-FER, and Core & Main LP, Contract #16-5030-B032-C&M, are set to expire on June 30, 2021; and

WHEREAS, a six-month extension of the contracts will allow for the purchase of additional repair and maintenance supplies while the County works to procure a new contract for these goods; and

WHEREAS, additional authorization to expend funds above the previously approved amount are needed during the extension terms of July 1, 2021 through December 31, 2021, in the amount of \$60,000 for the contract with Core & Main LP and \$75,000 for the contract with Ferguson Enterprises, LLC; and

WHEREAS, the funds are available in the FY2022 Utilities Operating Budget;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June 2021, that the County Administrator be and he hereby is authorized to execute contract extensions through December 31, 2021 with Ferguson Enterprises, LLC in an amount not to exceed Seventy Five Thousand Dollars (\$75,000), for a total contract amount of \$210,000; and Core & Main LP in an amount not to exceed Sixty Thousand Dollars (\$60,000), for a total contract amount of \$175,000, to furnish and deliver repair and maintenance supplies.

Item 17. Public Works (Transportation); Authorize the Installation and Maintenance of One "Watch for Children" Sign on Poplar Manor Avenue.

Resolution R21-239 reads as follows:

A RESOLUTION AUTHORIZING THE INSTALLATION AND MAINTENANCE OF ONE "WATCH FOR CHILDREN" SIGN ON POPLAR MANOR AVENUE (SR-2266), LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, the Board is concerned with transportation safety on residential streets; and

WHEREAS, the Board adopted the Residential Traffic Management Plan (RTMP) on February 19, 2008, to provide Stafford County citizens with various programs to address traffic-related concerns; and

WHEREAS, the installation of "Watch for Children" signs is authorized pursuant to Virginia Code § 33.2-251; and

WHEREAS, the residents of Poplar Manor Estates requested the installation of a "Watch for Children" sign along the road; and

WHEREAS, the Virginia Department of Transportation's (VDOT) policy permits the installation of a "Watch for Children" sign along Poplar Manor Avenue; and

WHEREAS, the proposed location on Poplar Manor Avenue meets the essential criteria for the installation as it is a residential local road, based on the current RTMP, "Watch for Children" Sign Program; and

WHEREAS, the Board finds that installing this sign promotes the health, safety, and welfare of the County and its citizens;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that it be and hereby does approve the purchase and installation of a "Watch for Children" sign approximately 200 feet past the posted speed limit sign on Poplar Manor Avenue (SR- 2266); and

BE IT FURTHER RESOLVED that the County Administrator, or his designee, shall transmit a copy of this Resolution to the Virginia Department of Transportation.

Item 18. Public Works (Transportation); Authorize the County Administrator to Execute a Contract Amendment for Additional Design and Right-of-Way Services for the Berea Church Road Improvement Project. Ms. Bohmke remarked that she pulled this item because she wanted to know why there was a change order for this project. Mr. Alex Owsiak, Transportation Program Manager remarked that four contract amendments have been executed for the Berea Church Road Improvement project. He explained that the change orders were due to scope items that were not included in the initial contract. He stated that additional utilities test holes were done to ensure that there were no conflicts with proposed stormwater detention systems and stormwater pipes with utility structures. In April 2020, a second contract amendment for about \$100,000 was for additional right-of-way services. The number of parcels impacted from the project doubled from the initial estimates. In October 2020, a third contract amendment for \$40,000 was for additional test holes that were left out of the initial contract amendment #1 and some additional plat services related to right-of-way. In January 2021, contract amendment #4 was for about \$130,000 and was to incorporate some waterline betterments for the Utilities department. He stated today's contract amendment was for some additional utility betterments,

which were to install a sanitary sewer casing underneath the road in advance of a Utility project there and for some additional right-of-way services.

Ms. Bohmke motioned, seconded by Mr. Snellings to adopt proposed Resolution R21-244.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay: (0)

Resolution R21-244 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT AMENDMENT WITH ATCS, P.L.C., FOR ADDITIONAL DESIGN AND RIGHT-OF-WAY ACQUISITION SERVICES FOR THE BEREA CHURCH ROAD IMPROVEMENT PROJECT, LOCATED WITHIN THE FALMOUTH, GEORGE WASHINGTON, AND HARTWOOD ELECTION DISTRICTS

WHEREAS, the Board identified the completion of road improvements on Berea Church Road (SR-654) (Project), as a critical part of Stafford County's road improvement plan; and

WHEREAS, the County contracted with ATCS, P.L.C., (ATCS), Contract No. 16-9665-P126, to provide engineering and design services on the Project; and

WHEREAS, during property acquisition negotiations on the Project, additional plan, plat, and survey updates were required to incorporate negotiated improvements and additional right-of-way services such as additional appraisals and deed execution; and

WHEREAS, after discussions with County Utilities staff, it was determined that it would be more cost effective to install sanitary sewer steel casing required for an upcoming Utilities project as part of the Project while the roadway was being open-cut for culvert replacements at Falls Run; and

WHEREAS, ATCS submitted a cost proposal to amend its current contract to provide additional design, right-of-way and sanitary sewer casing design services, outside of its original scope of work, in the amount of \$56,579; and

WHEREAS, staff reviewed this proposal and determined that it is reasonable for the scope of work requested; and

WHEREAS, this contract amendment, together with previously executed amendments increases the contract value from the original awarded amount of \$779,554 to a total of \$1,145,323; and

WHEREAS, a portion of the Project is considered a betterment and would be funded in the Utilities Fund;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the County Administrator be and he hereby is authorized to execute a contract amendment with ATCS, P.L.C., for additional water line engineering and right-of-way acquisition services associated with the Berea Church Road Improvement Project in an amount not to exceed Fifty-Six Thousand Five Hundred Seventy-Nine Dollars (\$56,579), for a total contract amount of \$1,145,323, unless modified by a duly-executed contract amendment.

Item 19. Sheriff; Authorize the County Administrator to Execute Contracts for the Purchase of Sheriff's Office Public Safety Vehicles, Vehicle Equipment, and Installation of Vehicle Equipment Exceeding \$200,000.

Resolution R21-234 reads as follows:

A RESOLUTION AUTHORIZING THE SHERIFF TO EXCEED THE
PROCUREMENT THRESHOLD FOR PURCHASES OF VEHICLES,
EQUIPMENT, AND INSTALLATION OF EQUIPMENT

WHEREAS, the Stafford County Sheriff's Office purchases and replaces vehicles, purchases the equipment to outfit vehicles, and install the equipment in the vehicles as needs arise and at various times throughout the year; and

WHEREAS, the purchase of public safety vehicles, equipment and installation of equipment is an essential component to daily operations and overall job function; and

WHEREAS, Resolution R20-174 previously authorized the County Administrator to execute contracts and make payments in the amount of \$100,000 or more in FY2021 for Sheriff's Office public safety vehicles, replacement vehicles, vehicle equipment, and installation of vehicle equipment; and

WHEREAS, the Board desires to authorize the Sheriff to continue to exceed the procurement threshold for purchases of public safety vehicles, replacements, equipment, and installation of equipment in forthcoming fiscal years; and

WHEREAS, all purchases will be vetted by the County Procurement Office and are subject to annual budget and appropriation by the Board;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the County Administrator be and he hereby is authorized to execute contracts and make payments in the amount of Two Hundred Thousand Dollars (\$200,000) or more for public safety vehicles, replacement vehicles, vehicle equipment, and installation of vehicle equipment for the Stafford County Sheriff's Office.

UNFINISHED BUSINESS

Item 20. County Administration; Consider and Discuss Amendments to the Board of Supervisors 2021 Redistricting Communications Plan Outline. Mr. Anthony Toigo, Constituents

and Legislative Affairs Officer presented background information about proposed Resolution R21-219, Amending the Board of Supervisors 2021 Redistricting Communications Plan Outline. He stated the Stakeholders list was brought before the Redistricting Committee on March 8 and the Redistricting Committee reviewed and approved it and asked staff to ensure that all groups on the list served Stafford County and directed staff to ask each group to designate a County resident to serve as a stakeholder. He stated staff prepared letters to be sent to the Stakeholder groups upon Board approval. Mr. Toigo noted that whatever style of public meeting the Board decided to hold, there would be an opportunity for education for the groups and there would be an opportunity for the groups to ask questions. He stated there was a webpage on the County's website that contained information about the 2021 Redistricting. Mr. Toigo stated that if the Board decided to adopt proposed Resolution R21-219, staff would recommend holding the pre-redistricting committee meeting in August or September at a central location in the County. The Board could hold as many meetings as they would like. He said if the Board chose not to adopt proposed Resolution R21-219, then the Redistricting Communications Plan Outline would remain as it is currently written and staff would seek how to move forward with the existing Stakeholder groups list. He said the Board could also send this item back to the Redistricting Committee for further vetting.

Mr. Snellings asked if there were any rules that the Stakeholder groups had to follow. Mr. Toigo responded that currently there are no rules for the Stakeholders. He said that similar to the general public, a Stakeholder group could provide input to the Board. He noted that the Board has a constitutional responsibility to redistrict under the Virginia Constitution Article 7, Sec. 5.

Mr. Coen commented that the idea of having Stakeholders was done a decade ago and was why it was brought forward again.

Mr. Snellings motioned, seconded by Ms. Bohmke to refer this item back to the Redistricting Committee to establish a criterion for Stakeholders.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay:	(0)	

Item 21. Planning and Zoning; A Resolution Referring to the Planning Commission a Proposed Ordinance to Amend and Reordain Stafford County Code Sec. 22-5, "Family and Minor Subdivisions," Sec. 28-25 "Definitions of Specific Terms," and Sec. 28-35, "Table of Uses and Standards" to Modify Requirements Relating to Family Subdivisions, Establish a Definition for Family Subdivision, and Establish Minimum Lot Size Requirements Applicable to Family Subdivisions in the A-1, Agricultural Zoning District. Mr. Jeff Harvey, Planning and Zoning Director reported that back in March 2021, the Board adopted the Healthy Growth program, it

changed the zoning density for the A-1 Agricultural Zoning district. The Board heard citizen's comments about family subdivisions and the concern that the zoning density change could adversely affect family subdivisions. He stated the Board adopted Resolution R21-37, which directed the Planning Commission to develop an ordinance amendment that would exempt family subdivisions from that density requirement. He said the Planning Commission returned the draft Ordinance as requested by the Board. The Board's consideration today was whether or not the draft Ordinance was sufficient to move forward with public hearings. The proposed amendment changes both the subdivision and the zoning ordinance chapters of the code. It would specifically exempt family subdivision from the density requirement. It would also expand the eligibility of who could receive a lot through a family subdivision. The State Code gives localities an option to include aunts, uncles, nieces, and nephews. The Planning Commission recommended that this change be incorporated into our local ordinance. Additionally, the ordinance amendment would make some other clarifications. The Planning Commission thought it was important to further reiterate in the code that for family subdivision purposes, a recipient would only be eligible to get one lot regardless of how many family members they have.

Ms. Shelton asked how would the relationships of the aunts, uncles, nieces, and nephews be validated. Mr. Harvey responded that with the family subdivisions that the County has put in place, an affidavit must be signed by the individual saying they are the family member of the person granting the lot and the affidavit has to be notarized.

Ms. Shelton asked why wasn't a requirement put in the proposed ordinance that a family member could not sell the land for three to five years after a five-year family subdivision. Mr. Harvey explained that the current ordinance requirement stipulates that for a property to be eligible for a family subdivision, it has to be within family ownership for a minimum period of five years. After that person received the lot, they could not sell the lot to a non-family member for a period of five years.

Ms. Bohmke motioned, seconded by Mr. Coen to adopt proposed Resolution R21-221.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay:	(0)	

Resolution R21-221 reads as follows:

A RESOLUTION TO REFER TO THE PLANNING COMMISSION AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 22-5, "FAMILY AND MINOR SUBDIVISIONS;" SEC. 28-25, "DEFINITIONS OF SPECIFIC TERMS;" AND SEC. 28-35, "TABLE OF USES AND STANDARDS" TO MODIFY REQUIREMENTS RELATING TO FAMILY SUBDIVISIONS GENERALLY, ESTABLISH A DEFINITION FOR

FAMILY SUBDIVISION, AND ESTABLISH MINIMUM LOT SIZE
REQUIREMENTS APPLICABLE TO FAMILY SUBDIVISIONS IN THE A-1,
AGRICULTURAL ZONING DISTRICT

WHEREAS, the Board adopted Ordinance O21-07 which established a minimum gross density in the A-1, Agricultural Zoning District of one dwelling unit per six acres while maintaining a three- acre minimum lot size ; and

WHEREAS, the Board is concerned that the density requirement could adversely impact landowners who plan to pursue family subdivisions in the A-1 Zoning District; and

WHEREAS, family subdivisions are intended to provide housing for family members and the Board believes supporting the needs of families is essential to the future of the County; and

WHEREAS, the Board desires to consider maintaining the minimum lot size requirement without density restrictions for family subdivisions in the A-1 Zoning District and to amend provisions relating to family subdivisions generally; and

WHEREAS, the Planning Commission drafted proposed Ordinance O21-24 in response to the Board's concerns and pursuant to the Board's request; and

WHEREAS, the Board desires to refer the proposed Ordinance back to the Planning Commission for it to hold a public hearing and provide its recommendation;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that proposed amendments to Stafford County Code Sec. 22-5, "Family and minor subdivisions," Sec. 28-25, "Definitions of specific terms," and Sec. 28-35, "Table of uses and standards," pursuant to proposed Ordinance O21-24, be and they hereby are referred to the Planning Commission for its review, to hold a public hearing, and provide its recommendation to the Board; and

BE IT FURTHER RESOLVED that the Planning Commission is authorized to make modifications to proposed Ordinance O21-24 as it deems necessary and appropriate, but not inconsistent with any modifications the Board made to proposed Ordinance O21-24 prior to referring it back to the Planning Commission.

Item 22. Public Works (Transportation); FY2023-2024 Transportation Alternatives Project Pre-Applications and FY2027-2028 Revenue Sharing Pre-Applications. Mr. Owsiak presented background information and provided an update about the list of candidate projects for FY2023-2024 Transportation Alternatives Project Pre-Applications and the FY2027-2028 Revenue Sharing Pre-Applications projects. Mr. Owsiak remarked that staff recommended moving forward with all of the six projects as pre-applications and work with VDOT on developing the scope and further cost estimates. Staff would bring the projects back to the Board for full review before the final application phase.

NEW BUSINESS

There were no New Business items discussed at this meeting.

CLOSED MEETING

At 4:22 p.m., Ms. Shelton motioned, seconded by Mr. Coen, to adopt proposed Resolution CM21-11.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay: (0)

Resolution CM21-11 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for discussion of the performance of a specific employee of the Board; and

WHEREAS, pursuant to Virginia Code § 2.2-3711 (A)(1) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that it be and hereby does authorize discussion of the above matters in Closed Meeting.

CLOSED MEETING CERTIFICATION

At 5:24 p.m., Ms. Shelton motioned, seconded by Mr. Snellings, to adopt proposed Resolution CM21-11 (c).

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay: (0)

Resolution CM21-11 (c) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON JUNE 15, 2021

WHEREAS, the Board has, on this the 15th day of June, 2021, 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 provides for certification that such Closed Meeting was conducted in conformity with the law;

NOW, THEREFORE, BE IT RESOLVED that the Stafford County Board of Supervisors does hereby certify, on this the 15th day of June, 2021, 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, and (2) only such public business matters as were identified in the Motion by which the Closed Meeting was convened, were heard, discussed, or considered by the Board.

Following the certification of the closed meeting, Mr. Coen motioned, seconded by Ms. Shelton to adopt proposed Resolution R21-255 with a percentage of 5%.

Ms. Shelton noted that the 5% increase was equal to what was given to County employees this year.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay: (0)

Resolution R21-255 reads as follows:

A RESOLUTION AUTHORIZING THE FIRST AMENDMENT TO THE
EMPLOYMENT AGREEMENT WITH THE COUNTY ADMINISTRATOR

WHEREAS, the Board and County Administrator Frederick J. Presley entered into an employment agreement dated February 8, 2020 and effective on July 1, 2020 (Employment Agreement); and

WHEREAS, pursuant to Section Eight of the Employment Agreement, the Board has performed its annual performance evaluation of the County Administrator and finds his performance acceptable; and

WHEREAS, pursuant to Section Five of the Employment Agreement, the Board considered and desires to provide an increase in the annual salary of the County Administrator in equal percentage to the increase provided to all County employees;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that it be and hereby does authorize this First Amendment to the Employment Agreement between the Stafford County Board of Supervisors and Frederick J. Presley, as follows, with all other portions of the Employment Agreement remaining unchanged:

The annual salary, as established in Section Five paragraph (A), shall be increased by 5% effective July 1, 2021.

At 5:25 p.m., Chairman Vanuch recessed the afternoon session of the June 15, 2021 Board meeting.

At 7:00 p.m. Chairman Vanuch called the evening session to order. Ms. Bohmke gave the invocation and Ms. Shelton led the Pledge of Allegiance to the flag of the United States of America.

Presentations – There were no presentations.

Presentations by the Public – II – The following persons indicated a desire to speak.

1. Jo Knight, 103 Nautical Cove – commented that the proposed 18-foot multi-functional median was not a good option to install on the highway because it would not reduce traffic accidents from happening.
2. Kristin Maxson, 1816 Jefferson Davis Hwy. – commented that she would like false news regarding a map for a Condemnation and Exercise of Quick Take Power of Tax Map Parcel 38-88 on the County's website dated November 2017 to be corrected to display that the full lot was not condemned.

Chairman Vanuch informed the public that Supervisor Snellings had requested that the Downtown Stafford and Fountain Park public hearings would be held first. She remarked that she spoke with Supervisor Snellings about holding the two Fire and Rescue public hearings first and he agreed. She stated that agenda item #26, Consider Amending and Reordaining to Stafford County Code Section 12-53, "Exemptions," Sec. 12-60, "Fire Prevention Code Adoption and Enforcement; Penalty," Sec. 12-62, "Amendments, Additions, and Deletions to the Virginia Statewide Fire Prevention Code," and Sec. 12-81, "Cost Reimbursement for Ambulance Service," to Update Provisions of the Fire Prevention Code and Ambulance Recovery Costs, and to Include Permit Fees and agenda item #27, the public hearing to consider an amendment to Stafford County Code Section 12-3, "Composition of Fire, Rescue and Emergency Services" to Remove the Rockhill Volunteer Fire Company from the List of Active Volunteer Fire and Rescue Companies in Stafford County would be held first to allow Fire and Rescue staff time to get home earlier.

PUBLIC HEARINGS

Item 26. Fire and Rescue; Consider Amending and Reordaining to Stafford County Code Section 12-53, "Exemptions," Sec. 12-60, "Fire Prevention Code Adoption and Enforcement; Penalty," Sec. 12-62, "Amendments, Additions, and Deletions to the Virginia Statewide Fire Prevention Code," and Sec. 12-81, "Cost Reimbursement for Ambulance Service," to Update

Provisions of the Fire Prevention Code and Ambulance Recovery Costs, and to Include Permit Fees. Deputy Chief/Fire Protection Engineer, Andrew Milliken presented background information about this item and highlighted the following proposed changes to the ordinance:

- Amend Code to align with the updated 2018 Standards
- Three new permits that are required across the Commonwealth
 - Commercial Cooking Hood Systems Permit
 - State Regulated Care Facilities Inspection Permit
 - Plant Extraction Facilities Permit
- Location of the Fee Schedule in the Ordinance
- Reduced distance for new construction near a water supply for Fire and Rescue operations in rural areas
- Advanced EMT level certification for cost recovery

Chairman Vanuch opened the public hearing.

No persons indicated a desire to speak.

Chairman Vanuch closed the public hearing.

Mr. Coen motioned, seconded by Ms. Bohmke to adopt proposed Ordinance O21-29.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay: (0)

Ordinance O21-29 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 12-53, "EXEMPTIONS," SEC. 12-60, "FIRE PREVENTION CODE ADOPTION AND ENFORCEMENT; PENALTY," SEC. 12-62, "AMENDMENTS, ADDITIONS, AND DELETIONS TO THE VIRGINIA STATEWIDE FIRE PREVENTION CODE," AND SEC. 12-81, "COST REIMBURSEMENT FOR AMBULANCE SERVICE" TO UPDATE PROVISIONS OF THE FIRE PREVENTION CODE AND AMBULANCE RECOVERY COSTS

WHEREAS, the Board is committed to protecting the lives and property of residents, business, visitors and first-responders from the devastating consequences of fires, explosions and hazardous materials throughout Stafford County; and

WHEREAS, the Statewide and national model fire prevention codes were recently updated to address changes in technology, materials, business practices and hazards; and

WHEREAS, Virginia Code § 27-97 authorizes the Board to adopt fire prevention regulations that are more restrictive or more extensive in scope than the Virginia Statewide Fire Prevention Code; and

WHEREAS, pursuant to Virginia Code § 27-98, the Board may levy fees to defray costs of permits, inspections, enforcement, and appeal of the fire prevention regulations; and

WHEREAS, for administrative ease and transparency, the Board desires to include the existing fees and fees for new permit types in County Code Sec. 12-62, "Table 107.2;" and

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

WHEREAS, the Board finds that public health, safety, welfare and economic development require adoption of such an ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that Stafford County Code Sec. 12-53, "Exemptions," Sec. 12-60, "Fire prevention code adoption and enforcement; penalty," Sec. 12-62, "Amendments, additions, and deletions to the Virginia Statewide Fire Prevention Code," and Sec. 12-81, "Cost reimbursement for ambulance service" be and they hereby are amended and reordained as follows with all other portions remaining unchanged:

Chapter 12 - FIRE PREVENTION AND PROTECTION

ARTICLE V. – OPEN AIR BURNING

Sec. 12-53. Exemptions.

The following activities are exempted to the extent covered by the state air pollution control board's regulations for the control and abatement of air pollution and this article:

- ~~(2) Open burning for camp fires or other fires that are used solely for recreational purposes, for ceremonial occasions, for outdoor noncommercial preparation of food, and for warming of outdoor workers;~~
- ~~(3)~~(2) Open burning for the destruction of any combustible liquid or gaseous material by burning in a flare or flare stack approved by the fire marshal's office;
- ~~(4)~~(3) Open burning for forest management, agricultural practices, and highway construction and maintenance programs approved by the state air pollution control board;
- ~~(5)~~(4) Open burning for the destruction of classified military documents on government property where approved by the fire marshal's office; and
- ~~(6)~~(5) Forestry activities conducted under the supervision of state forestry officials.

ARTICLE VI. – FIRE PREVENTION CODE

Sec. 12-60. Fire prevention code adoption and enforcement; penalty.

- (a) There is hereby adopted by the board, for the purpose of prescribing regulations to safeguard life and property from the hazards of fire or explosion arising from the improper maintenance of life safety and fire prevention and protection materials, devices, systems and structures, and the unsafe storage, handling and use of substances, materials and devices, wherever located, that certain code known as the Virginia Statewide Fire Prevention Code, 2012~~8~~ Edition and subsequent editions save and except such portions as are deleted, modified or amended by this article, and the same is hereby adopted and incorporated as fully as if set out at length herein.

Sec. 12-62. Amendments, additions, and deletions to the Virginia Statewide Fire Prevention Code.

TABLE 107.2

Type	When Required	Duration	Fee
Section 1: Facilities, Occupancies and Precautions Against Fire			
Assembly/ Educational Occupancies	Facilities operating in an assembly or educational occupancy classification	Annual	<u>\$200</u>
Aviation Facility	Facilities involving aviation operations / storage	Annual	<u>\$200</u>
Covered Mall Building	Facilities designated as or in a covered mall (by main address, not individual suites)	Annual	<u>\$200</u>
<u>Commercial Cooking</u>	<u>Operation of a commercial cooking appliances in occupancies other than assembly or dwellings</u>	<u>Annual</u>	<u>\$200</u>
Commercial Open Burning	Site and land clearing operations for commercial, industrial, or residential land development	Per Burn Site (90 Days Max)	<u>\$200</u>
	Facilities where textiles are cleaned by using		<u>\$200</u>

Dry Cleaning Facility	solvents	Annual	
Exhibit or Trade Shows	Facilities operating temporary indoor exhibit or trade shows involving more than 50 vendors	Per Event (90 Days Max)	<u>\$200</u>
Hazardous Production Materials Facility (HPM)	Facilities using NFPA 704 classification 3 or 4 materials involved with semi-conductor manufacturing or other hazardous material processing	Annual	<u>\$200</u>
Lumber Yards and Woodworking Operations	Facilities storing or processing more than 100,000 board feet of lumber	Annual	<u>\$200</u>
Mobile Food Preparation Vehicles	Mobile food preparation vehicles equipped with appliances that produce smoke or grease laden vapors. Exception: Recreational vehicles used for private recreation.	Per Event (90 Days Max) or Annual	<u>\$200</u>
Organic Coating Manufacturing Facility	Facilities manufacturing more than 1 gallon of organic coatings per day	Annual	<u>\$200</u>
Private Fire Hydrants	Fire hydrants not serviced by Stafford County Utilities	Annual	<u>\$200</u>
Special Amusement Occupancies	Temporary or permanent amusement facilities where the means of egress is not readily apparent, is intentionally confounding, or is not readily available.	Per Event (90 Days Max) or Annual	<u>\$200</u>
<u>State-regulated Care Facilities (SRCF)</u>	<u>State-regulated care facilities except R-5 occupancies.</u>	<u>Annual</u>	<u>\$200</u>
Tents, Canopies and Membrane Structures	Any individual or adjacent tent(s), canopy, or air-supported structure(s) covering an area of more than 900 square feet unless used exclusively for	Per Event (90 Days Max)	<u>\$200</u>

	recreational camping purposes. Separate permits are required for every 15,000 square feet of total tent coverage area.		
Vehicle Display Inside of a Building	Any display, operation or demonstration of a liquid or gas fueled vehicle in an assembly occupancy building	Per Event (90 Days Max)	<u>\$200</u>
Vehicle Repair Shop Garages	Facilities conducting motor vehicle (including boat) repairs	Annual	<u>\$200</u>
Waste Handling Facility	Facilities conducting operations similar to wrecking yards, junk yards, and waste material handling or recycling centers	Annual	<u>\$200</u>
Section 2: Combustible Storage and Hazardous Operations			
Aerosols	Facilities operating with more than 500 pounds of class 2 or 3 aerosol products	Annual	<u>\$200</u>
Combustible Dust-Producing Operations	Facilities such as grain elevators, flour or feed mills, or other pulverizing processing producing combustible dust	Annual	<u>\$200</u>
Combustible Fibers	Facilities storing or handling more than 100 cubic feet of combustible fibers, rags, or scrap textiles	Annual	<u>\$200</u>
Compressed Gases	Facilities storing or using INERT compressed gasses when exceeding 6000 cubic feet of gas (such as nitrogen but does NOT include LPG)	Annual	<u>\$200</u>
Flammable Finishes	Spraying or dipping operations utilizing flammable or combustible products or flammable floor refinishing operations exceeding 350 square feet in size	Per Event (90 Days Max) or Annual	<u>\$200</u>
Fruit and Crop Ripening Operations	Facilities conducting fruit or crop ripening using ethylene gas	Per Event (90 Days Max)	<u>\$200</u>
Fumigation and	Facilities or enclosed areas using flammable or toxic fumigation or insecticidal fogging	Per Event	<u>\$200</u>

Insecticidal Fogging Operations		(90 Days Max)	
High-Piled and Combustible Storage	Facilities storing more than 500 square feet of materials in arrangements greater than 12 feet in height	Annual	<u>\$200</u>
Industrial Oven Operations	Facilities operating large industrial size ovens or "furnaces"	Annual	<u>\$200</u>
Magnesium Operations	Facilities that melt, cast, heat or grind more than 10 pounds of magnesium	Annual	<u>\$200</u>
<u>Plant Extraction Systems</u>	<u>Plant oil processing and extraction systems</u>	<u>Annual</u>	<u>\$200</u>
Tire Storage and Rebuilding Operations	Facilities storing more than 2,500 cubic feet of tires including scrap tires or operating tire rebuilding plants	Annual	<u>\$200</u>
Welding and other Hot Work	Facilities conducting welding, open torches, or other hot work (except where used for construction purposes)	Per Event (90 Days Max)	<u>\$200</u>
Hot Work Program	When approved, the fire official shall issue a permit to carry out a Hot Work Program. This program allows approved personnel to regulate their facility's hot work operations. The approved personnel shall be trained in the fire safety aspects denoted in this chapter and shall be responsible for issuing permits requiring compliance with the requirements found in this chapter. These permits shall be issued only to their employees or hot work operations under their supervision.	Annual	<u>\$200</u>
Section 3: Fireworks and other Explosives			
Blasting	Operations involving the use of explosives in any amount for demolition, stone removal, or other purposes	Per Blast Site (90 Days Max)	<u>\$200</u>

Explosive or Fireworks Storage	Manufacture, storage or handling of any amount of fireworks or other explosives	Annual	<u>\$200</u>
Fireworks: Aerial Display	Operations involving an outdoor aerial display of fireworks	Per Event	<u>\$500</u>
Fireworks: Indoor Pyrotechnics Display or Special Effects	Operations involving indoor display of fireworks, pyrotechnics or other special effects	Per Event	<u>\$500</u>
Fireworks: Itinerant Vendor	Temp facilities selling fireworks from June 1 to July 15	As noted	<u>\$1000</u>
Fireworks: Distributor or Wholesaler	Facilities distributing or selling fireworks to only permanent or itinerant vendors	Annual	<u>\$200</u>
Fireworks: Permanent Vendor	Facilities selling fireworks from a permanent address and permanent structure throughout the year	Annual	<u>\$200</u>
Section 4: Hazardous Materials (Use Appendix E of the International Fire Code for further classification and information)			
Corrosive Materials	Facilities using, storing or handling more than 55 gal. or 1000 lbs.	Annual	<u>\$200</u>
Cryogenic Fluids	Facilities using, storing or handling more than 1 gallon inside or 50 gallons outside	Annual	<u>\$200</u>
Flammable and Combustible Liquids	Facilities using, storing, manufacturing, processing or handling more than: Class 1 Liquids: 5 gal. Inside or 10 gal. Outside Class 2 or 3A Liquids: 25 gal. Inside or 60 gal. Outside Except for: 1) The storage or use of Class I liquids in the fuel	Annual	<u>\$200</u>

	tank of a motor vehicle, aircraft, motorboat, mobile power plant, mobile heating plant, unless such storage in the opinion of the fire official, would cause an unsafe condition. 2) The storage or use of paints, oils, varnishes or similar flammable mixtures when such liquids are stored for maintenance, painting or similar purposes for a period of not more than 30 days. 3) The storage of fuel oil used in connection with oil-burning equipment.		
Flammable Gases	Facilities using, storing or handling more than 200 cubic feet	Annual	<u>\$200</u>
Flammable Solids	Facilities using, storing or handling more than 100 pounds	Annual	<u>\$200</u>
Highly Toxic Materials	Facilities using, storing or handling more than 10 gallons, or 100 pounds, or any amount of toxic gas.	Annual	<u>\$200</u>
Liquefied Petroleum Gas (LPG)	Facilities using, storing or handling ANY amount <u>more than 10 water gallons capacity</u> of LPG with exception to single containers or aggregate quantity of less than 500 gallon water capacity for residential use.	Annual	<u>\$200</u>
Organic Peroxides	Facilities using, storing or handling ANY amount of class 1 through 4 (permit not required for class 5)	Annual	<u>\$200</u>
Oxidizers	Facilities using, storing or handling more than 55 gallons, 500 pounds or 504 cubic feet (see VSFPC for specifics)	Annual	<u>\$200</u>
Pyrophoric Materials	Facilities using, storing or handling ANY amount	Annual	<u>\$200</u>
Pyroxylin Plastics	Facilities using, storing or handling more than 25 pounds	Annual	<u>\$200</u>
Unstable	Facilities using, storing or handling more than 10 gal. or 100 lbs.	Annual	<u>\$200</u>

Materials			
Water-Reactive Materials	Facilities using, storing or handling more than 55 gal. or 500 lbs.	Annual	<u>\$200</u>

202. General Definitions. *Add or replace the following words, terms and definitions:*

~~**Mobile Food Preparation Vehicle:** Vehicles and enclosed trailers able to be occupied by persons during cooking operations that contain cooking equipment that utilize open flames or produce smoke or grease laden vapors for the purpose of preparing and serving food to the public. Vehicles used for private recreation shall not be considered mobile food preparation vehicles.~~

~~Add the following new section:~~

SECTION 319

MOBILE FOOD PREPARATION

~~**319.1 General.** Mobile food preparation vehicles that are equipped with appliances that utilize open flames or produce smoke or grease laden vapors shall comply with this section.~~

~~**319.2 Permit required.** Permits shall be required as set forth in Section 107.2.~~

~~**319.3 Seating.** Seating for the public within any mobile food preparation vehicles is prohibited.~~

~~**319.4 Exhaust hood.** Cooking equipment that produces grease laden vapors shall be provided with a kitchen exhaust hood in accordance with NFPA 96, Annex B.~~

~~**319.5 Fire protection.** Fire protection shall be provided in accordance with section 319.5.1 through 319.5.2.~~

~~**319.5.1 Fire protection for cooking equipment.** Cooking equipment shall be protected by automatic fire extinguishing systems in accordance with Section 904.3.~~

~~**319.5.2 Fire extinguisher.** Portable fire extinguishers shall be provided in accordance with Section 904.12.5.~~

~~**319.6 Appliance connection to fuel supply.** Gas cooking appliances shall be secured in place and connected to fuel supply piping with an appliance connector complying with ANSI Z21.69/CSA 6.16. The connector installation shall be configured in accordance with manufacturer's installation instructions. Movement of appliances shall be limited by restraining devices installed in accordance with the connector and appliance manufacturer's instructions.~~

~~**319.6.1 Construction and modifications.** Following initial construction and any modifications of the fuel system, the system (including hoses) shall be proven free of leaks by performing a pressure test in accordance with NFPA 58 at not less than the normal operating pressure.~~

319.6.2 Leak detection. Gas systems shall be inspected prior to each use and following fuel tank replacement or refill in one of the following methods:

1. A water/soap solution shall be applied to every accessible connection or connection manipulated during the replacement or fueling and observed for evidence of gas leakage.
2. Pressure testing in accordance with Annex L of NFPA 58.

319.6.3 Leaks. When leaks are discovered during inspections and testing, the fuel supply shall be secured in the "off" position or disconnected from the appliance and the appliance shall not be operated until serviced by a qualified person.

319.7 Cooking oil storage containers. Cooking oil storage containers within mobile food preparation vehicles shall have a minimum aggregate area volume not to exceed 120 gallons (454L), and shall be stored in such a way as to not be toppled or damaged during transport.

319.8 Cooking oil storage tanks. Cooking oil storage tanks within mobile food preparation vehicles shall comply with Section 319.8.1 through 319.8.5.

319.8.1 Metallic storage tanks. Metallic cooking oil storage tanks shall be listed in accordance with UL 142 or UL 80, and shall be installed in accordance with the tank manufacturer's instructions.

319.8.2 Nonmetallic tanks. Nonmetallic cooking oil storage tanks shall be installed in accordance with the tank manufacturer's instructions and shall also comply with all of the following:

1. Tanks shall be listed for use with cooking oil, including maximum temperature to which the tanks will be exposed to during use.
2. Tank capacity shall not exceed 200 gallons (757L) per tank.

319.8.3 Cooking oil storage system components. Metallic and nonmetallic cooking oil storage system components shall include but are not limited to piping, connections, fittings, valves, tubing, hose, pumps, vents and other related components used for the transfer of cooking oil.

319.8.4 Design criteria. The design, fabrication and assembly of system components shall be suitable for the working pressures, temperatures and structural stresses to be encountered by the components.

319.8.5 Tank venting. Normal and emergency venting shall be provided for cooking oil storage tanks.

319.8.5.1 Normal vents. Normal vents shall be located above the maximum normal liquid line, and shall have a minimum effective area not smaller than the largest filling or withdrawal connection. Normal vents are not required to vent to the exterior.

319.8.5.2 Emergency vents. Emergency relief vents shall be located above the maximum normal liquid line, and shall be in the form of a device or devices that will relieve excessive internal pressure caused by an exposure fire. For nonmetallic tanks, the emergency relief vent shall be allowed to be in the form of construction. Emergency vents are not required to discharge to the exterior.

~~319.9 LP gas systems. Where LP gas systems provide fuel for cooking appliances, such systems shall comply with NFPA 58, Chapter 61 and Sections 319.9.1 through 319.9.5.~~

~~319.9.1 Maximum aggregate volume. The maximum aggregate capacity of LP gas containers transported on the vehicle and used to fuel cooking appliances only shall not exceed 200 pounds propane capacity.~~

~~319.9.2 Protection of container. LP gas containers installed on the vehicle shall be securely mounted and restrained to prevent movement.~~

~~319.9.3 LP gas container construction. LP gas containers shall be manufactured in compliance with the requirements of NFPA 58.~~

~~319.9.4 Protection of system piping. LP gas system piping, including valves and fittings, shall be adequately protected to prevent tampering, impact damage, and damage from vibration.~~

~~319.9.5 LP gas alarms. A listed LP gas alarm shall be installed with the vehicle in the vicinity of LP gas system components, in accordance with manufacturer's instructions.~~

~~319.10 CNG systems. Where CNG systems provide fuel for cooking appliances, such systems shall comply with Sections 319.10.1 through 319.10.4.~~

~~319.10.1 CNG containers supplying only cooking fuel. CNG containers installed solely to provide fuel for cooking purposes shall be in accordance with Section 319.10.1.1 through 319.10.1.3.~~

~~319.10.1.1 Maximum aggregate volume. The maximum aggregate capacity of CNG containers transported on the vehicle shall not exceed 1,300 pounds water capacity.~~

~~319.10.1.2 Protection of container. CNG containers shall be securely mounted and restrained to prevent movement. Containers shall not be installed in locations subject to direct vehicle impact.~~

~~319.10.1.3 CNG container construction. The construction of CNG containers shall be approved.~~

~~319.10.2 CNG containers supplying transportation and cooking fuel. Where CNG containers and systems are used to supply fuel for cooking purposes in addition to being used for transportation fuel, the installation shall be in accordance with NFPA 52.~~

~~319.10.3 Protection of system piping. CNG system piping, including valves and fittings, shall be adequately protected to prevent tampering, impact damage, and damage from vibration.~~

~~319.10.4 Methane alarms. A listed methane gas alarm shall be installed within the vehicle in accordance with manufacturer's instructions.~~

~~**319.11 Maintenance.** Maintenance of systems on mobile food preparation vehicles shall be in accordance with Sections 319.11.1 through 319.11.3.~~

~~**319.11.1 Exhaust system.** The exhaust system, including hood, grease removal devices, fans, ducts and other appurtenances, shall be inspected and cleaned in accordance with Chapter 6.~~

~~**319.11.2 Fire protection systems and devices.** Fire protection systems and devices shall be maintained in accordance with Chapter 9.~~

~~**319.11.3 Fuel gas systems.** LP gas containers installed on the vehicle and fuel gas piping systems shall be inspected annually by an approved inspection agency or a company that is registered with the U.S. Department of Transportation to re-qualify LP gas cylinders, to ensure that system components are free of damage, suitable for the intended service and not subject to leaking. CNG containers shall be inspected every three years in a qualified service facility. CNG containers shall not be used past their expiration dates listed on the manufacturer's container label. Upon satisfactory inspection, the approved inspection agency shall affix a tag on the fuel gas system or within the vehicle indicating the name of the inspection agency and the date of satisfactory inspection.~~

Add the following subsection:

319.2.1. Permit Authority Having Jurisdiction (AHJ). The enforcing agent of a permit requirement on a mobile food preparation vehicle (MFPV) shall be the county fire marshal's office. Where official documentation is provided showing that a MFPV is currently permitted by the State fire marshal's office or another Virginia locality's fire marshal's office, such permit may be recognized where approved by the county fire marshal's office. Regardless of the agency issuing a permit, MFPVs are subject to inspection at any time.

Add the following subsection:

~~**403.7.1.1.1 Fire evacuation plan.** The fire evacuation plan required by Section 404 shall include a description of special staff actions. In addition to the requirements of Section 404, plans in Group I-1 Condition 2 occupancies shall include procedures for evacuation through a refuge area in an adjacent smoke compartment and then to an exterior assembly point.~~

Add the following subsection:

~~**403.7.1.1.2 Fire safety plans.** A copy of the fire safety plan shall be maintained at the facility at all times. Plans shall include the following in addition to the requirements of Section 404:~~

- ~~1. Location and number of resident sleeping rooms.~~
- ~~2. Location of special locking or egress control arrangements.~~

~~**403.7.1.4 Drill Frequency.** Replace this subsection with the following:~~

~~In addition to the evacuation drills required in Section 405.2, employees shall participate in drills an additional two times a year on each shift. Twelve drills with all occupants shall be conducted in the first year of operation. Drills are not required to comply with the time requirements of Section 405.4.~~

Add the following subsection:

~~403.7.2.1 Fire evacuation plans. The fire safety and evacuation plans required by Section 404 shall include a description of special staff actions. Plans shall include all of the following in addition to the requirements of Section 404.~~

- ~~1. Procedures for evacuation for patients with needs for containment or restraint and post-evacuation containment, where present.~~
- ~~2. A written plan for maintenance of the means of egress.~~
- ~~3. Procedure for a defend-in-place strategy.~~
- ~~4. Procedures for a full floor or building evacuation, where necessary.~~

Add the following subsection:

~~403.7.2.1.1 Fire safety plans. A copy of the plan shall be maintained at the facility at all times. Plans shall include all of the following in addition to the requirements of Section 404:~~

- ~~1. Location and number of patient sleeping rooms and operating rooms.~~
- ~~2. Location of adjacent smoke compartments or refuge areas.~~
- ~~3. Path of travel to adjacent smoke compartments.~~
- ~~4. Location of special locking, delayed egress or access control arrangements.~~
- ~~5. Location of elevators utilized for patient movement in accordance with~~

Add the following subsection:

~~403.9.3.1.1 Fire safety plans. A copy of the plan shall be maintained at the facility at all times. Plans shall include the following in addition to the requirements of Section 404:~~

- ~~1. Location and number of resident sleeping rooms.~~
- ~~2. Location of special locking or egress control arrangements.~~

~~403.9.3.4 Drill frequency. Replace this subsection with the following:~~

~~In addition to the evacuation drills required in Section 405.2, employees shall participate in drills an additional two times a year on each shift. Twelve drills with all occupants shall be conducted in the first year of operation.~~

~~403.11.2 Public Safety Plan for gatherings. Delete the following phrase from this section: "In other than Group A or E occupancies"~~

Add the following subsection:

~~403.11.2.1~~403.12.2.1. **Plan Submittal.** The public safety plan shall be submitted for approval at least 30 days prior to the event start date or as otherwise indicated by the fire official.

Add the following subsection:

~~403.12~~13. **Indoor Trade Shows and Exhibitions.** The operation of indoor trade shows and exhibitions shall be in accordance with appendix N of the 2018 International Fire Code.

Replace Table 405.2 with the following table:

~~Table 405.2~~

~~FIRE AND EVACUATION DRILL FREQUENCY AND PARTICIPATION~~

GROUP OR OCCUPANCY	FREQUENCY	PARTICIPATION
Group A	Quarterly	Employees
Group B ^b	Annually	All occupants
Group E	Monthly ^a	All occupants
Group F	Annually	Employees
Group I-1	Semiannually on each shift	All occupants
Group I-2	Quarterly on each shift ^a	Employees
Group I-3	Quarterly on each shift ^a	Employees
Group I-4	Monthly on each shift ^a	All occupants
Group R-1	Quarterly on each shift	Employees
Group R-2 ^e	Four Annually	All occupants
Group R-4	Semiannually on each shift ^a	All occupants
SRCF	Monthly	All occupants

a. ~~In severe climates, the fire code official shall have the authority to modify the emergency evacuation drill frequency.~~

b. ~~Emergency evacuation drills are required in Group B buildings having an occupant load of 500 or more persons or more than 100 persons above or below the lowest level of exit discharge.~~

e. ~~Emergency evacuation drills in Group R-2 college and university buildings shall be in accordance with section 403.9.2.1. Other Group R-2 buildings shall be in accordance with 403.9.2.2.~~

507.1. Required Water Supply. Add the following to the end of this section: In one or two family residential areas not provided or required to be provided with a fire hydrant system for fire protection, an approved water supply complying with the latest edition of NFPA 1142, shall be identified within 3¹/₂ road miles of any facility, building or portions of buildings constructed.

507.3. Fire flow. Add the following to the end of this section: Where approved by the fire official, Appendix B of the 2012 International Fire Code may be considered as an alternative standard. Any reduction in fire flow requirements shall not to exceed 50 percent of the value indicated by Table B105.1. for type III, IV, or V construction.

508.1. General. Add the following to the end of this subsection: Fire Fighter Air Replenishment Systems (FARS) shall be in accordance with Appendix L of the 2018 International Fire Code.

~~609.3.1~~ **607.3.1. Ventilation system.** Add the following to the beginning of this subsection: Commercial cooking operations shall only be conducted where provided with approved ventilation in accordance with the applicable building code.

Add the following subsection:

~~610.1.1~~ 608.1.1. Waste cooking oils. All facilities storing waste cooking oils shall secure these storage containers to prevent spilling or unlawful tampering.

~~610.2 Storage Tanks.~~ *Add the following to the end of this subsection:* ~~Nonmetallic cooking oil storage tanks shall be listed in accordance with UL2152 and shall be installed in accordance with the tank manufacturer's instructions. Tank capacity shall not exceed 200 gallons (757 L) per tank.~~

~~1030.3. 1030.6. Obstructions.~~ *Add the following to the end of this section:* No person shall sit or stand or otherwise obstruct any means of egress or element of means of egress.

Add the following subsection:

~~1030.3.1 1030.7. Overcrowding.~~ The fire official, upon finding any condition which constitutes a life safety hazard or where the reliability of the means of egress has been reduced as a result of overcrowding, shall be authorized to cause the event to be stopped until such conditions or obstructions are corrected.

Delete the section and the exceptions and replace with:

~~3103.2 Approval required.~~ ~~Tents and membrane structures having an area in excess of 900 square feet (3784 m²) shall not be erected, operated or maintained for any purpose without first obtaining a permit and approval from the fire code official in accordance with Table 107.2.~~

Add the following subsection:

~~3013.2.1 Multiple Tents.~~ ~~The aggregate area of multiple tents separated by less than 12 feet (3658 mm) shall not exceed 900 square feet unless approved in accordance with Section 3103.2.~~

Add the following subsection:

~~5706.1.1 5707.1. Mobile Fueling Operations.~~ Delivery of Class I, Class II, and Class III liquids to the fuel tank of a highway vehicle from a tank vehicle, tank(s) carried on a vehicle, or non-portable container is prohibited.

ARTICLE VII. - AMBULANCE COST RECOVERY

Sec. 12-81. Cost reimbursement for ambulance service.

(b) The following definitions shall apply to emergency medical transport charges:

- (3) *Advanced life support, level 1 (ALS-1)* is the transportation by ground ambulance vehicle and the provision of medically necessary supplies and services including the provision of an ALS assessment or at least one ALS intervention. An advanced life support (ALS) assessment is an assessment performed by an ALS crew as part of an emergency response that was necessary because the patient's reported condition at the time of dispatch was such that only an ALS crew was qualified to perform the assessment. An ALS assessment does not necessarily result in a determination that the patient requires an ALS level of service. An

advanced life support (ALS) intervention is a procedure that is in accordance with state and local laws, required to be done by an emergency medical technician- advanced (EMT-Advanced), emergency medical technician-intermediate (EMT-Intermediate), or EMT-Paramedic.

; and

BE IT FURTHER ORDAINED that this Ordinance shall take effect on July 1, 2021, and that the fees provided in Table 107.2 shall supersede any other previously adopted fee schedule for the same fees in the County.

Item 27. Fire and Rescue; Consider Amending and Reordaining Stafford County Code Sec. 12-3 "Composition of the Department of Fire, Rescue and Emergency Services" to Remove the Stafford Volunteer Rescue Squad. Fire Chief Joe Cardello presented background information about this item. He remarked that the Stafford Volunteer Rescue had experienced a significant decline in membership to the point they were no longer a viable organization. He stated that they have not provided EMS services to Stafford County since 2018. He said the proposed Ordinance is a request to remove the Stafford Volunteer Rescue Squad from the list of recognized Fire and EMS companies in the County Code.

Chairman Vanuch opened the public hearing.

No persons indicated a desire to speak.

Chairman Vanuch closed the public hearing.

Mr. Snellings motioned, seconded by Mr. Dudenhefer to adopt proposed Ordinance O21-30.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, Dudenhefer, Shelton, Snellings, Vanuch
Nay: (0)

Ordinance O21-30 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 12-3 "COMPOSITION OF THE DEPARTMENT OF FIRE, RESCUE AND EMERGENCY SERVICES" TO REMOVE THE STAFFORD VOLUNTEER RESCUE SQUAD

WHEREAS, the Stafford Volunteer Rescue Squad has ceased providing emergency medical services in Stafford County as of 2018, and is no longer a registered corporation with the State Corporation Commission; and

WHEREAS, pursuant to Virginia Code § 32.1-111.4:7, whenever an emergency medical services agency fails for three months successively to have or keep in good and serviceable condition emergency medical services vehicles and equipment and other proper implements, or

is otherwise unable to perform rescue services, the Board may dissolve the emergency medical services agency; and

WHEREAS, the Board desires to dissolve Stafford Volunteer Rescue Squad and remove it from the list of active volunteer fire companies and rescue squads listed in Stafford County Code Sec. 12-3; and

WHEREAS, the Board considered the recommendation of the Chief of Fire, Rescue and Emergency Services and staff, and testimony from the public, if any, at the public hearing;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that Stafford County Code Sec. 12-3, "Composition of the department of fire, rescue and emergency services," be and it hereby is amended and reordained as follows, with all other portions of the County Code remaining unchanged:

Sec. 12-3. - Composition of the department of fire, rescue and emergency services.

The department shall be comprised of the officials and staff of the department and the following volunteer fire companies and rescue squads, which are an integral part of the official safety program of the county: ~~Stafford Volunteer Rescue Squad~~, Mountain View Volunteer Rescue Squad, White Oak Volunteer Rescue Squad, Rockhill Volunteer Rescue Squad, Aquia Harbour Volunteer Rescue Squad, Falmouth Volunteer Fire and Rescue Company, Stafford Volunteer Fire Company, Widewater Volunteer Fire and Rescue Company, Mountain View Volunteer Fire Company, Brooke Volunteer Fire and Rescue Company, Hartwood Volunteer Fire and Rescue Company, and White Oak Volunteer Fire Company.

PUBLIC HEARINGS HELD OPEN FROM MAY 18, 2021 BOARD MEETING

Chairman Vanuch informed the public that there would be three independent public hearings. She stated the first public hearing would be on the Comprehensive Plan for Downtown Stafford, the second public hearing would be for the Fountain Park (Known as the JPI Property), and the third public hearing would be for the Rezoning of Downtown Stafford.

Item 23. Planning and Zoning; Consider Comprehensive Plan Amendment and a Zoning Ordinance Amendment (Project Known as Downtown Stafford). Mr. Jeff Harvey stated that this item would deal with the Comprehensive Plan amendment, which is our vision for the area for the next 20 years. Also, it would deal with a change to our Urban Development Zoning District, which would allow for implementation of our vision. Mr. Harvey presented background information about the Project Known as Downtown Stafford and highlighted the overall concept and primary aspects of the Comp Plan amendment and the Zoning Ordinance amendment.

Mr. Harvey concluded his presentation and remarked that staff recommended approval of proposed Resolution R21-46 and proposed Ordinance O21-10 and addressed the Board's questions.

Chairman Vanuch asked Mr. Harvey to explain why a Comp Plan was needed for the Downtown Stafford project. Mr. Harvey explained that the Comp Plan for this area was necessary because the current Downtown or Urban Development Plan for this overall vicinity did not take into account the new interchange and its design as currently constructed. It also did not account for the commuter parking lots being located on each side of I-95. The current Comp Plan recognizes the County's property being used for government buildings. This proposal would not have government buildings, although the zoning could allow for that. It also takes into account the specific Board member's requests to have a public plaza where people could gather in a downtown area where commercial development could be around that plaza, as well as buildings that have garage-level parking within them. He stated those type of things would help to facilitate the need to amend the Comp Plan, as well as the need to incorporate the Courthouse into our Comp Plan.

Ms. Bohmke asked how far down the road was a Belle Hills Road Improvement project and based upon that timeframe, what would the approximate cost be per mile. Mr. Harvey responded that like many of the roads identified in the Comp Plan that could occur in the next 20 years, there was not a specific engineering design or cost estimate for that level of improvement.

Chairman Vanuch opened the public hearing.

The following persons indicated a desire to speak:

1. Miguel Rodriguez, 57 Wakefield Avenue – commented he opposes the Downtown Stafford project because there were no proffers and County residents would be stuck with funding the infrastructure.
2. Diana Fagala, Rock Hill District – commented she opposes the Downtown Stafford project because of the additional traffic it would cause and because the current infrastructure does not support it.
3. Hank Scharpenberg, 2342 Courthouse Road – commented he supports the Downtown Stafford project.
4. Jo Knight, 103 Nautical Cove – commented that the Downtown Stafford project had not been thought out and planned well for the area; and remarked she would like to see walking trails be a part of the project.
5. Ruth Carlone, 300 Mt. Olive Road – commented about the number of proposed dwelling units for the Downtown Stafford project; and remarked the project needed greater scrutiny with regards to transportation.
6. Monica Gary, 40 Dawns Way – commented she opposes the Downtown Stafford development as it is currently written.
7. Alaine Callendar, 622 Lancaster Street – commented that there was a lot of confusion about the three different public hearings; and thanked Mr. Harvey and his staff for the

- many hours of dedicated work they have done to come up with an appropriate development for the County's downtown.
8. David Fauth, 18 Antietam Loop – commented that he was concerned about the amount of traffic the Downtown Stafford project would cause.
 9. Robert Warren, 78 Cobblestone Way – commented he opposes the Downtown Stafford project because of the traffic it would create.
 10. Kristin Maxson, 1816 Jefferson Davis Hwy. – commented she did not see the Board meeting posted on the website calendar.

Chairman Vanuch closed the public hearing.

Mr. Snellings motioned, seconded by Ms. Bohmke to deny proposed Resolution R21-46.

Mr. Dudenhefer made a substitute motion, seconded by Ms. Shelton to approve proposed Resolution R21-46.

Ms. Bohmke commented that Mr. Harvey did a phenomenal presentation and thanked him for the presentation. She remarked that when the Planning Commission (PC) has a 4-3 vote on items that are significant like this item, it causes a red flag in her mind and causes her to pause for concern. She stated the PC votes on items that they believe are in the best interest of Stafford County. She said she would like to have a Downtown Stafford, but did not feel the project was ready for a vote.

Mr. Snellings commended staff for a job well done. He commented that there was a time that he was in favor of the Downtown Stafford project, but as the project progressed, he did not feel this was the right thing to do. He stated there had not been a Transportation Impact Analysis (TIA) done for this project and there was not a Level of Service report completed for this project. He stated for those reasons, he would not support any of the three public hearings.

Mr. Coen commented that he was skeptical about the project. He stated this vote would be for the Comp Plan amendment and is a conceptual discussion about a downtown area. He remarked he was not sure how the project morphed into having apartments instead of condos. He said that since the land is owned by the County, the Board could control what is developed on the land. He remarked that this is a conceptual design and that he would support the proposed Resolution.

The Voting Board tally was:

Yea:	(4)	Allen, Coen, Dudenhefer, Shelton
Nay:	(3)	Bohmke, Snellings, Vanuch

Resolution R21-46 reads as follows:

A RESOLUTION TO AMEND THE "STAFFORD COUNTY, VIRGINIA, COMPREHENSIVE PLAN, 2016-2036," ADOPTED ON AUGUST 16, 2016, AS LAST REVISED (COMPREHENSIVE PLAN), CHAPTER 3.6, "FUTURE LAND USE RECOMMENDATIONS" AND CHAPTER 3.7, "LAND USE MAP GROWTH PROJECTIONS," IN ACCORDANCE WITH VIRGINIA CODE § 15.2-2229 REGARDING THE COURTHOUSE PLANNING AREA

WHEREAS, the Comprehensive Plan includes recommendations for the approximately 2,580-acre Courthouse Planning Area; and

WHEREAS, on November 7, 2018, the Board adopted its 2040 Strategic Plan and Vision for the County, which includes Priority 5.1. to begin construction of the first phase of Downtown Stafford in the Courthouse Planning Area through public and private development to enhance Stafford's identity and promote economic development; and

WHEREAS, on February 7, 2020, the Board authorized staff to move forward with the initial phase of planning for a downtown in the Courthouse Planning Area, including initiating amendments to the Comprehensive Plan and Zoning Ordinance text and map to facilitate development; and

WHEREAS, Stantec Consulting Services Inc. has prepared a Land Use Concept plan for Downtown Stafford; 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 adopt a new Land Use Concept Plan for the Courthouse Planning Area, including the downtown area; 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 15th day of June, 2021, that amendments to Chapter 3.6, "Future Land Use Recommendations" and Chapter 3.7, "Land Use Map Growth Projections" of the "Stafford County, Virginia, Comprehensive Plan 2016-2036," adopted on August 16, 2016, as last revised, as identified in Exhibit A, be and they hereby are adopted with all other portions of the Comprehensive Plan remaining unchanged.

Next, Ms. Shelton motioned, seconded by Mr. Dudenhefer to adopt proposed Ordinance O21-10.

The Voting Board tally was:

Yea:	(4)	Allen, Coen, Dudenhefer, Shelton
Nay:	(3)	Bohmke, Snellings, Vanuch

Ordinance O21-10 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-34, "PURPOSE OF DISTRICTS," SEC. 28-35, "TABLE OF USES AND STANDARDS," SEC. 28-39, "SPECIAL REGULATIONS," SEC. 28-82, "REQUIRED BUFFERS," SEC. 28-86, "LANDSCAPING STANDARDS," AND SEC. 28-102, "OFF-STREET PARKING," REGARDING THE UD, URBAN DEVELOPMENT ZONING DISTRICT

WHEREAS, the Comprehensive Plan recognizes the desire to development the Courthouse Planning Area as a Targeted Growth Area (TGA) for urban style development; and

WHEREAS, Stantec Consulting Services, Inc. (Stantec) has assisted with implementing development of a Downtown Stafford as part of the Courthouse TGA; and

WHEREAS, the Board and Stantec have identified the UD, Urban Development Zoning District as the most desirable zoning district to implement the vision for Downtown Stafford; and

WHEREAS, the Board believes that amendments to the UD, Urban Development Zoning District are necessary to achieve the vision for Downtown Stafford; 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 15th day of June, 2021, that Stafford County Code Sec. 28- 34, "Purpose of districts," Sec. 28-35, "Table of uses and standards," Sec 28-39, "Special regulations," Sec. 28-82, "Required buffers," Sec. 28-86, "Landscaping standards," and Sec. 28-102, "Off-street parking" be and they hereby are amended and reordained as follows, with all other portions remaining unchanged; and

Sec. 28-34. - Purpose of districts.

UD Urban Development. The purpose of the UD district is to provide for areas of the county that are suitable for an urban approach to land-use planning and urban design that promotes the development or redevelopment of pedestrian-friendly, walkable neighborhoods with a mix of uses and housing types served by an interconnected network of streets. The UD district shall only be applied to property located within ~~an urban development~~ a targeted growth area designated on the future land use map in the comprehensive plan. To meet the intent and purpose of the district, each UD district is comprised of one or more of the following subdistricts:

- ~~(1) Residential Attached (UD-1).~~ The UD-1 subdistrict ~~allows detached and attached houses at a density of at least four (4) units per acre. Allowed nonresidential uses include places of worship, schools, and other civic uses.~~
- ~~(2)(1)~~ *Residential Townhouse Single Family Dwellings (UD-2).* In addition to detached houses and attached houses, the UD-2 subdistrict allows townhouses at a density of at least six (6) units per acre. Allowed nonresidential uses also include places of worship, schools, and other civic uses.
- ~~(3)(2)~~ *Residential Mixed Use (UD-3).* In addition to townhouses, the UD-3 subdistrict allows apartments at a density of at least twelve (12) units per acre and buildings up to three stories in height. The subdistrict allows limited retail and services subject to use standards that limit the size, scale, and location.
- ~~(4)(3)~~ *Mixed Use Village Center (UD-4).* The UD-4 subdistrict is a mixed use district allowing retail, office and residential uses in a variety of building types up to ~~three~~ four (4) stories in height. Residential configurations include townhouses, apartments and upper floors of mixed use buildings. The subdistrict accommodates a floor area ratio (FAR) of at least 0.4.
- ~~(5)(4)~~ *Mixed Use Urban Center (UD-5).* The UD-5 subdistrict is a mixed use district allowing retail, office and residential uses in a variety of building types up to five (5) stories in height. Residential configurations include townhouses, apartments, and upper floors of mixed use buildings. The subdistrict accommodates a floor area ratio (FAR) of at least 0.4.

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

Table 3.1, District Uses and Standards, sets forth the uses and standards for each zoning district in Stafford County. No land or structure shall be used, occupied or developed except in accordance with the standards set forth therein.

Table 3.1. District Uses and Standards

UD Urban Development.

- (b) *Conditional use permit:* See subsection 28-39(u) for uses allowed with a conditional use permit by subdistrict.

~~Public parking lot.~~

- (d) *Requirements:*

- (1) *Intensity:*

Single-family detached and attached/duplex:

Minimum density	Three (3) dwelling units/gross acre
Maximum density	Six (6) dwelling units/gross <u>UD subdistrict acreage</u>
Maximum density with TDR	Seven (7) dwelling units/gross <u>UD subdistrict acreage</u>
<u>Maximum building height</u>	<u>Three (3) stories/Forty (40) feet</u>

Townhouse:

Minimum density	Five (5) Six (6) dwelling units/gross acre
Maximum density	Eight (8) <u>Twelve (12) dwelling units/gross UD subdistrict acreage</u>
Maximum density with TDR	Nine (9) <u>Sixteen (16) dwelling units/gross UD subdistrict acreage</u>
<u>Maximum building height</u>	<u>Three (3) stories/Forty-five (45) feet</u>

Multifamily:

Minimum density	Eleven (11) dwelling units/gross acre
Maximum density	Fourteen (14) dwelling units/gross acre <u>UD-3 Thirty (30) dwelling units/gross UD subdistrict acreage</u> <u>UD-4 Forty (40) dwelling units/gross UD subdistrict acreage</u> <u>UD-5 Fifty (50) dwelling units/ gross UD subdistrict acreage</u>

Maximum density with TDR	Fifteen (15) dwelling units/gross acre <u>UD-3 Thirty-five (35) dwelling units/gross UD subdistrict acreage</u> <u>UD-4 Forty-five (45) dwelling units/gross UD subdistrict acreage</u> <u>UD-5 Fifty-five (55) dwelling units/ gross UD subdistrict acreage</u>
<u>Maximum building height</u>	<u>UD-3 Three (3) stories/Forty (40) feet</u> <u>UD-4 Four (4) stories/Fifty (55) feet</u> <u>UD-5 Five (5) stories/Seventy-five (75) feet</u> <u>Taller buildings may be permitted by Conditional Use Permit pursuant to Sec. 28-185</u>
<i>Commercial and mixed use development:</i>	
Minimum floor area ratio	0.4
Maximum floor area ratio	1.0 3.0
Minimum floor area ratio with TDR	0.6
Maximum floor area ratio with TDR	1.0 3.5
<u>Maximum building height</u>	<u>UD-4 Four (4) stories/Fifty (55) feet</u> <u>UD-5 Five (5) stories/Seventy-five (75) feet</u> <u>Taller buildings may be permitted by Conditional Use Permit pursuant to Sec. 28-185</u>
<i><u>Civic Building:</u></i>	
<u>Minimum floor area ratio</u>	<u>0.4</u>

<u>Maximum floor area ratio</u>	<u>3.0</u>
<u>Maximum floor area ratio with TDR</u>	<u>3.5</u>
<u>Maximum building height</u>	<u>UD-2, UD-3 & UD-4 Three (3) stories/Forty (45) feet</u> <u>UD-5 Five (5) stories/Seventy-five (75) feet</u> <u>Taller buildings may be permitted by Conditional Use Permit</u> <u>pursuant to Sec. 28-185</u>

- (2) Refer to subsection 28-39(u) for additional intensity regulations.

Table 3.1(a) Standards for Transfer of Development Rights (TDR)

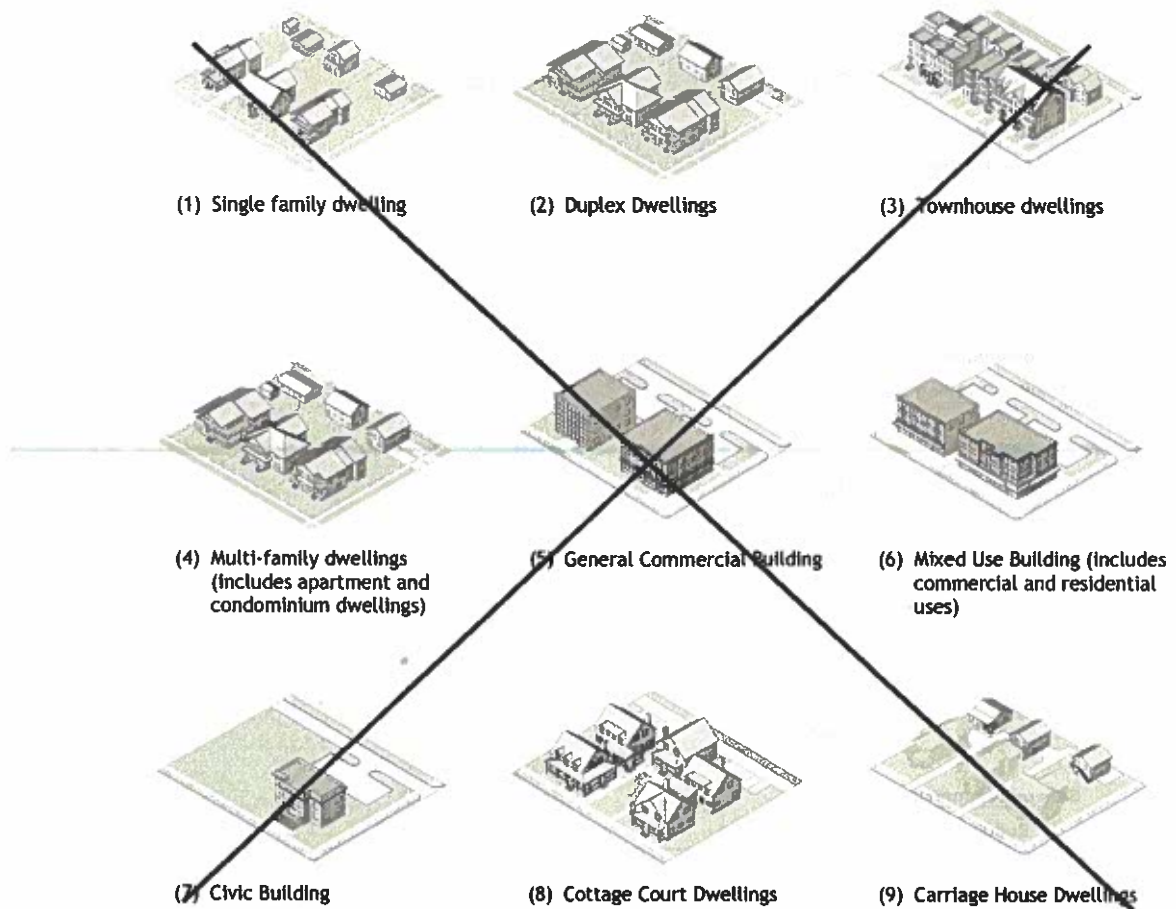
(d) Requirements: Refer to UD Urban Development subsection (d) Requirements in table 3.1.

Sec. 28-39. - Special regulations.

(u) *UD urban development.*

(1) *Siting and configuration.*

- a. ~~*Building types established.* This section establishes each building type to ensure that proposed development is consistent with the district goals for building form, physical character, land use, and quality.~~



ba. Building types allowed by subdistrict. This section establishes each building type to ensure that proposed development is consistent with the district goals for building form, physical character, land use, and quality. Building types are allowed by subdistrict as set forth below. Shaded cells indicate allowed building types. Refer to section (u)(2)c. Allowed Use Table for specific uses allowed in each subdistrict:

	UD-4 Residential Attached	UD-2 Residential Townhouse Single Family Dwellings	UD-3 Residential Mixed Use	UD-4 Mixed Use Village Center	UD-5 Mixed Use Urban Center
 <u>Single-family dwellings</u>	Delete				

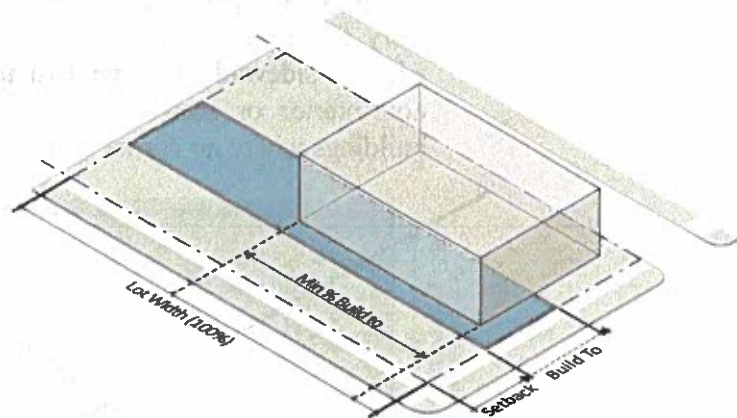
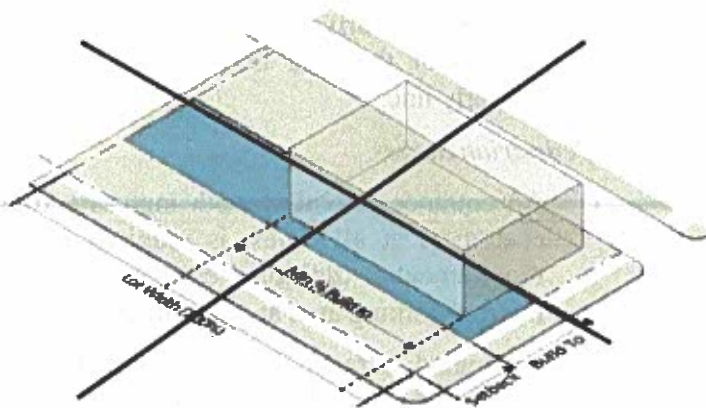
 Duplex BuildingAttached dwelling	Delete		Add		
 Townhouse BuildingDwelling	Delete				
 Apartment BuildingMultifamily dwelling	Delete				
 GeneralCommercial Building	Delete		Add		
 Mixed Use Building	Delete		Add		
 Civic Building	Delete				
 Cottage Court	Delete				
 Carriage House	Delete		Add		

eb. *Requirements for all building types.*

1. *Build-to-zone.*

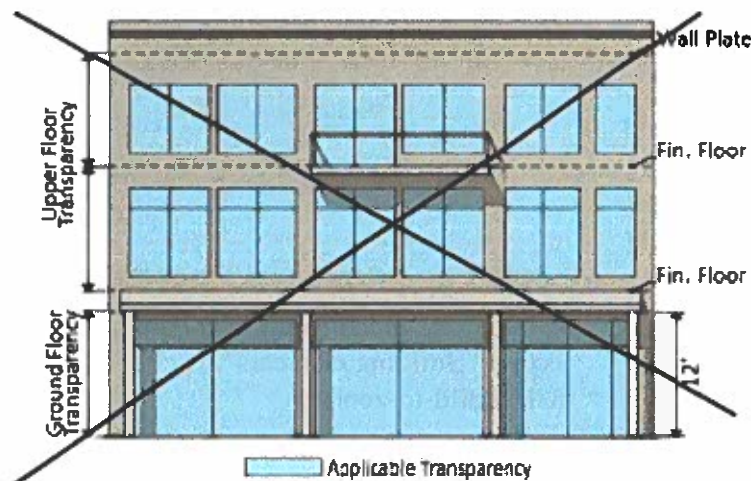
i. *Defined.*

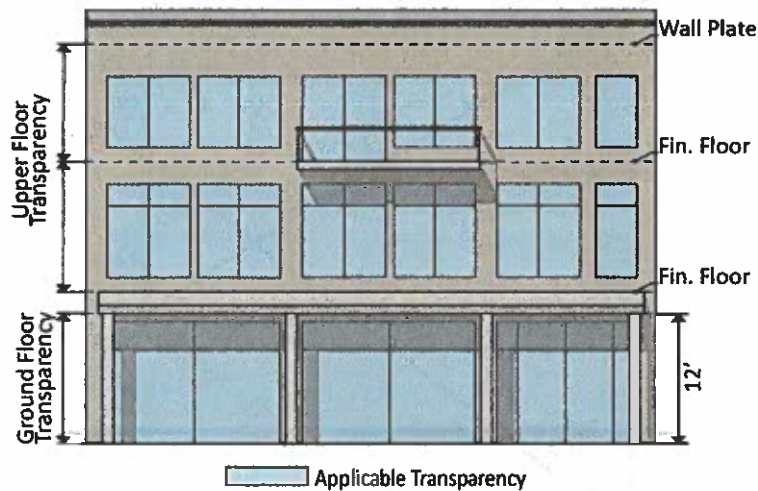
- A. The build-to-zone is the area on the lot where a certain percentage of the front building facade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way or edge of the sidewalk, whichever is greater.
- B. The required percentage specifies the amount of the front building facade that must be located in the build-to-zone area, measured based on the width of the building divided by the width of the site or lot.



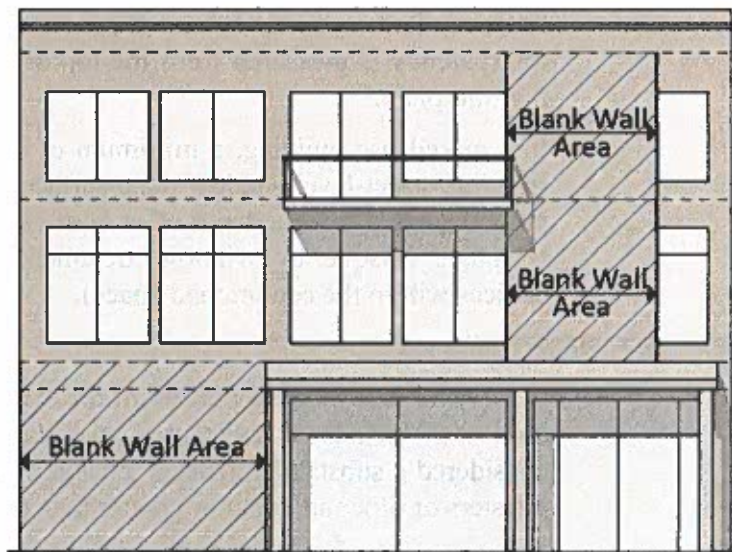
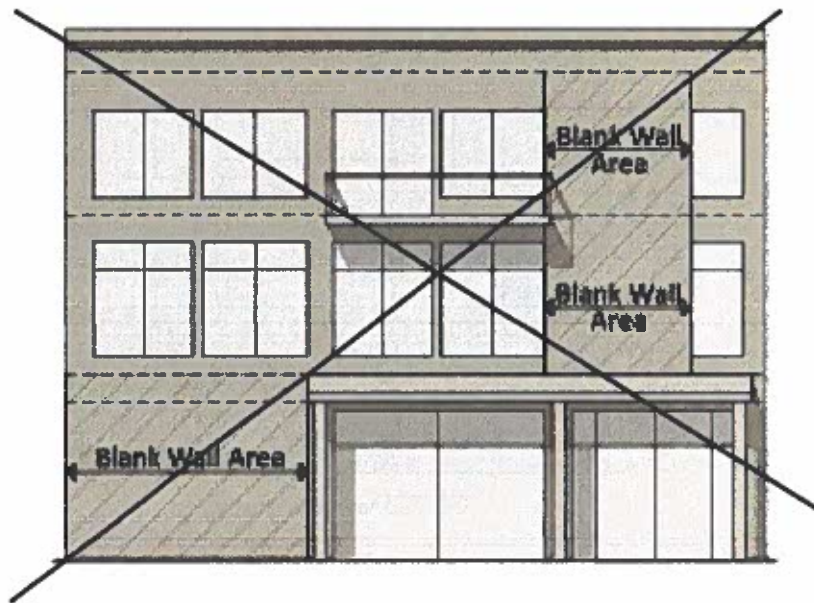
- C. A forecourt meeting the standards of subsection (u)(1)~~dc~~ of this section "Building elements", is counted as part of the building width in the build-to-zone.
2. ~~Parking~~ Setbacks.
- i. ~~Parking~~ Setback types. There are four (4) types of ~~parking~~ setbacks: Primary street setback, side street setback, side setback, and rear setback. Through lots are considered to have two (2) primary street setbacks.
 - ii. Measurement of parking setbacks.
 - A. Primary and side street setbacks are measured from the edge of the right-of-way.

- B. Side setbacks are measured from the side property line.
 - C. Rear setbacks are measured from the rear property line or the edge of the right-of-way if there is an alley.
 - iii. *Parking not allowed.* On-site surface ~~and structured parking~~ must be located behind the parking setback line. This requirement is not intended to restrict on-street parking.
 - iv. *Parking in the front setback.* For a detached or attached house, combined parking and driveway area shall not constitute more than forty (40) percent of the area between the front building facade and the front property line.
3. *Pedestrian access.*
- i. An entrance providing both ingress and egress, operable to residents or customers at all times, is required to meet the street facing entrance requirements. Additional entrances off another street, pedestrian area or internal parking area are permitted.
 - ii. An angled entrance may be provided at either corner of a building along the street to meet the street facing entrance requirements.
4. *Transparency.*
- i. The minimum percentage of windows and doors that must cover a ground story facade is measured between zero and twelve (12) feet above the adjacent sidewalk. The standard applies only on-street-facing facades, and not interior or rear-facing facades (including the sides of mid-block buildings where no corner buildings have been constructed).



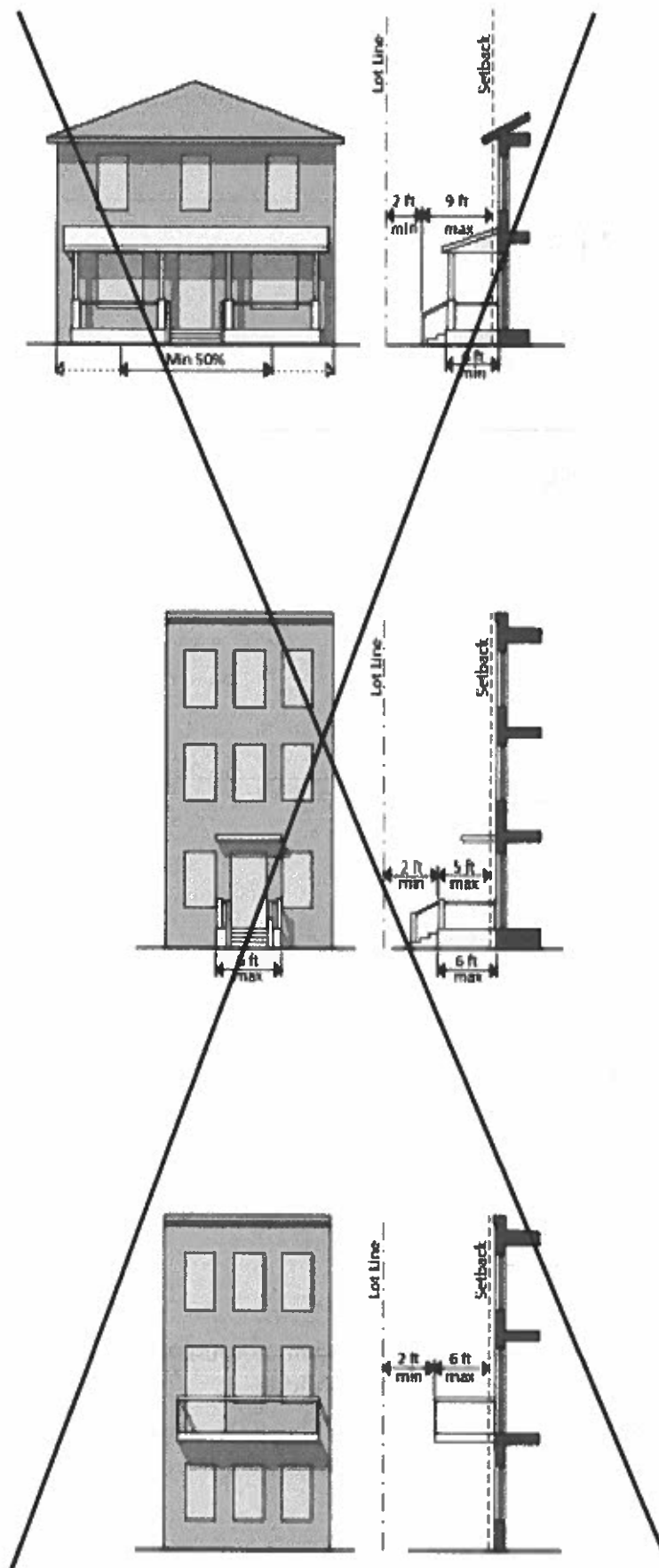


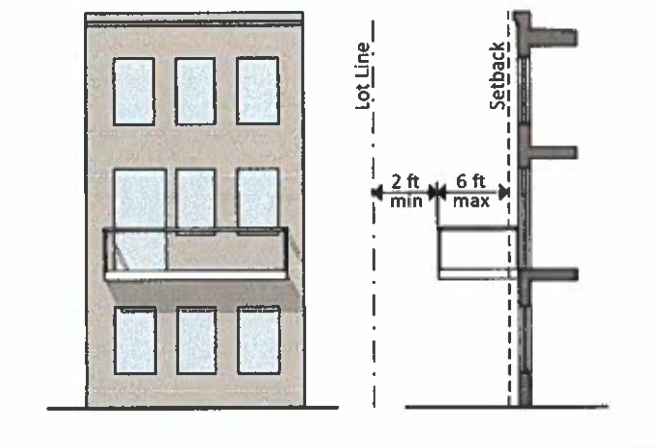
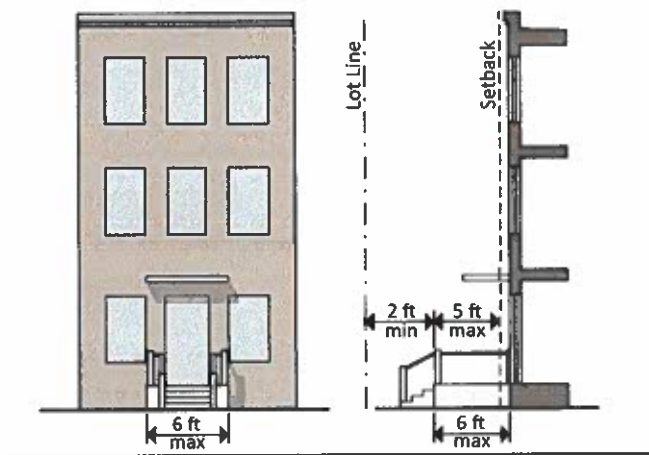
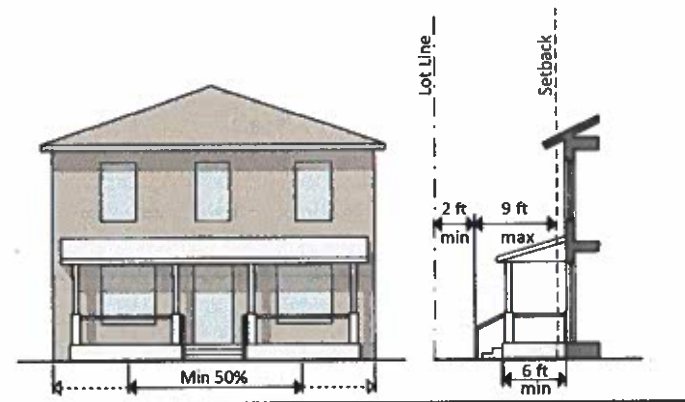
- ii. The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
 - iii. In a mixed use building, a minimum of sixty (60) percent of the street-fronting, street-level window pane surface area must allow views into the ground story use for a depth of at least eight (8) feet. Windows shall not be made opaque by window treatments (except operable sunscreen devices within the conditioned space).
5. *Blank wall area.*
- i. Blank wall area means a portion of the exterior facade of the building that does not include a substantial material change (paint color is not considered a substantial material change); windows or doors; or columns, pilasters or other articulation greater than twelve (12) inches in depth.
 - ii. Blank wall area applies in both a vertical and horizontal direction.
 - iii. Blank wall width applies to both ground and upper story primary and side street-facing facades.



dc. Building elements.

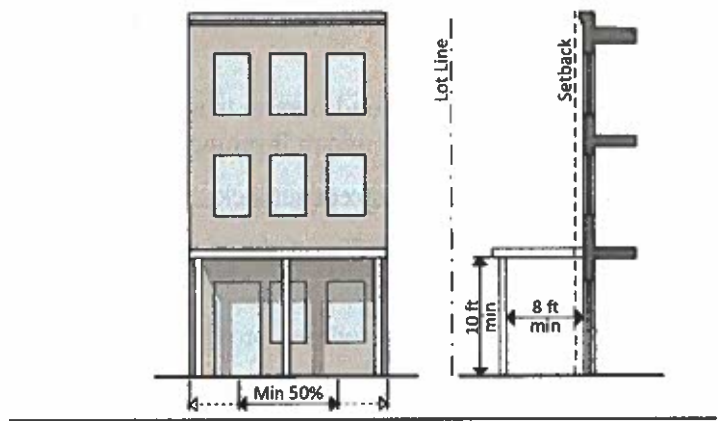
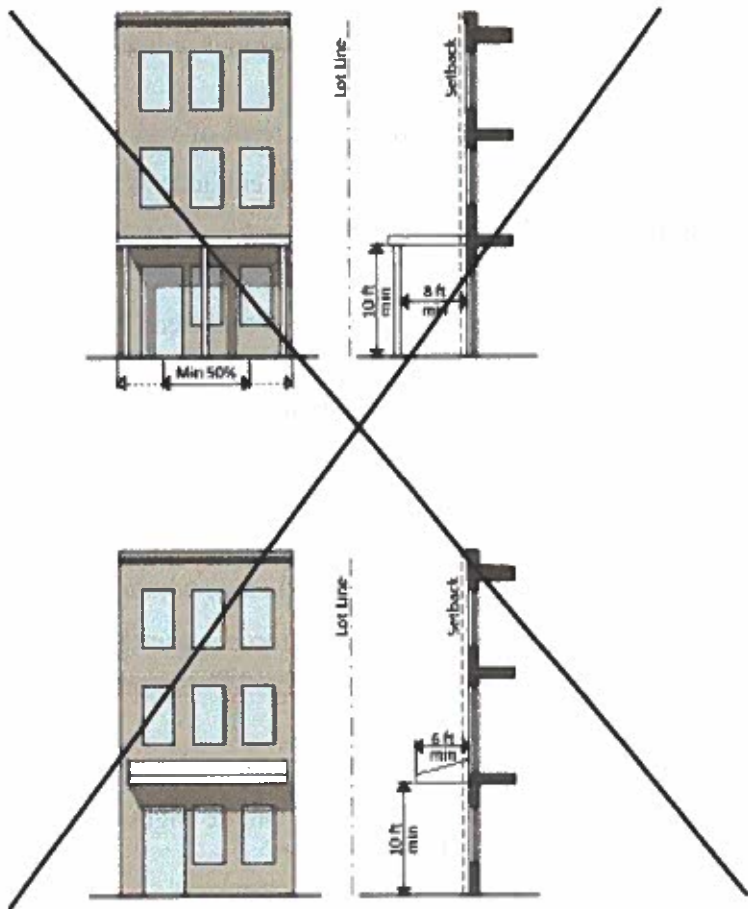
1. **Porch.** A raised structure attached to a building, forming a covered entrance to a doorway.
 - i. A porch must be at least six (6) feet deep (not including the steps).

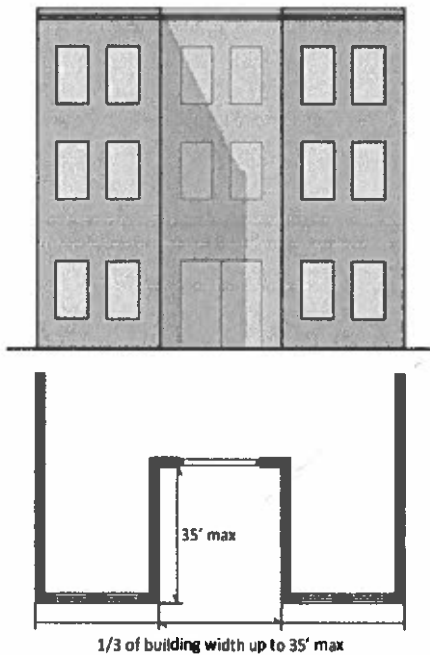
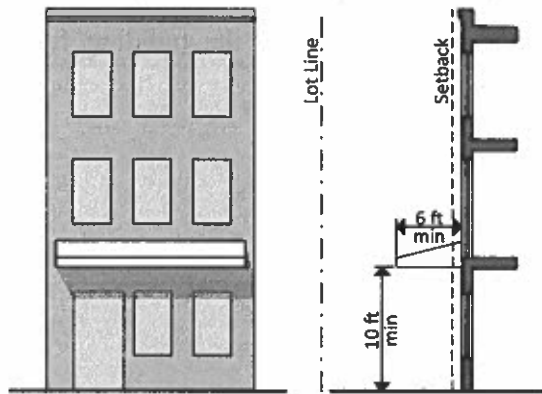




- ii. A porch must be contiguous with a width not less than fifty (50) percent of the building facade from which it projects.
- iii. A porch must be roofed but cannot be fully enclosed. Screening for protection from insects is not considered enclosure.

- iv. A porch may extend up to nine (9) feet, including the steps, into a required setback, provided that such extension is at least two (2) feet from the vertical plane of any lot line.
 - v. A porch may not encroach into the public right-of-way.
2. *Stoop*. A small raised platform that serves as an entrance to a building.
- i. A stoop must be no more than six (6) feet deep (not including the steps) and six (6) feet wide.
 - ii. A stoop may be covered but cannot be fully enclosed.
 - iii. A stoop may extend up to six (6) feet into a required setback, provided that the landing is at least two (2) feet from the vertical plane of any lot line.
 - iv. A stoop may not encroach into the public right-of-way.
3. *Balcony*. A platform projecting from the wall of a building with a railing along its outer edge, often with access from a door or window.
- i. A balcony may extend up to six (6) feet into a required setback, provided that such extension is at least two (2) feet from the vertical plane of any lot line.
 - ii. A balcony may be covered but cannot be fully enclosed.
 - iii. A balcony may not encroach into the public right-of-way without a license for the use of public right-of-way.
4. *Gallery*. A covered passage extending along the outside wall of a building supported by arches or columns that is open on one side.
- i. A gallery must have a clear depth from the support columns to the building's facade of at least eight (8) feet and a clear height above the sidewalk of at least ten (10) feet.
 - ii. A gallery must be contiguous and extend over at least fifty (50) percent of the width of the building facade from which it projects.
 - iii. A gallery may extend into a required street setback.
 - iv. A gallery may not encroach into the public right-of-way without a license for the use of public right-of-way.
5. *Awning*. A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.



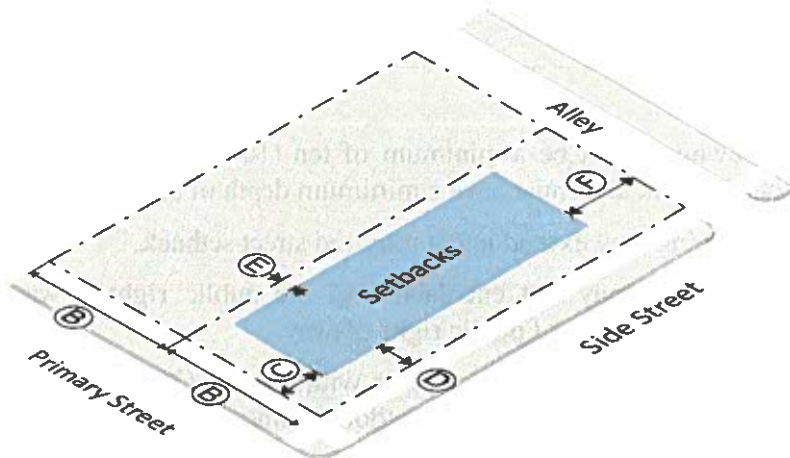
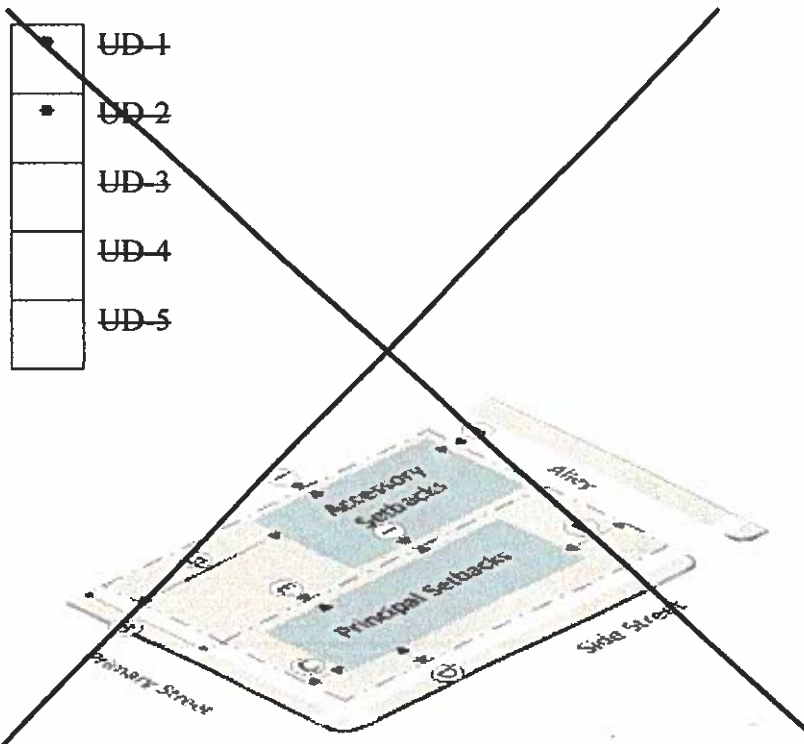


- i. An awning must be a minimum of ten (10) feet clearance height above the sidewalk and must have a minimum depth of six (6) feet.
 - ii. An awning may extend into a required street setback.
 - iii. An awning may not encroach into the public right-of-way without a license for the use of public right-of-way.
6. **Forecourt.** An open area at grade, or within thirty (30) inches of grade, that serves as an open space, plaza, or outdoor dining area.
 - i. A forecourt must be no more than one-third of the length of the building face, and in no case longer than thirty-five (35) feet in width.
 - ii. A forecourt may be no more than thirty-five (35) feet in depth.

- iii. A maximum of one forecourt is permitted per site.
- iv. A forecourt is considered as part of the building for the purpose of measuring the build-to-zone.

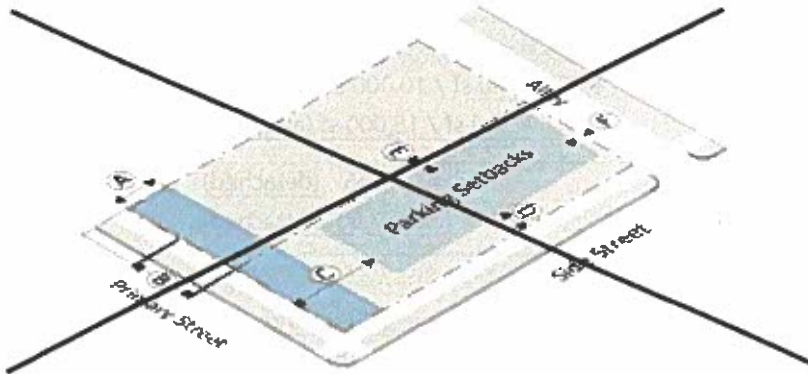
ed. ~~Detached-house~~ Standards by Building Type

1. Single-family(detached) & attached dwelling



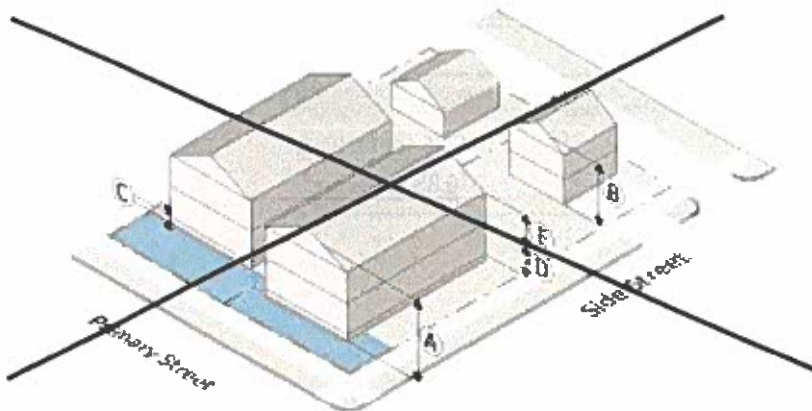
(1) Lot Standards

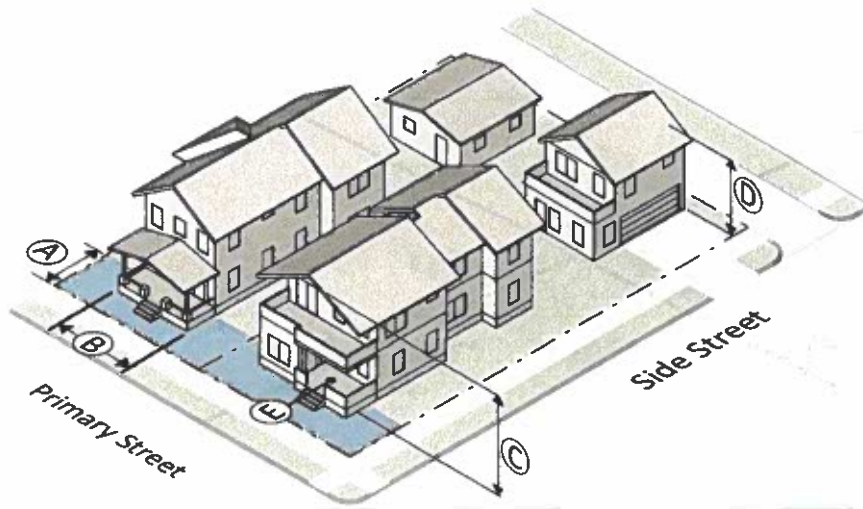
Lot Dimensions	
(A) Lot area (min/max)	5,000 <u>4,000</u> sf / 10,000 sf (detached) 7,500 sf / 15,000 sf (attached)
(B) Lot width (min/max)	40' / 65' (detached) 60' / 80' (attached)
Principal Building Setbacks	
(C) Primary street (min)	Principal Building: 15' Accessory Building: 50' Parking: 30'
(D) Side street (min)	Principal Building: 10' Accessory Building: 10' Parking: 5'
(E) Side, common lot line (min)	Principal Building: 4' Accessory Building: 3' Parking: 5'
(F) Rear, common lot line/alley (min)	Principal Building: 20' Accessory Building: 3' Parking: 5'
Accessory Building Setbacks	
(G) Primary street (min)	50'
(H) Side street (min)	10'
(I) Side, common lot line (min)	3'
(J) Rear, common lot line (min)	3'
(K) Rear, alley (min)	4' or 15' from centerline for garage 20'
Lot Coverage	
Maximum lot coverage	0.75 (detached) 0.85 (attached)



(2) Building Placement

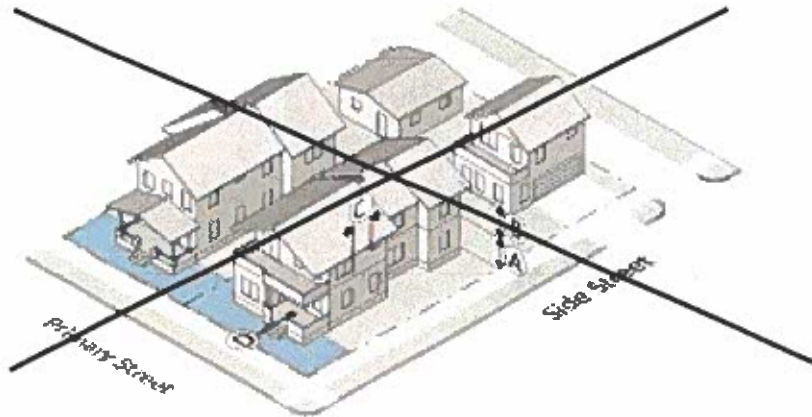
Build-to Zone (BTZ)		
(A)	Primary street (min/max)	15' / 25'
(B)	% of building in primary street BTZ	70%
Parking Setbacks		
(C)	Primary street (min)	30'
(D)	Side street (min)	5'
(E)	Side, common lot line (min)	5'
(F)	Rear, common lot line (min)	5'
(G)	Rear, alley (min)	4'
Open Space		
(H)	% of open area on the lot (min)	25%





(32) Height Building Standards

<u>Build-to Zone (BTZ)</u>	
(A) Primary street (min/max)	15' / 25'
(B) % of building in primary street BTZ (min)	70%
<u>Building Height</u>	
(A)(C) Principal building (max)	3 stories / 40'
(B)(D) Accessory building (max)	25'
<u>Entrances</u>	
(E) Street-facing entrance	Required
<u>Story Height</u>	
(G) Ground-story finished floor elevation (min)	2'
(H) Ground-story height, floor to ceiling (min)	9'
(I) Upper-story height, floor to ceiling (min)	9'
<u>Transparency</u>	
Ground story (min)	20%
Upper story (min)	15%
Blank wall area (max)	30'
<u>Allowed Building Elements</u>	
Porch	Yes
Stoop	Yes
Balcony	Yes
Gallery	No
Awning	No
Forecourt	No

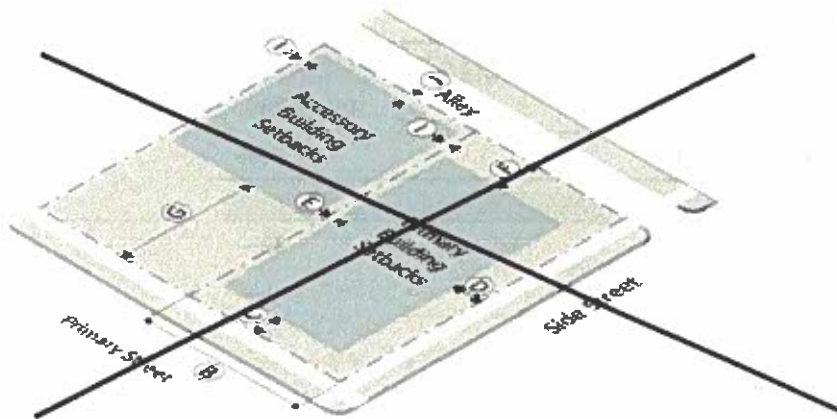


(4) Façade Activation

Transparency		
Ⓐ	Ground-story (min)	20%
Ⓑ	Upper-story (min)	15%
Ⓒ	Blank wall area (max)	30'
Entrances		
Ⓓ	Street-facing entrance	Required
Allowed Building Elements		
	Porch	Yes
	Stoop	Yes
	Balcony	Yes
	Gallery	No
	Awning	No
	Forecourt	No

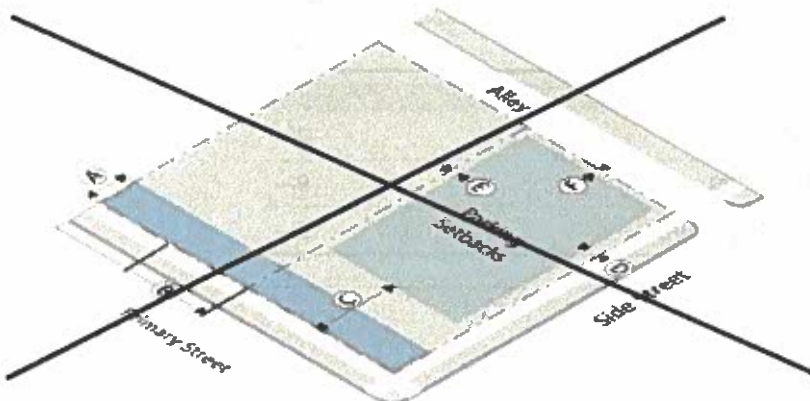
f. Attached House

•	UD-1
•	UD-2
	UD-3
	UD-4
	UD-5



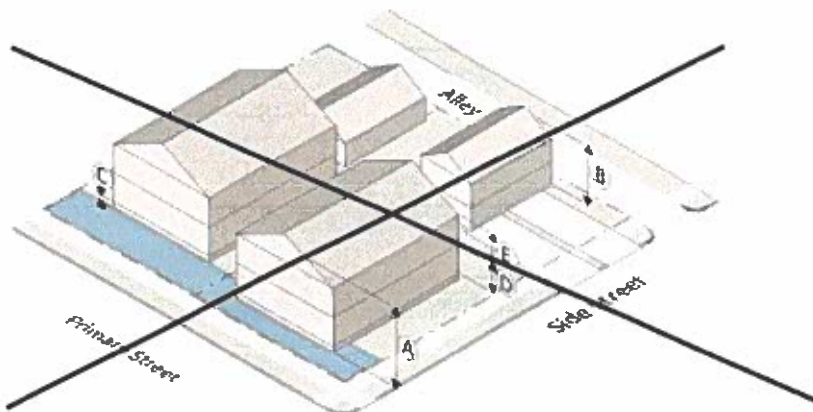
(1) Lot Standards

Lot Dimensions	
(A) Lot area (min/max)	7,500-sf / 15,000-sf
(B) Lot width (min/max)	60' / 80'
Principal Building Setbacks	
(C) Primary street (min)	15'
(D) Side street (min)	10'
(E) Side, common lot line (min)	4'
(F) Rear, common lot line/alley	20'
Accessory Building Setbacks	
(G) Primary street (min)	50'
(H) Side street (min)	10'
(I) Side, common lot line (min)	3'
(J) Rear, common lot line (min)	3'
(K) Rear, alley (min)	4' or 20'



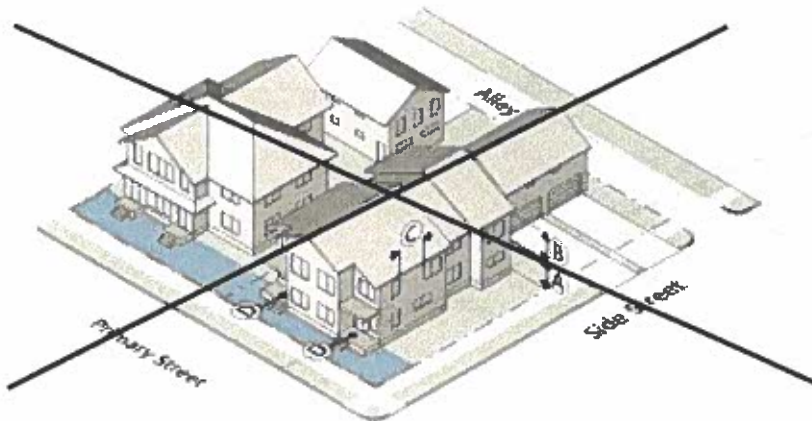
(2) Building Placement

Build-to-Zone (BTZ)	
Ⓐ Primary street (min/max)	15' / 25'
Ⓑ % of building in primary street BTZ	70%
Parking Setbacks	
Ⓒ Primary street (min)	30'
Ⓓ Side street (min)	5'
Ⓔ Side, common lot line (min)	5'
Ⓕ Rear, common lot line (min)	5'
Ⓖ Rear, alley (min)	4'
Open Space	
Ⓜ % of open area on the lot (min)	25%



(3) Height

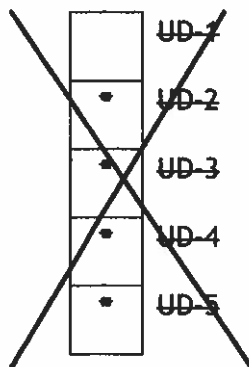
Building Height	
Ⓐ Principal building (max)	3 stories / 40'
Ⓑ Accessory building (max)	25'
Story Height	
Ⓒ Ground story finished floor elevation	2'
Ⓓ Ground story height, floor to ceiling	9'
Ⓔ Upper story height, floor to ceiling (min)	9'

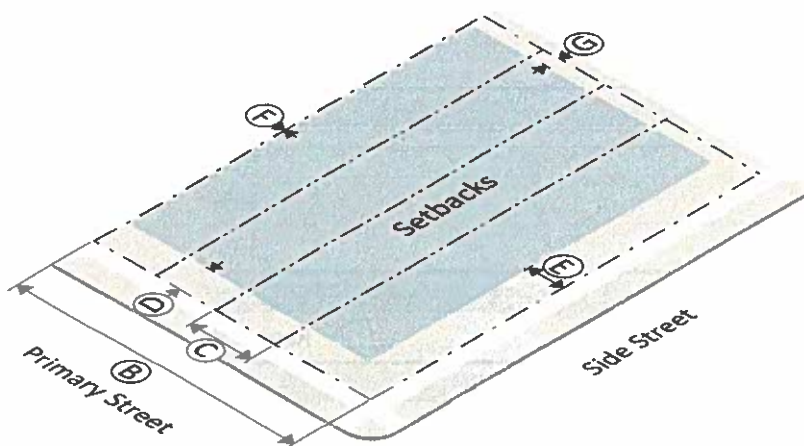
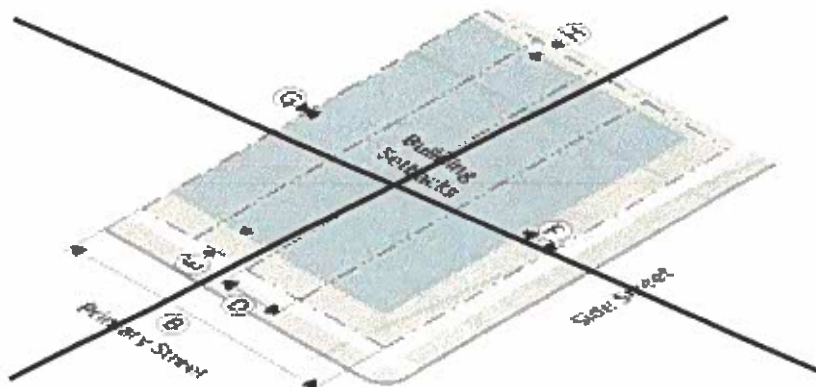


(4) Façade Activation

Transparency		
Ⓐ	Ground story (min)	20%
Ⓑ	Upper story (min)	15%
Ⓒ	Blank wall area (max)	30'
Entrances		
Ⓓ	Street-facing entrance	Required
Allowed Building Elements		
	Porch	Yes
	Stoop	Yes
	Balcony	Yes
	Gallery	No
	Awning	No
	Forecourt	No

g. Townhouse Building2. Townhouse Dwelling

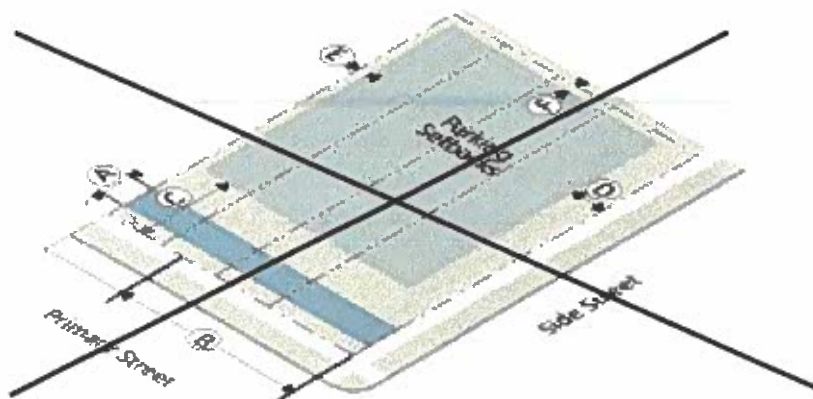




(1) Lot Standards

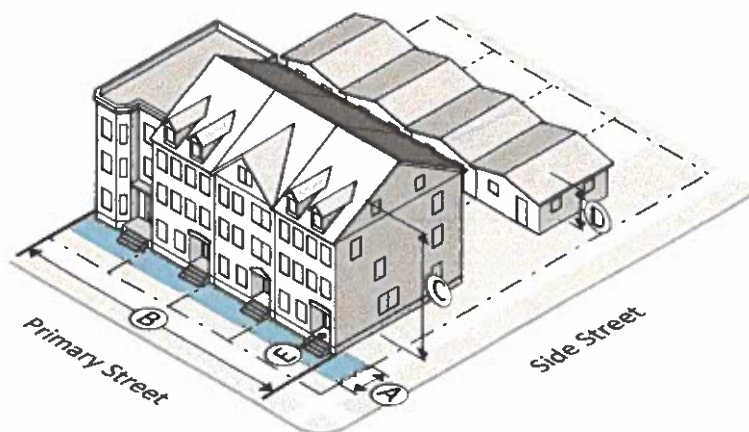
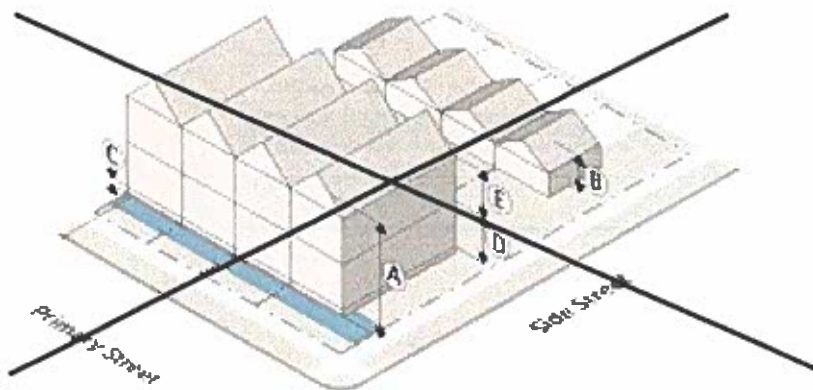
Lot Dimensions		
(A)	Site area (min) Lot area (min/max)	4,800 sf 2,400 sf / 4,500 sf
(B)	Site width (min)	48'
(C)	Lot width (min)	24' / 36'
Principal Building Setbacks		
(E)	Lot area (min/max)	2,400 sf / 4,500 sf
(D)	Lot width (min/max)	24' / 36'
Building Setbacks		
(E)(D)	Primary street (min)	Building: 10' Parking: 30'
(F)(E)	Side street (min)	Building: 10' Parking: 10'
(G)(F)	Side, common lot line (min)	Building: 0' or 10' Parking: 0'

(H)G Rear, common lot line/alley (min)	Building: 20' Parking: 5'
(H) Rear, alley (min)	4' or 20'
Lot Coverage	
Maximum lot coverage	0.90



(2) Building Placement

Build-to Zone, Site (BTZ)	
(A) Primary street (min/max)	10' / 15'
(B) % of building in primary street BTZ	70%
Parking Setbacks	
(C) Primary street (min)	30'
(D) Side street (min)	10'
(E) Side, common lot line (min)	0' or 5'
(F) Rear, common lot line (min)	0' or 5'
(G) Rear, alley (min)	4'
Open Space	
(H) % of open area on the lot (min)	25%



(32) Height Building Standards

Build-to Zone, Site (BTZ)

<u>A</u> Primary street (min/max)	10' / 15'
<u>B</u> % of building in primary street BTZ (min)	70%

Building Height

<u>A</u> <u>C</u> Principal building (max)	3 stories / 45'
<u>B</u> <u>D</u> Accessory building (max)	25'

Entrances

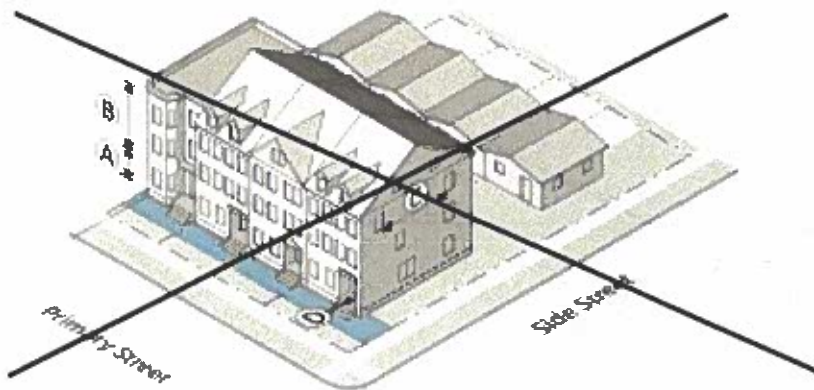
<u>E</u> Street-facing entrance	Required
---------------------------------	----------

Story Height

<u>C</u> Ground story finished floor elevation (min)	2'
<u>D</u> Ground story height, floor to ceiling (min)	9'
<u>E</u> Upper story height, floor to ceiling (min)	9'

Transparency

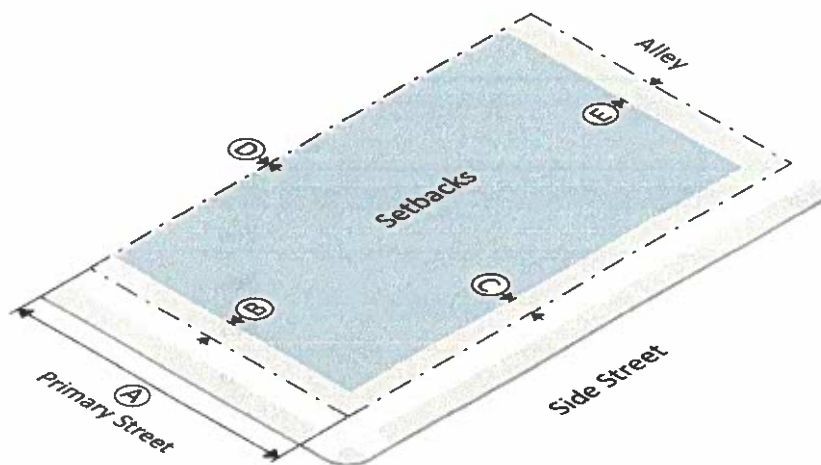
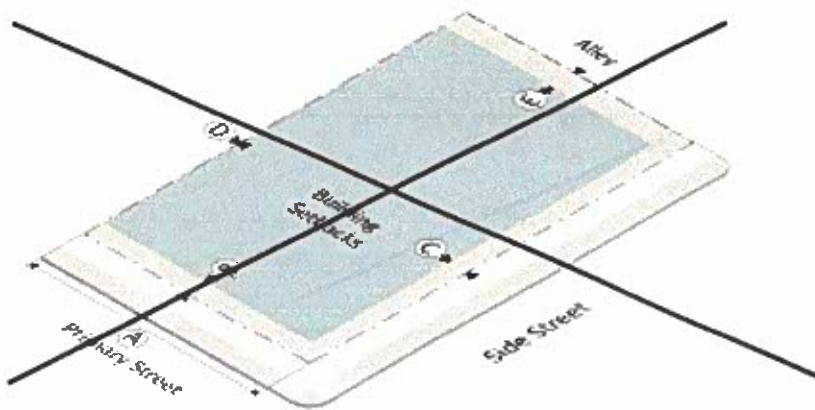
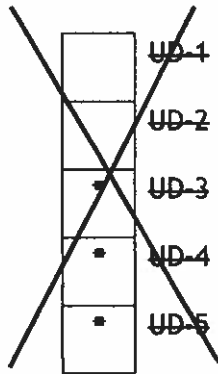
<u>Ground story (min)</u>	<u>20%</u>
<u>Upper story (min)</u>	<u>15%</u>
<u>Blank wall area (max)</u>	<u>30'</u>
Allowed Building Elements	
<u>Porch</u>	<u>Yes</u>
<u>Stoop</u>	<u>Yes</u>
<u>Balcony</u>	<u>Yes</u>
<u>Gallery</u>	<u>No</u>
<u>Awning</u>	<u>No</u>
<u>Forecourt</u>	<u>No</u>



(4) ~~Façade Activation~~

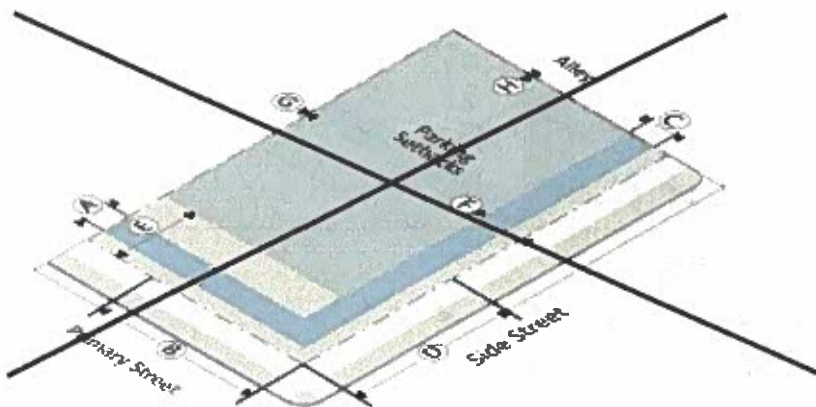
Transparency	
Ⓐ <u>Ground story (min)</u>	<u>20%</u>
Ⓑ <u>Upper story (min)</u>	<u>15%</u>
Ⓒ <u>Blank wall area (max)</u>	<u>30'</u>
Entrances	
Ⓓ <u>Street-facing entrance</u>	<u>Required</u>
Allowed Building Elements	
<u>Porch</u>	<u>Yes</u>
<u>Stoop</u>	<u>Yes</u>
<u>Balcony</u>	<u>Yes</u>
<u>Gallery</u>	<u>No</u>
<u>Awning</u>	<u>No</u>
<u>Forecourt</u>	<u>No</u>

~~h. Apartment Building3. Multifamily Dwelling~~



(1) Lot Standards

Lot Dimensions	
(A) Lot width (min)	65'
Building Setbacks	
(B) Primary street (min)	Building: 5' Parking: 30'
(C) Side street (min)	Building: 5' Parking: 15'
(D) Side, common lot line (min)	Building: 0' or 10' Parking: 5'
(E) Rear, common lot line/alley (min)	Building: 0' or 10' Parking: 5'
Lot Coverage	
Maximum lot coverage	0.95

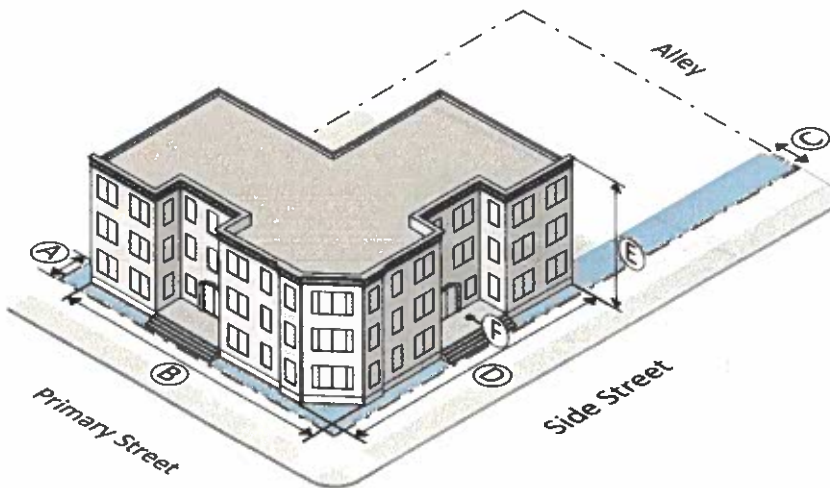
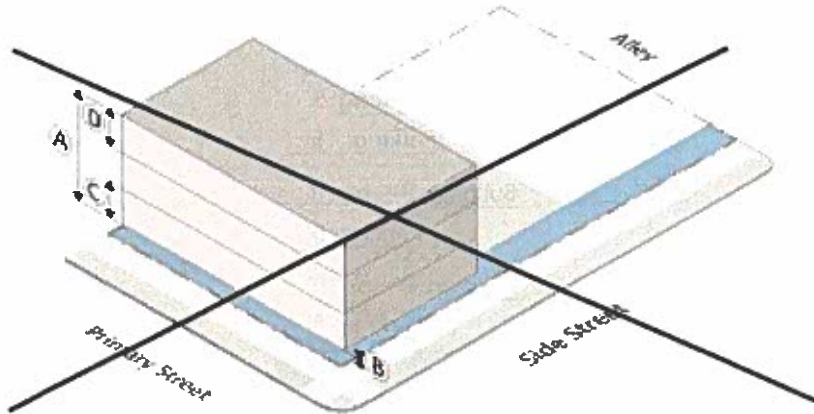


(2) Building Placement

Build-to Zone (BTZ)	
(A) Primary street (min/max)	15' / 25'
(B) % of building in primary street BTZ	70%
(C) Side street (min/max)	5' / 15'
(D) % of building in side street BTZ (min)	35%
Parking Setbacks	
(E) Primary street (min)	30'
(F) Side street (min)	15'
(G) Side, common lot line (min)	5'
(H) Rear, common lot line/alley (min)	5'

Open Space

⊕ % of open area on the lot (min)	25%
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(32) Height Building Standards

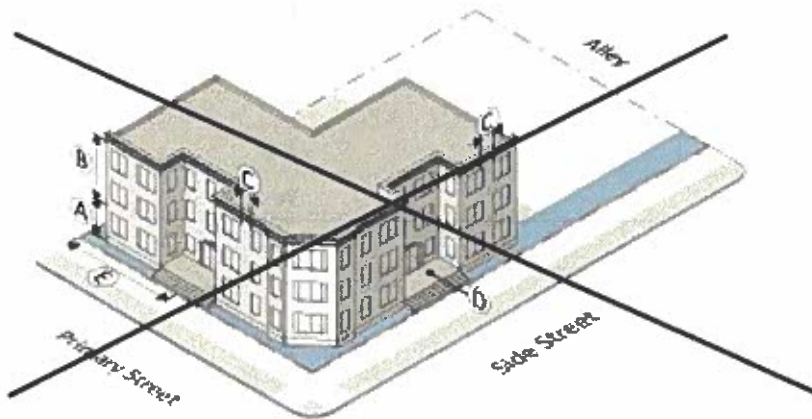
Build-to Zone (BTZ)

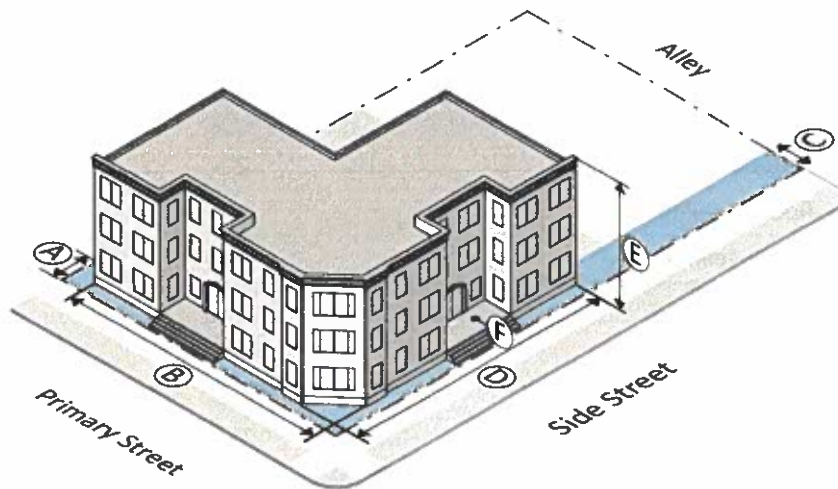
A Primary street (min/max)	5' / 25'
B % of building in primary street BTZ (min)	70%
C Side street (min/max)	5' / 15'
D % of building in side street BTZ (min)	35%

Building Height

A E Principal building in UD-3, UD-4 (max)	3 stories / 50'—40'
A E Principal building in UD-5 UD-4 (max)	54 stories / 65'—55'

<u>E</u> Principal building in UD-5 (max)		5 stories / 75'
<u>Entrances</u>		
<u>F</u> Street-facing entrance		Required
<u>Story Height</u>		
<u>B</u> Ground story finished floor elevation (min)		2'
<u>C</u> Ground story height, floor to ceiling (min)		9'
<u>D</u> Upper story height, floor to ceiling (min)		9'
<u>Transparency</u>		
Ground story (min)		20%
Upper story (min)		15%
Blank wall area (max)		25'
<u>Allowed Building Elements</u>		
Porch		Yes
Stoop		Yes
Balcony		Yes
Gallery		No
Awning		Yes
Forecourt		Yes

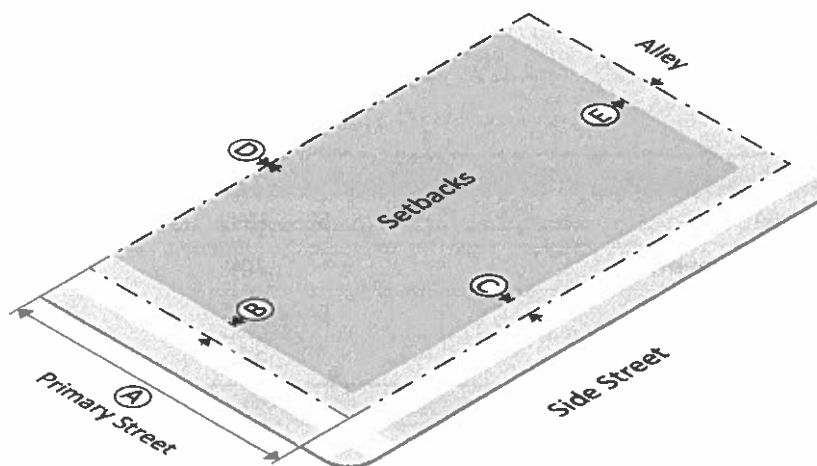
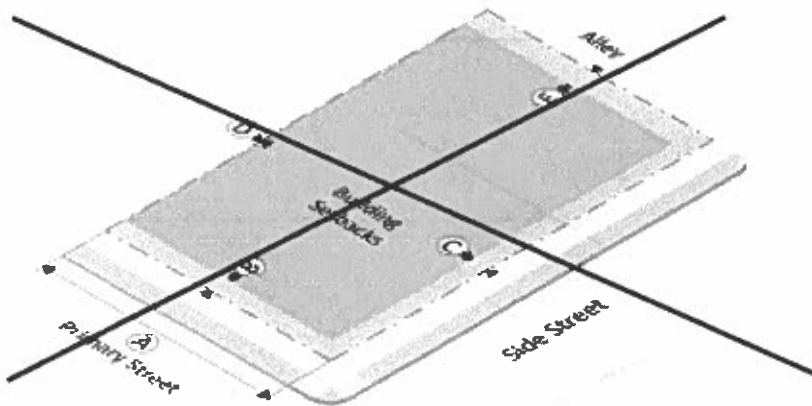
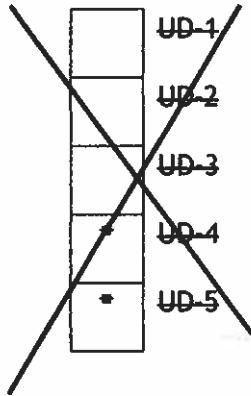




(4) Façade Activation

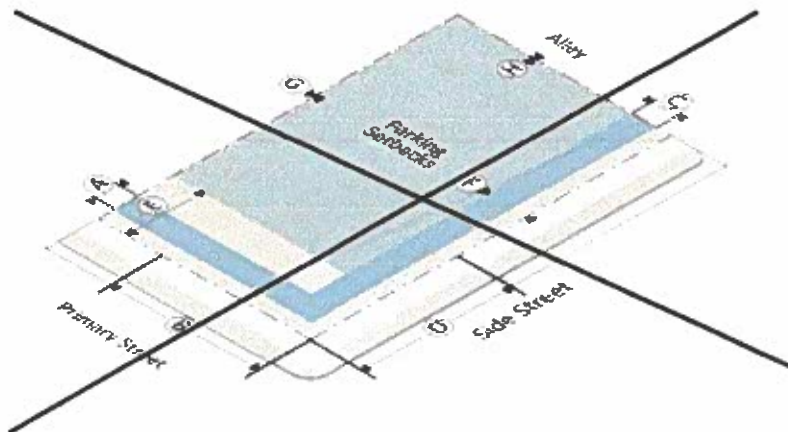
Transparency		
A	Ground-story (min)	20%
B	Upper-story (min)	15%
C	Blank wall area (max)	25'
Entrances		
D	Street-facing entrance	Required
Allowed Building Elements		
	Perch	Yes
	Stoop	Yes
	Balcony	Yes
	Gallery	No
	Awning	Yes
	Forecourt	Yes

i. ~~General Building~~ 4. Commercial Building



(1) Lot Standards

Lot Dimensions	
(A) Lot width (min)	50'
Building Setbacks	
(B) Primary street (min)	<u>Building: 5'-0'</u> <u>Parking: 30'</u>
(C) Side street (min)	<u>Building: 5'</u> <u>Parking: 10'</u>
(D) Side, common lot line (min)	<u>Building: 0'—or 10'</u> <u>Parking: 5'</u>
(E) Rear, common lot line/alley (min)	<u>Building: 0'—or 10'</u> <u>Parking: 5'</u>
Lot Coverage	
Maximum lot coverage	<u>1.0</u>

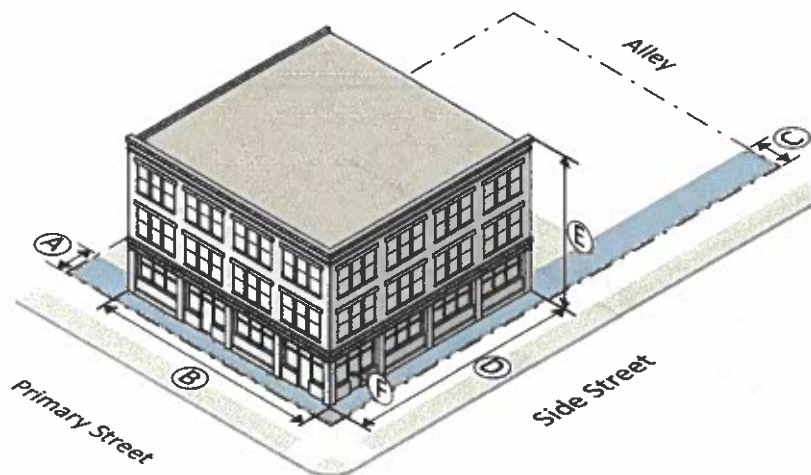
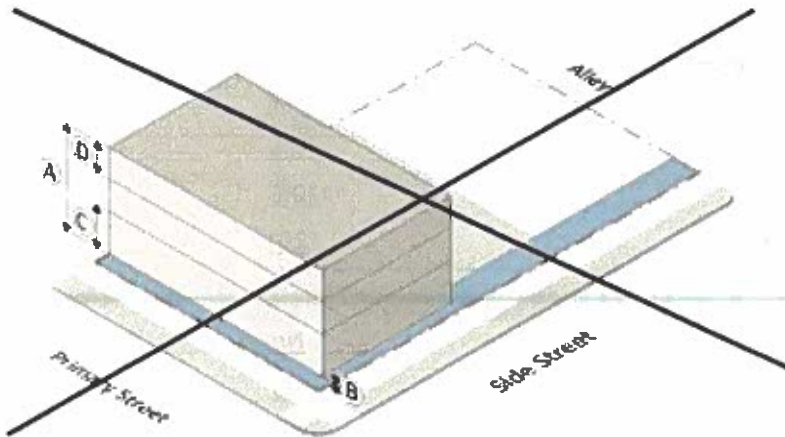


(2) Building Placement

Build-to Zone (BTZ)	
(A) Primary street (min/max)	<u>5' / 10'</u>
(B) % of building in primary street BTZ	70%
(C) Side street (min/max)	<u>5' / 10'</u>
(D) % of building in side street BTZ (min)	35%
Parking Setbacks	
(E) Primary street (min)	30'
(F) Side street (min)	10'
(G) Side, common lot line (min)	0'—or 5'
(H) Rear, common lot line/alley (min)	0'—or 5'

Open Space

⊕ % of open area on the lot (min)	20%
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(32) Height Building Standards

Build-to Zone (BTZ)

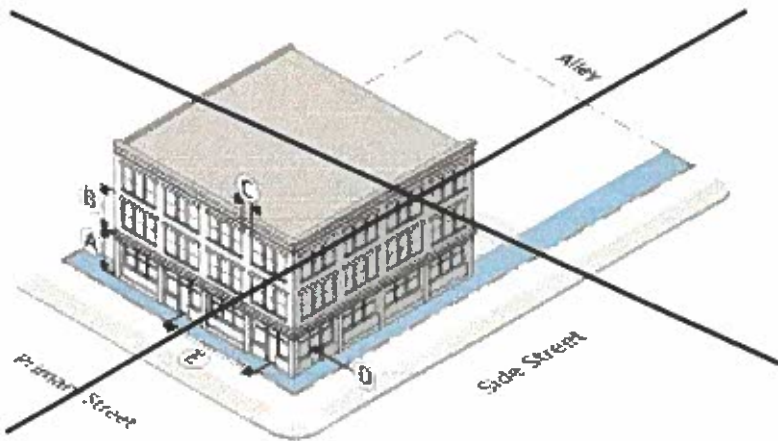
Ⓐ Primary street (min/max)	0' / 15'
Ⓑ % of building in primary street BTZ	70%
Ⓒ Side street (min/max)	5' / 15'
Ⓓ % of building in side street BTZ (min)	35%

Building Height

ⒶⒺ Principal building in UD-4 (max)	34 stories / 40'—55'
ⒶⒺ Principal building in UD-5 (max)	5 stories / 65'—75'

Entrances

<u>F</u> Street-facing entrance	Required
Story Height	
<u>B</u> Ground-story finished floor elevation (min)	0'
<u>C</u> Ground-story height, floor to ceiling (min)	11'
<u>D</u> Upper-story height, floor to ceiling (min)	9'
Transparency	
Ground story (min)	40%
Upper story (min)	20%
Linear blank wall area (max)	20'
Allowed Building Elements	
Porch	No
Stoop	No
Balcony	Yes
Gallery	Yes
Awning	Yes
Forecourt	Yes

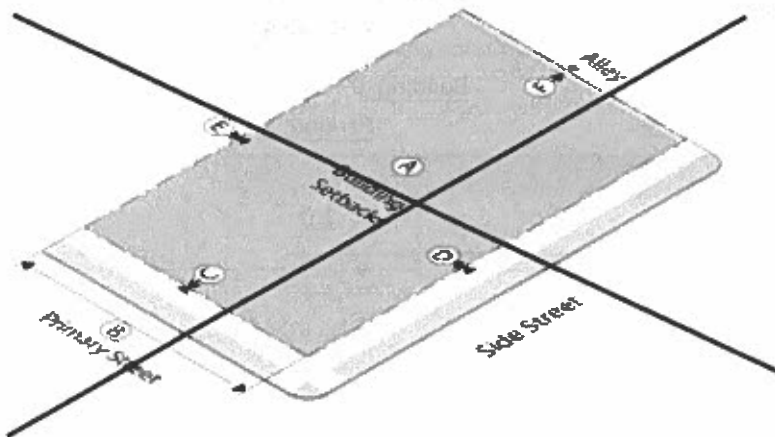
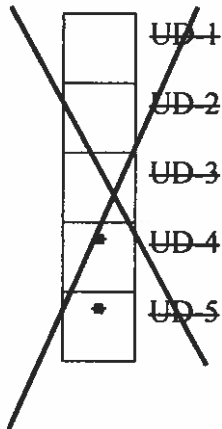


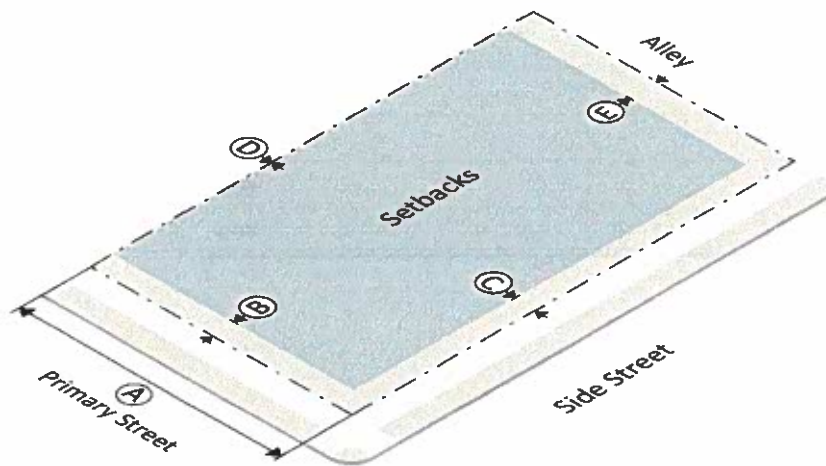
(4) Façade Activation

Transparency	
<u>A</u> Ground-story (min)	40%
<u>B</u> Upper-story (min)	20%
<u>C</u> Linear blank wall area (max)	20'
Entrances	
<u>D</u> Street-facing entrance	Required

Allowed Building Elements		
Porch		No
Stoop		No
Balcony		Yes
Gallery		Yes
Awning		Yes
Forecourt		Yes

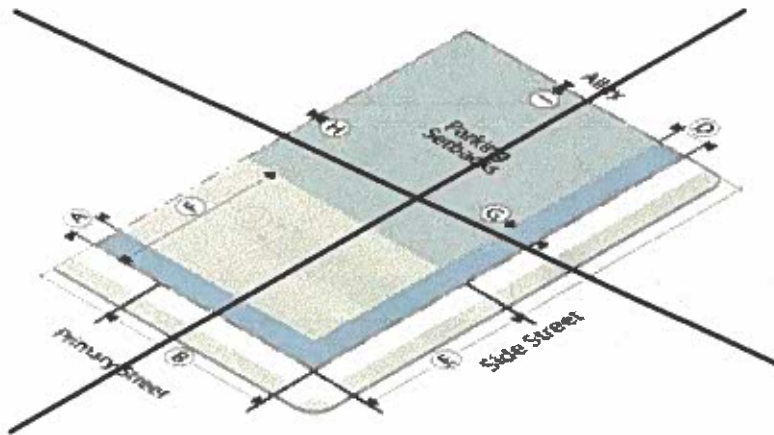
j. 5. Mixed Use Building





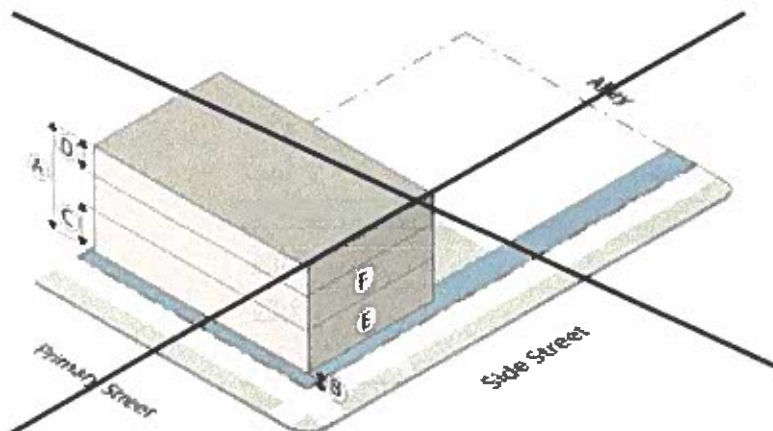
(1) Lot Standards

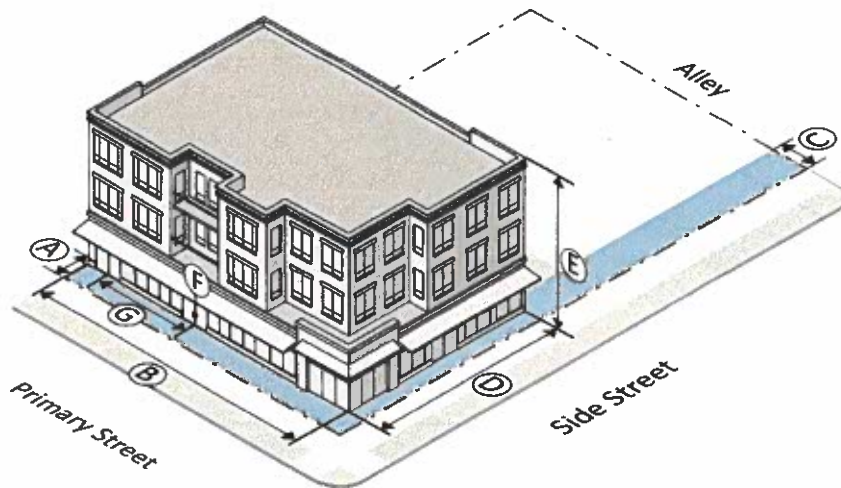
Lot Dimensions	
(A) Lot width (min)	50'
Building Setbacks	
(B) Primary street (min)	<u>Building: 5'-0'</u> <u>Parking: 30'</u>
(C) Side street (min)	<u>Building: 5'-0'</u> <u>Parking: 10'</u>
(D) Side, common lot line (min)	<u>Building: 0'-or 10'</u> <u>Parking: 5'</u>
(E) Rear, common lot line/alley (min)	<u>Building: 0'-or 10'</u> <u>Parking: 5'</u>
Lot Coverage	
<u>Maximum lot coverage</u>	<u>1.0</u>



(2) Building Placement

Build-to-Zone (BTZ)	
Ⓐ Primary street (min/max)	5' / 10'
Ⓑ % of building in primary street BTZ	80%
Ⓒ Side street (min/max)	5' / 10'
Ⓓ % of building in side street BTZ (min)	40%
Parking Setbacks	
Ⓔ Primary street (min)	30'
Ⓕ Side street (min)	10'
Ⓖ Side, common lot line (min)	0' or 5'
Ⓗ Rear, common lot line/alley (min)	0' or 5'
Open Space Lot Coverage	
⊕ % of open area on the lot (min)	15%

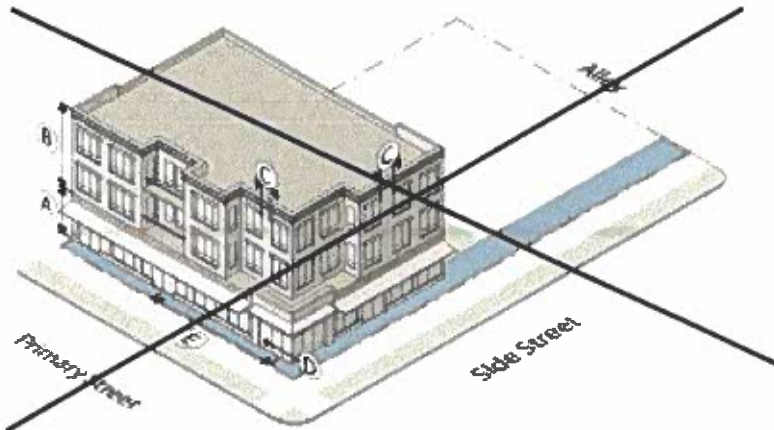




(32) Height Building Standards

Build-to Zone (BTZ)		
<u>A</u>	Primary street (min/max)	0' / 15'
<u>B</u>	% of building in primary street BTZ (min)	80%
<u>C</u>	Side street (min/max)	0' / 15'
<u>D</u>	% of building in side street BTZ (min)	40%
Building Height		
<u>A</u> <u>E</u>	Principal building in UD-4 (max)	34 stories / 50'-55'
<u>A</u> <u>E</u>	Principal building in UD-5 (max)	5 stories / 75'
Entrances		
<u>F</u>	Street-facing entrance	Required
<u>G</u>	Entrance spacing (max)	75'
Story Height		
<u>B</u>	Ground story finished floor elevation (min)	0'
<u>C</u>	Ground story height, floor to ceiling (min)	13'
<u>D</u>	Upper story height, floor to ceiling (min)	9'
Transparency		
	Ground story (min)	60%
	Upper story (min)	20%
	Blank wall area (max)	20'
Allowed Building Elements		
	Porch	No
	Stoop	No
	Balcony	Yes

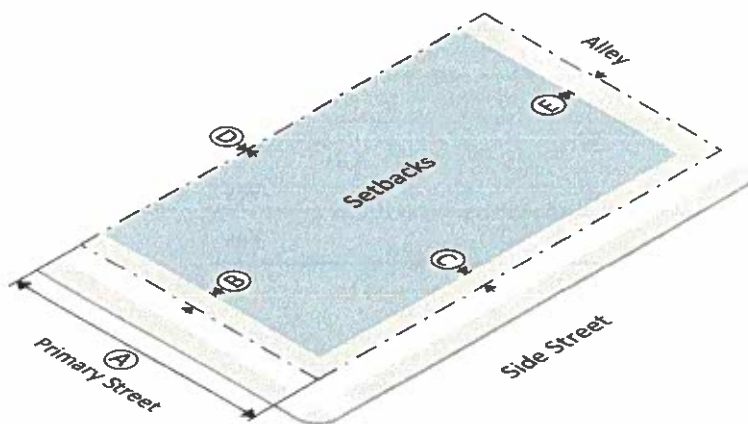
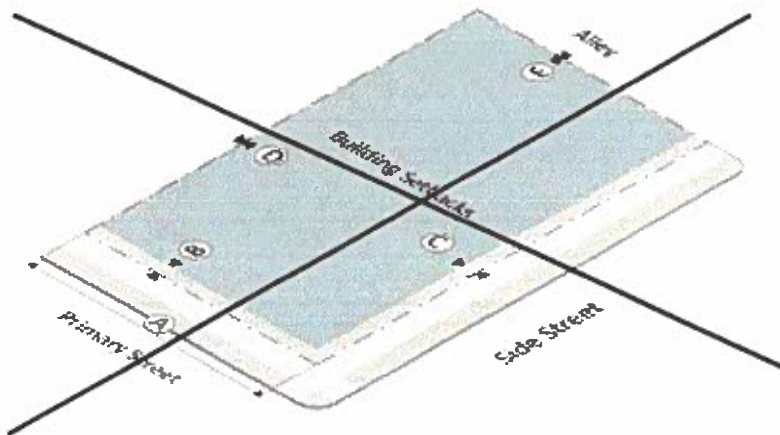
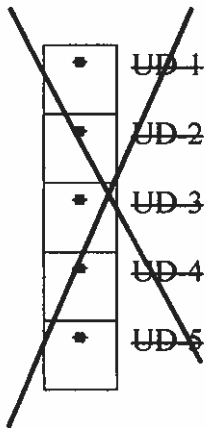
<u>Gallery</u>	<u>Yes</u>
<u>Awning</u>	<u>Yes</u>
<u>Forecourt</u>	<u>Yes</u>



(4) Façade Activation

Transparency	
Ⓐ Ground-story (min)	60%
Ⓑ Upper-story (min)	20%
Ⓒ Blank wall area (max)	20'
Entrances	
Ⓓ Street-facing entrance	Required
Ⓔ Entrance spacing (max)	75'
Allowed Building Elements	
Porch	No
Stoop	No
Balcony	Yes
Gallery	Yes
Awning	Yes
Forecourt	Yes

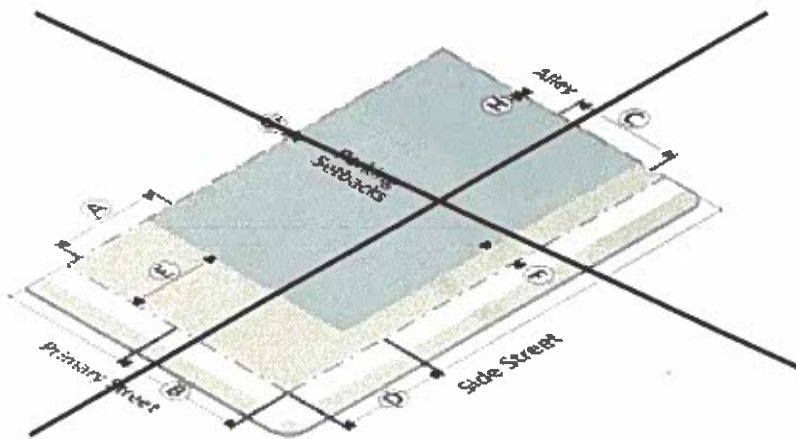
~~k.6~~ Civic Building.



(1) Lot Standards

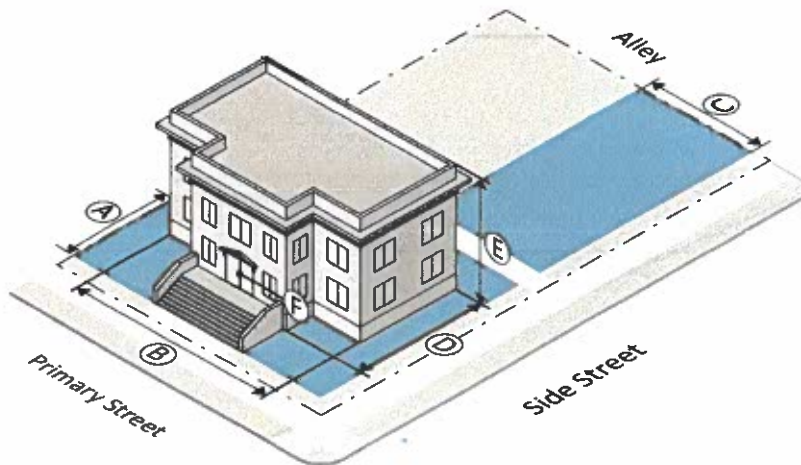
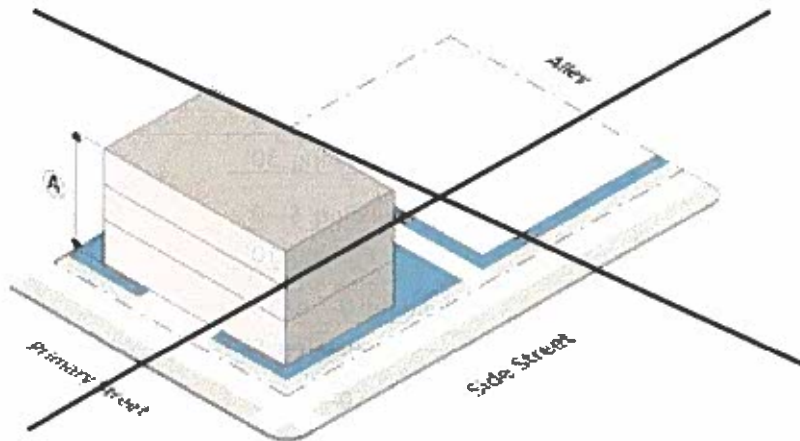
Lot Dimensions

(A) Lot width (min/max)	30' / 180'
Building Setbacks	
(B) Primary street (min)	Building: 5'-0' Parking: 30'
(C) Side street (min)	Building: 5'-0' Parking: 10'
(D) Side, common lot line (min)	Building: 0' or 10' Parking: 5'
(E) Rear, common lot line/alley (min)	Building: 0' or 10' Parking: 5'
Lot Coverage	
Maximum lot coverage	1.0



(2) Building Placement

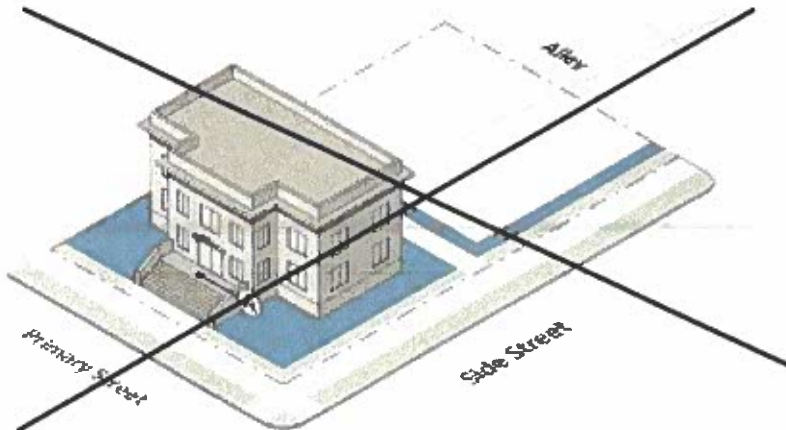
Build-to Zone (BTZ)	
(A) Primary street (min/max)	5' / 40'
(B) % of building in primary street BTZ	50%
(C) Side street (min/max)	5' / 40'
(D) % of building in side street BTZ (min)	25%
Parking Setbacks	
(E) Primary street (min)	30'
(F) Side street (min)	10'
(G) Side, common lot line (min)	0' or 5'
(H) Rear, common lot line/alley (min)	0' or 5'
Open Space Lot Coverage	
(I) % of open area on the lot (min)	20%



(32) Height Building Standards

Build-to Zone (BTZ)	
(A) Primary street (min/max)	0' / 40'
(B) % of building in primary street BTZ (min)	50%
(C) Side street (min/max)	0' / 40'
(D) % of building in side street BTZ (min)	25%
Building Height	
(A-E) Principal building in UD-1, -2, -3, -4 (max)	3 stories / 45'
(A-E) Principal building in UD-5 (max)	5 stories / 75'
Entrances	
(F) Street-facing entrance	Required
Allowed Building Elements	
Porch	Yes
Stoop	Yes

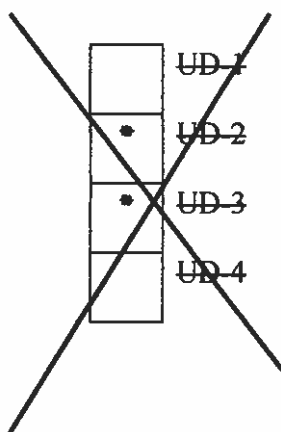
Balcony	Yes
Gallery	Yes
Awning	Yes
Forecourt	Yes



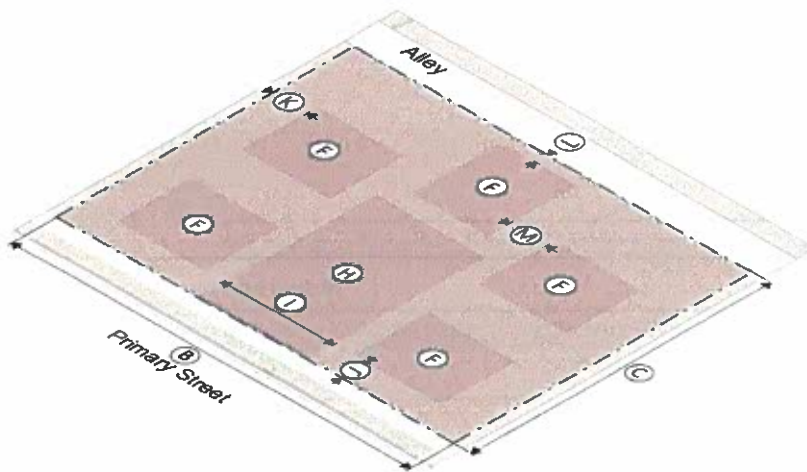
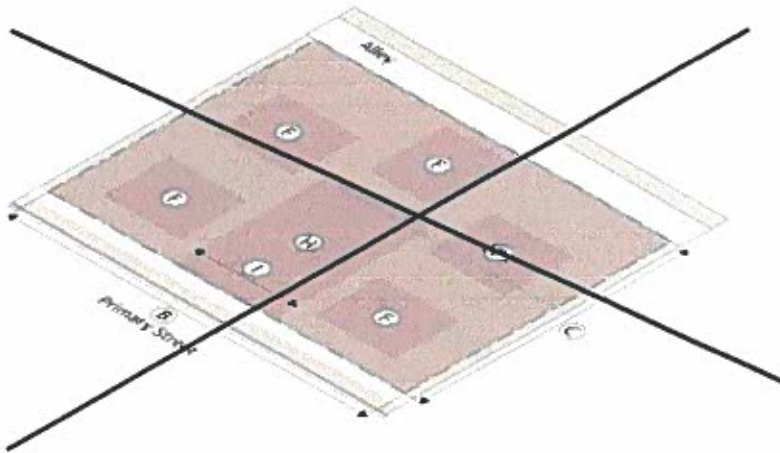
(4) Façade Activation

Entrances	
Street-facing entrance	Required
Allowed Building Elements	
Porch	Yes
Stoop	Yes
Balcony	Yes
Gallery	Yes
Awning	Yes
Forecourt	Yes

7. Cottage Court.



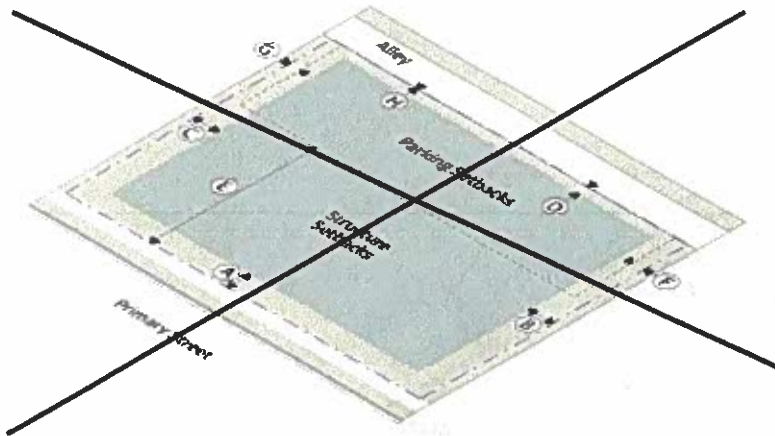
UD-5



(1) Lot Standards

Site Dimensions	
(A) Lot Area (min/max)	18,000 / 24,000 sf
(B) Lot width (min/max)	150' / 200'
(C) Lot depth (min)	120'
(D) Dwelling units per min. lot area	5
(E) Area per dwelling unit (min)	3,600 sf
(F) Building footprint (max)	1,000 sf
(G) Accessory structure footprint (max)	450 sf
Courtyard Dimensions	
(H) Area (min)	3,000 sf
(I) Width (min)	40'
(J) Area per unit (min)	600 sf
Setbacks	

<u>J</u> <u>Primary street (min/max)</u>	<u>Building: 15'</u> <u>Parking: 30'</u>
<u>K</u> <u>Side, common lot line/street (min)</u>	<u>Building: 10'</u> <u>Parking: 5'</u>
<u>L</u> <u>Rear, common lot line/alley (min)</u>	<u>Building: 10'</u> <u>Parking: 5'</u>
<u>M</u> <u>Building separation (min)</u>	<u>10'</u>
Lot Coverage	
<u>Maximum Lot Coverage</u>	<u>0.80</u>

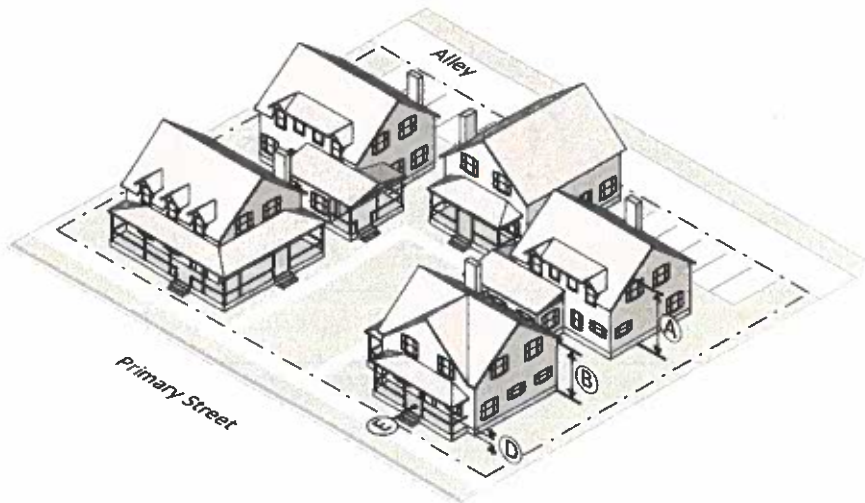
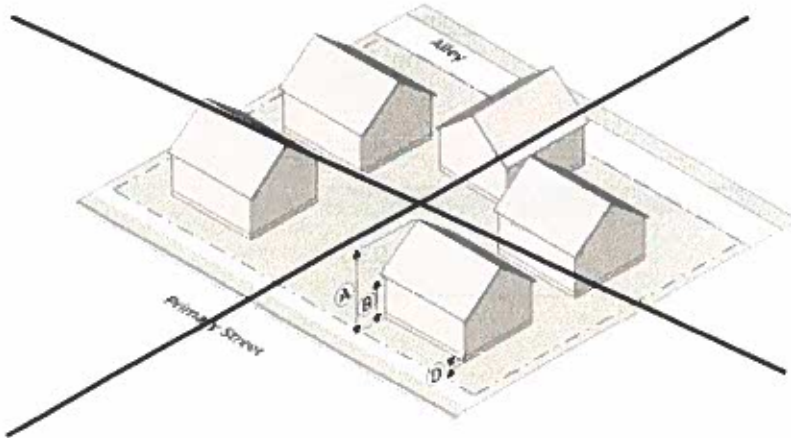


(2) Building Placement

Structure Setbacks	
<u>A</u> <u>Primary street (min/max)</u>	<u>15' / 25'</u>
<u>B</u> <u>Side street (min)</u>	
<u>C</u> <u>Side, common lot line (min)</u>	
<u>D</u> <u>% of building in primary street BTZ (min)</u>	<u>70%</u>
Parking Setbacks	
<u>E</u> <u>Primary street (min)</u>	<u>30'</u>
<u>F</u> <u>Side street (min)</u>	<u>5'</u>
<u>G</u> <u>Side, common lot line (min)</u>	<u>5'</u>
<u>H</u> <u>Rear, common lot line/alley (min)</u>	<u>5'</u>

Open Space

⊕ % of open area on the lot (min)	20%
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(32) Height Building Standards

Building Height

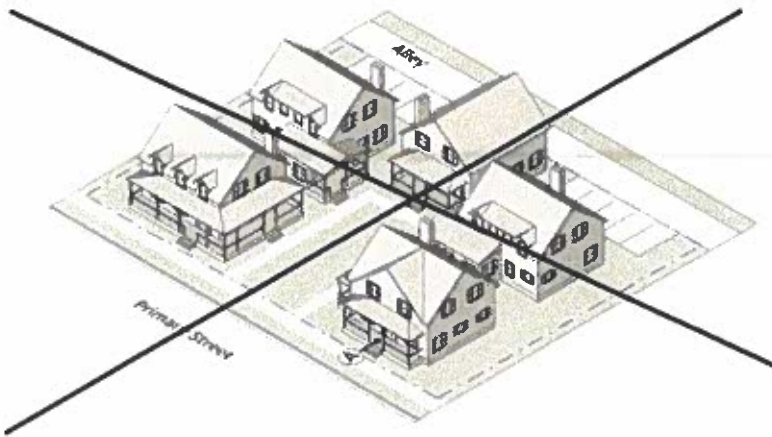
(A) Principal building (max)	3 stories / 40'
(B) Principal building wall plate (max)	17'
(C) Accessory building (max)	17'
(D) Ground floor elevation (min)	2'

Entrances

(E) Street-facing entrance (end units)	Required
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Allowed Building Elements

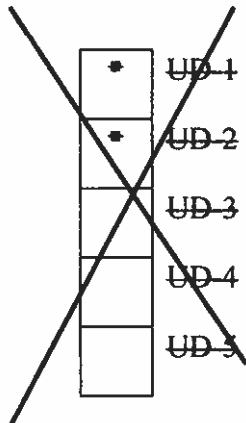
<u>Porch</u>	<u>Yes</u>
<u>Stoop</u>	<u>Yes</u>
<u>Balcony</u>	<u>Yes</u>
<u>Gallery</u>	<u>No</u>
<u>Awning</u>	<u>No</u>
<u>Forecourt</u>	<u>No</u>

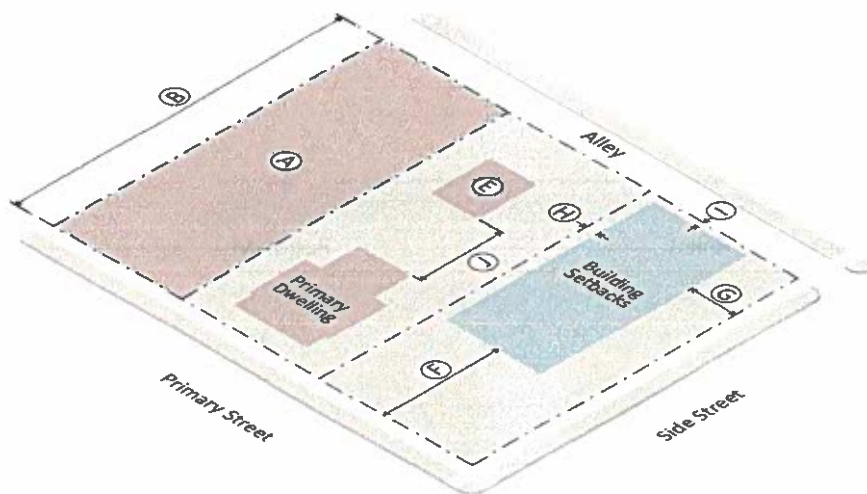
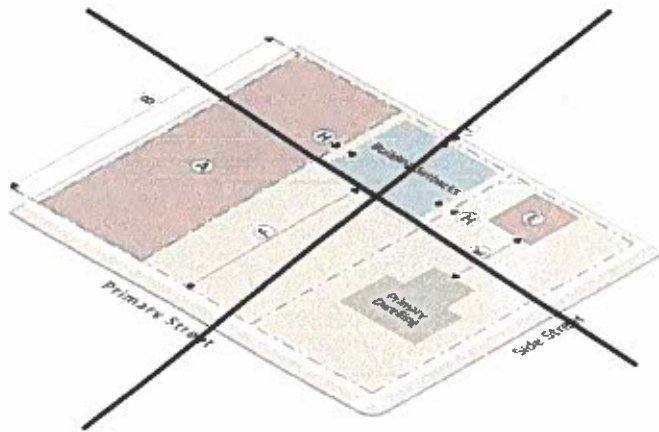


~~(4) Façade Activation~~

Entrances	
Ⓐ Street facing entrance (end units)	Required
Allowed Building Elements	
Porch	Yes
Stoop	Yes
Balcony	Yes
Gallery	No
Awning	No
Forecourt	No

~~m-8. Carriage House.~~





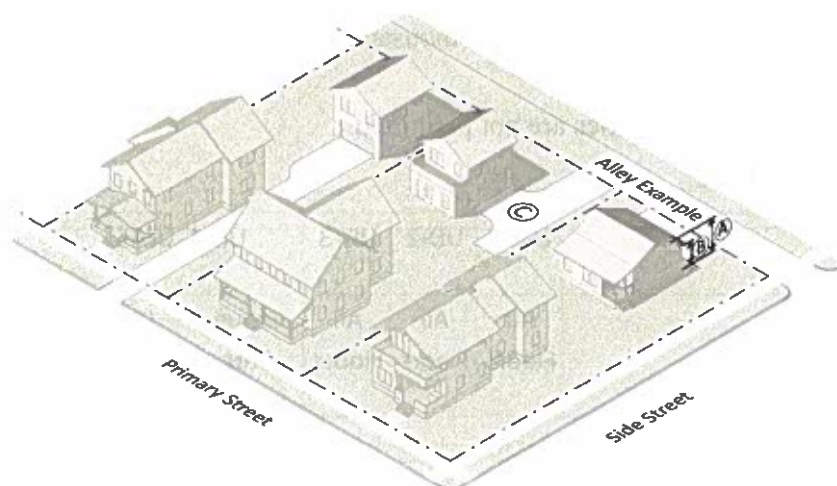
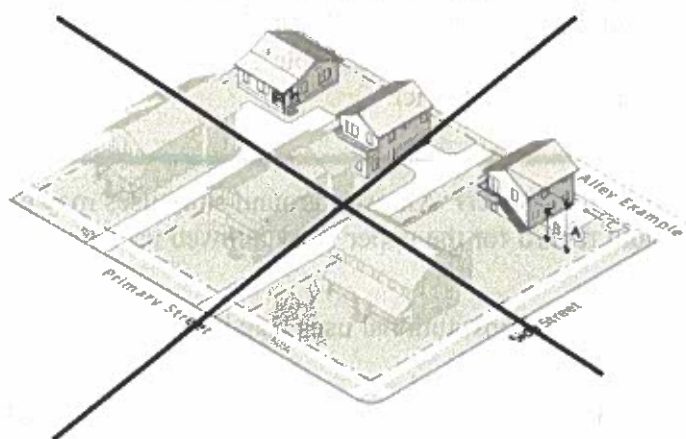
(1) Lot Standards

Lot Dimensions	
(A) Lot area (min)	5,000 sf
(B) Lot depth (min)	120'
(C) Dwelling units per lot (max)	2
(D) Additional on-site parking	1 space
(E) Building footprint	450 sf

(2) Building Placement

Building Setbacks	
(F) Primary street (min)	50'

G	Side street (min)	10'
H	Side, common lot line (min)	5'
I	Rear, common lot line/alley (min)	5'
J	Rear, alley (min)	4' or 20'
J	Building separation (min)	16'



(3) Height

Building Height

A	Building height (max)	25'
B	Building wall plate height (max)	17'

(4) Access

Vehicular

- © From alley; or from street when no alley present

(2) *Land use.*

a. *Permitted land uses.*

1. This section establishes the land uses allowed in each subdistrict. A lot or building shall be occupied with only the land uses allowed in this subsection (u)(2).
2. Any one or more land uses identified in this subsection as being allowed within a specific subdistrict may be established on any parcel within that subdistrict, subject to the "Allowed Use Table", and in compliance with all applicable requirements of this district.

b. *Use standards.*

1. *Ground story uses in all districts.* Allowed ground story uses may extend into upper stories without regard for the upper story allowed uses listed on the use table below.
2. *Civic buildings.* Only public/institutional uses listed on the use table below are allowed in a civic building type.
3. *Limited uses in UD-3 district.* Nonresidential uses listed as "limited" in the UD-3 district are subject to the following additional standards:
 - i. The use can only be located on the ground floor in a corner unit of an apartment building type.
 - ii. The unit cannot exceed two thousand five hundred (2,500) square feet in gross floor area.
 - iii. Drive-thru facilities are not permitted.

c. *Allowed Use Table.*

	UD-1	UD-2	UD-3	UD-4, UD-5		Use Standards
	All Floors	All Floors	All Floors	Ground Story	Upper Stories	
RESIDENTIAL						
Dwelling, single-family, detached	P	P	—	—	—	
Dwelling, duplex <u>attached</u>	P	P	— <u>P</u>	—	—	
Dwelling, townhouse	—	P	P	P	P	
Dwelling, multifamily	—	—	P	P	P	

Dwelling, cottage court	—	P	P	—	—	
Dwelling, carriage house	P	P	—P	—	—	
Home occupation	P	P	P	P	P	
Home business I	P	P	P	P	P	
GROUP LIVING						
Assisted living facility, nursing home	—	—	P	P	P	
Convent, monastery, seminary and nunnery	—	—	C	PC	PC	
Dormitory, fraternity or sorority house, rooming/boardinghouse or other residence hall	—	—	C	PC	PC	
PUBLIC/INSTITUTIONAL						
Club, lodge, fraternal organization	€	C	C	P	P	
College or university, vocational school	—	—	—	C	C	
Community use	P	P	P	P	P	
Conference, convention center	—	—	—	C	C	
Cultural center, library, museum	—	—	—	C	C	
Hospital	—	—	—	PC	PC	
Place of worship	€	C	C	P	P	
School	€	C	C	P	P	
Park, playground	P	P	P	P	—	
<u>Parking lot, public</u>		<u>P</u>	<u>P</u>	<u>P</u>		
Public utility	P	P	P	P	—	

Public works	€	C	C	C	C	
Recreational facility	€	C	C	C	C	
Telecommunications antenna	€	C	C	C	C	
RETAIL SALES, SERVICE, ENTERTAINMENT						
Amusement arcade	—	—	—	P	—	
Auction establishment	—	—	—	P	—	
Bank, lending institution	—	—	—	P	P	
Billiard, pool hall	—	—	—	P	—	
Day care center, group family day care home	€	C	L	P	—	28-39(u)(2)b.3.
Day care facility, small <u>Child care center</u>	P	P	P	P	P	
Convenience center, drug store	—	—	L	P	—	28-39(u)(2)b.3.
Eating establishment	—	—	L	P	—P	28-39(u)(2)b.3.
Farmers market, open	—	—	L	P	—	28-39(u)(2)b.3.
Funeral home	—	—	—	C	—	
Indoor athletic facility, dance studio	—	—	—	P	—P	
Live entertainment	—	—	—	P	—S	
Medical, dental office or clinic	—	—	—	P	P	
Nightclub	—	—	—	P C	—	
Personal service, barber, beauty shop	—	—	L	P	—P	28-

Bus or railroad station	—	—	—	P	—	
Fuel sales	—	—	—	C	—	
Helistop	—	—	—	C	C	
Parking, commercial off-street surface parking	—	—	—	<u>CP</u>	<u>C—</u>	
Parking, structure off-street facility garage / <u>deck</u>	—	<u>—C</u>	<u>—C</u>	<u>CP</u>	<u>—P</u>	
Repair service	—	—	—	C	—	
Service station	—	—	—	C	—	
Vehicle service	—	—	—	P	—	
Vehicle repair	—	—	—	C	—	
Vehicle sales, rental	—	—	—	<u>PC</u>	<u>P</u>	

Key:

P = Permitted by Right

L = Permitted Subject to Use Standards

S = Special Exception Required

C = Conditional Use Permit Required

— = Not Permitted

(3) *Parking.*

- a. *Parking in the UD district.* The requirements of chapter 28, article VII apply in the urban development (UD) district, except as specifically modified in this section. Parking requirements may be modified by the agent upon acceptable written justification submitted with review of a site plan or building permit application.

b. ~~*Required parking credits.*~~

- ~~1. *Credit for on-street parking.* One legal on-street parking space may be substituted for every required parking space, provided the on-street space is located on a public right-of-way immediately abutting the subject property.~~
- ~~2. *Proximity to transit.* A fifteen (15) percent reduction in the number of required parking spaces for is allowed for uses with a main entrance within a~~

~~walking distance of one thousand three hundred twenty (1,320) feet of a operating transit stop, with service from 6:00 a.m. to 10:00 p.m. Monday through Friday, where service intervals are no longer than fifteen (15) minutes during peak commute hours.~~

~~3. *Employer transportation demand management (TDM).*~~

- ~~i. *Defined.* Employer transportation demand management has a variety of options, including, but not limited to, employer provision of a transportation coordinator, preferential parking for car and van pools, shuttle services, financial incentives and telecommuting.~~
- ~~ii. *Reduction allowed.* The planning director may approve up to a twenty-five (25) percent reduction in the number of required parking spaces for uses that institute and commit to maintain a transportation demand management (TDM) program, considering information the applicant submits that clearly indicates the types of TDM activities and measures proposed.~~

~~4. *Private car sharing program.*~~

- ~~i. A reduction in the number of required parking spaces for residential units is allowed where an active on-site car sharing program is made available for the exclusive use of residents.~~
- ~~ii. The parking requirements for all dwelling units may be reduced by five (5) spaces for each car share vehicle provided. If required, visitor spaces cannot be substituted.~~

~~5. *Valet parking.* Valet parking may be permitted where all of the following standards have been met:~~

- ~~i. An attendant is provided to park vehicles during all business hours of the use utilizing the valet parking.~~
- ~~ii. An equivalent number of valet spaces are available to replace the number required on-site parking spaces.~~
- ~~iii. Valet spaces do not require individual striping, and may take into account the mass parking of vehicles.~~

~~b. *Shared parking for specified uses.* The following table defines the uses that may apply for off-street shared parking credits:~~

<u>Use / Credit Factor</u>	<u>Residential</u>	<u>Visitor Accommodations</u>	<u>General Business</u>	<u>Retail / Service/ Entertainment</u>	<u>Outdoor Recreation</u>
<u>Residential</u>	<u>1</u>	<u>1.1</u>	<u>1.4</u>	<u>1.4</u>	<u>1.2</u>
<u>Visitor Accommodations</u>	<u>1.1</u>	<u>1</u>	<u>1.5</u>	<u>1.3</u>	<u>1.3</u>
<u>General Business</u>	<u>1.4</u>	<u>1.5</u>	<u>1</u>	<u>1.2</u>	<u>1.4</u>

<u>Retail / Service/ Entertainment</u>	<u>1.4</u>	<u>1.3</u>	<u>1.2</u>	<u>1</u>	<u>1.2</u>
<u>Outdoor Recreation</u>	<u>1.2</u>	<u>1.3</u>	<u>1.4</u>	<u>1.2</u>	<u>1</u>

1. 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 factor 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 = one hundred twenty (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).
2. When more than two (2) categories will share parking, add the maximum number for each use and multiply the number by the largest factor then subtract the difference from the total. Example: The multiple categories are residential, retail/service/entertainment, and outdoor recreation and the largest factor is 1.3, the maximum number of spaces required is five hundred (500) and with a factor of 1.3, five hundred (500) x 1.3 = six hundred fifty (650); five hundred (500) – one hundred fifty (150) = three hundred fifty (350) spaces required.

e. ~~Tandem parking.~~

- ~~1. Tandem parking is allowed for single family, two-family, and multifamily living.~~
- ~~2. Two (2) parking spaces in tandem must have a combined minimum dimension of eight and one-half (8.5) feet in width by thirty-six (36) feet in length.~~
- ~~3. Both parking spaces in tandem must be assigned to the same dwelling unit.~~
- ~~4. Tandem parking may not be used to provide guest parking.~~

c. ~~Parking credits.~~

1. Proximity to transit. A fifteen (15) percent reduction in the number of required parking spaces for is allowed for uses with a main entrance within a walking distance of one thousand three hundred twenty (1,320) feet of an operating transit stop, with service from 6:00 a.m. to 10:00 p.m. Monday through Friday
2. Employer transportation demand management (TDM).
 - i. Defined. Employer transportation demand management has a variety of options, including, but not limited to, employer provision of a transportation coordinator, preferential parking for car and van pools, shuttle services, financial incentives and telecommuting.

- ii. Reduction allowed. The agent may approve up to a twenty-five (25) percent reduction in the number of required parking spaces for uses that institute and commit to maintain a transportation demand management (TDM) program, considering information the applicant submits that clearly indicates the types of TDM activities and measures proposed.
- 3. Private car sharing program.
 - i. A reduction in the number of required parking spaces for residential units is allowed where an active on-site car-sharing program is made available for the exclusive use of residents.
 - ii. The parking requirements for all dwelling units may be reduced by five (5) spaces for each car-share vehicle provided. If required, visitor spaces cannot be substituted.
- 4. Valet parking. Valet parking may be permitted where all of the following standards have been met:
 - i. An attendant is provided to park vehicles during all business hours of the use utilizing the valet parking.
 - ii. An equivalent number of valet spaces are available to replace the number required on-site parking spaces.
 - iii. Valet spaces do not require individual striping, and may take into account the mass parking of vehicles.
- ~~d. Reserved parking. Parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded:~~
 - ~~1. Residential.~~
 - ~~i. One space per efficiency or one-bedroom, multifamily dwelling unit.~~
 - ~~ii. Two (2) spaces per two-bedroom or greater multifamily dwelling unit.~~
 - ~~2. Nonresidential. No more than one-third of the total provided spaces may be reserved.~~
- d. Tandem parking.
 - 1. Tandem parking is allowed for single-family, two-family, and multifamily living.
 - 2. Two (2) parking spaces in tandem must have a combined minimum dimension of eight and one-half (8.5) feet in width by thirty-six (36) feet in length.
 - 3. Both parking spaces in tandem must be assigned to the same dwelling unit.
 - 4. Tandem parking shall not be used to provide guest parking.
- ~~e. Required bicycle parking.~~

1. ~~The following bicycle parking spaces are required for each nonresidential building or mixed use project. For mixed use projects, only the nonresidential portion of the project is required to provide bicycle parking:~~

Up to 25,000 sf of gross floor area	2 spaces
25,000 — 50,000 sf of gross floor area	4 spaces
50,000+ sf of gross floor area	8 spaces

2. ~~Bicycle parking racks must be high quality, inverted "U" type construction. Alternative high quality bicycle parking racks may be approved by the planning director if they can be shown to provide adequate theft protection and security, and support the bicycle at two (2) points of contact to prevent damage to the bicycle wheels and frame.~~
3. ~~All bicycle racks must be publicly accessible and be placed on private property, or within the public right of way with the approval of the planning director.~~
4. ~~Bicycle racks must be located within one hundred (100) feet of the primary building entrance and in a location that is visible and easily accessible.~~
5. ~~Where a bicycle rack allows bicycles to be locked on both sides of the rack without conflict, each side may be counted as one required space.~~

- e. Reserved parking. Parking spaces may be reserved for a specific tenant or unit, provided that the following standards are not exceeded:

1. Residential.

- i. One space per efficiency or one-bedroom, multifamily dwelling unit.
- ii. Two (2) spaces per two-bedroom or greater multifamily dwelling unit.

2. Nonresidential. No more than one-third of the total provided spaces may be reserved.

- f. Parking spaces required. The following table defines the number of parking spaces required for each use in the use table. The ratios in this table may be modified during special use review:

Land Use	Parking Ratio (spaces)
Residential	
Dwelling, single family and two-family	2 per unit
Dwelling, _____ multifamily	
— 0 — 1 — bedroom	.75 per unit + 1 visitor per 5 units
— 2 — bedrooms	
— 3+ bedrooms	1.5 per unit + 1 visitor per 5

	units 2.0 per unit + 1 visitor per 5 units
Group Living	
All group living	1 per bedroom
Public/Institutional	
Place of worship	1 per 4 seats "in" or "of" main assembly room
All other public/institutional	1 per 300 sf of gross floor area
Retail Sales, Service, Entertainment	
Child care center	1 per employee + 1 per 12 children
All other retail sales, service, entertainment	1 per 300 sf of gross floor area
Visitor Accommodations	
All visitor accommodations	1 per guest room
Outdoor Recreation	
All outdoor recreation	1 per 300 sf of gross floor area
General Business	
All general business	1 per 300 sf of gross floor area
Vehicle Accommodations	
All vehicle accommodations	1 per 300 sf of gross floor area

f. Required bicycle parking.

1. The following bicycle parking spaces are required for each nonresidential building or mixed use project. For mixed use projects, only the nonresidential portion of the project is required to provide bicycle parking:

<u>Up to 25,000 sf of gross floor area</u>	<u>2 spaces</u>
<u>25,000—50,000 sf of gross floor area</u>	<u>4 spaces</u>

50,000+ sf of gross floor area

8 spaces

2. Bicycle parking racks must be high-quality, inverted "U"- type construction. Alternative high-quality bicycle parking racks may be approved by the agent if they can be shown to provide adequate theft protection and security, and support the bicycle at two (2) points of contact to prevent damage to the bicycle wheels and frame.
3. All bicycle racks must be publicly accessible and be placed on private property, or within the public right-of-way with the approval of the agent.
4. Bicycle racks must be located within one hundred (100) feet of the primary building entrance and in a location that is visible and easily accessible.
5. Where a bicycle rack allows bicycles to be locked on both sides of the rack without conflict, each side may be counted as one required space.

g. Parking garages / decks. Parking spaces within parking garages / decks shall have a minimum dimension of nine (9) feet in width by eighteen (18) feet in length.

(4) Transitions: Buffers, screening and landscaping.

- a. Transitional buffer required. A transitional buffer is required where a UD district abuts an existing residential or commercial district, as set forth in the two (2) options below. The transitional buffer is required whether or not the adjacent property is developed or vacant.
 1. Transitional buffer using adjacent lot requirements. Where single-family lots in the UD district abut a residential district, and the lots in the UD district meet the adjacent district minimum lot size requirement ~~for a single-family detached lot~~, no ~~additional~~ transitional buffer is required.
 2. Transitional buffer using landscaping. Where ~~no transition according to subsection a.1. above occurs~~ does not apply, a ~~landscaped transitional~~ landscaped buffer meeting the requirements of the ~~Stafford County Design and Construction Standards Manual for Landscaping, Screening and Buffering~~ DCSL is required, with a minimum width as set out in the table below:

District	Abutting Agricultural District	Abutting Residential District	Abutting Commercial District
UD-1	B	—	B
UD-2	B	A	B
UD-3	C	B	A
UD-4	C	B	—

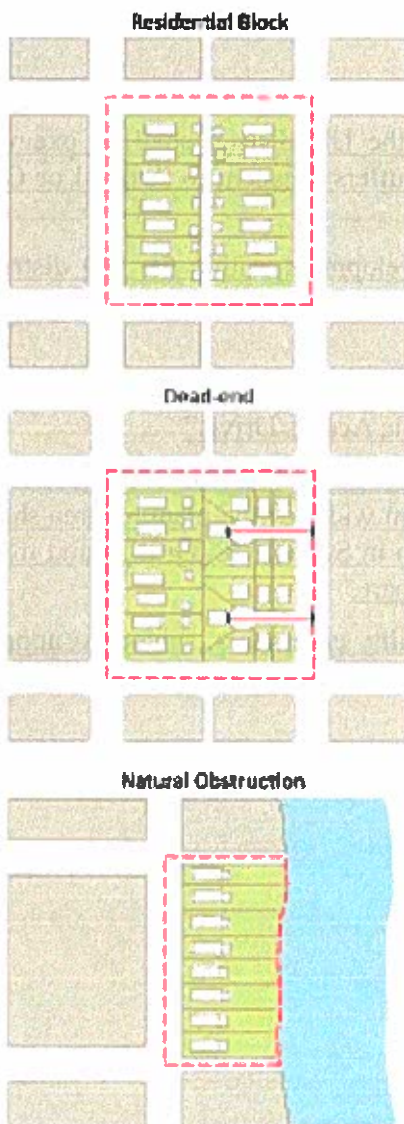
UD-5	C	C	—
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3. Street Buffers. Development within the UD district shall be exempt from Section 110.2 of the DCSL, "Street Buffers adjacent to Arterial or Collector streets."

b. Landscaping and screening required. Development within the UD district shall provide landscaping and screening in accordance with the requirements of the DCSL, except as provided below:

1. Development shall be exempt from Section 120.2, "Parking Lot, Perimeter," and Section 120.3, "Parking Lot, Vehicle Access Drive."
2. Development shall provide street trees in accordance with Section 120.4, "Street Trees," except that the minimum width of the planting area shall be in accordance with the street types shown in Section 28-39(u)(5) and trees shall be provided at a maximum of 50 feet apart.
3. Landscaping may be placed within utility easements, subject to approval by the easement holder.

(5) *Streets and blocks.*



- a. *Streets and blocks in the UD district.* ~~The requirements of the design standards manual apply in the urban development (UD) district~~ The street network in the UD district shall be in conformance with the approved master plan associated with the property, except as specifically modified in this section. Except for alleys, and as specifically modified in this section, all street and highway construction standards shall be in accordance with applicable design standards of the Virginia Department of Transportation, including the subdivision street requirements and related references. Such standards shall apply to all streets serving three (3) or more properties, regardless of whether the streets are dedicated to public use or are to be maintained by an association of the property owners served. Sidewalks, streets, street trees, and street lights must be installed and constructed for both new streets and existing streetscapes.
- b. *Blocks.*

1. *Applicability.* The block length and perimeter standards apply to all preliminary plans, final plats, and site plans after the effective date of this amendment.
2. *Block standards.*
 - i. Residential blocks must have sufficient width to provide for two (2) tiers of residential lots, except where single-tier lots are required to accommodate single-loaded streets or across from a public park or open space, to allow for unusual topographical conditions, or when adjacent to the outer perimeter of a subdivision.
 - ii. The following table establishes the maximum block perimeter, maximum block lengths, and a maximum length for a dead-end street by zoning district. In the event that a single block contains more than one zoning district, the most restrictive requirement applies:

	Block Perimeter (max)	Block Length (max)	Dead End Street (max)
UD-1, UD- 2, UD-3	2,000 feet	660 feet	300 feet
UD-4, UD- 5	1,760 feet	440500 feet	Not allowed

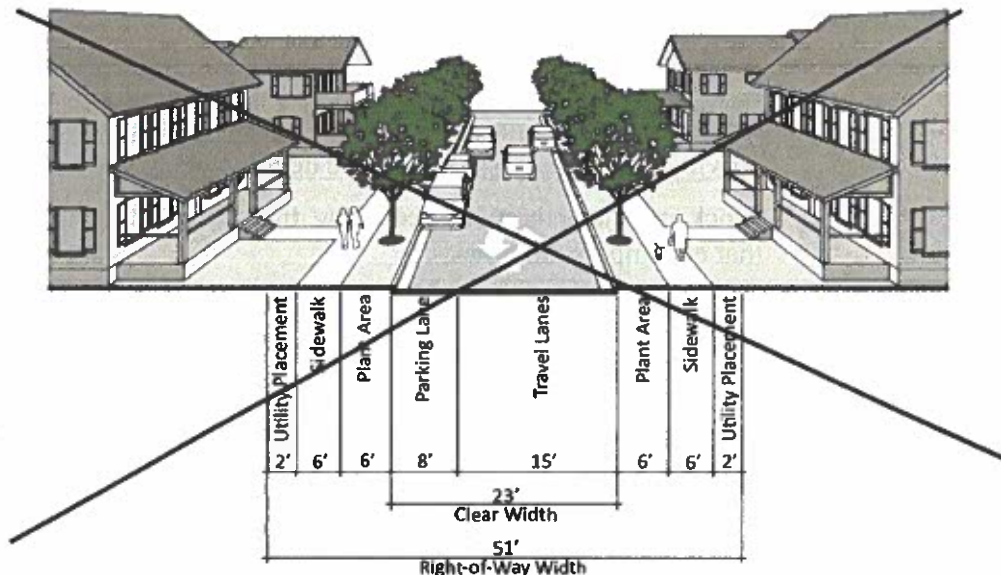
3. *Block measurement.*
 - i. A block is bounded by a street (not including an alley) that meets the requirements of this section. This may include private streets which provide primary access through the development.
 - ii. Block perimeter is measured along the centerline of intersecting streets that encompass the block.
 - iii. Block length is measured from centerline to centerline of intersecting streets.
 - iv. The maximum block length or perimeter may be extended in the event that steep slopes in excess of twenty-five (25) percent, freeways, waterways, railroad lines, pre-existing development, tree conservation areas, stream buffers, cemeteries, open space, or easements make the maximum block length or perimeter unfeasible.
 - v. The maximum block length and perimeter may be extended by twenty-five (25) percent, if the block includes a pedestrian passage that meets the requirements of this section.

- vi. A block may be broken by a civic building or open lot; provided the lot is at least fifty (50) feet wide and provides a pedestrian passage meeting the requirements this section.

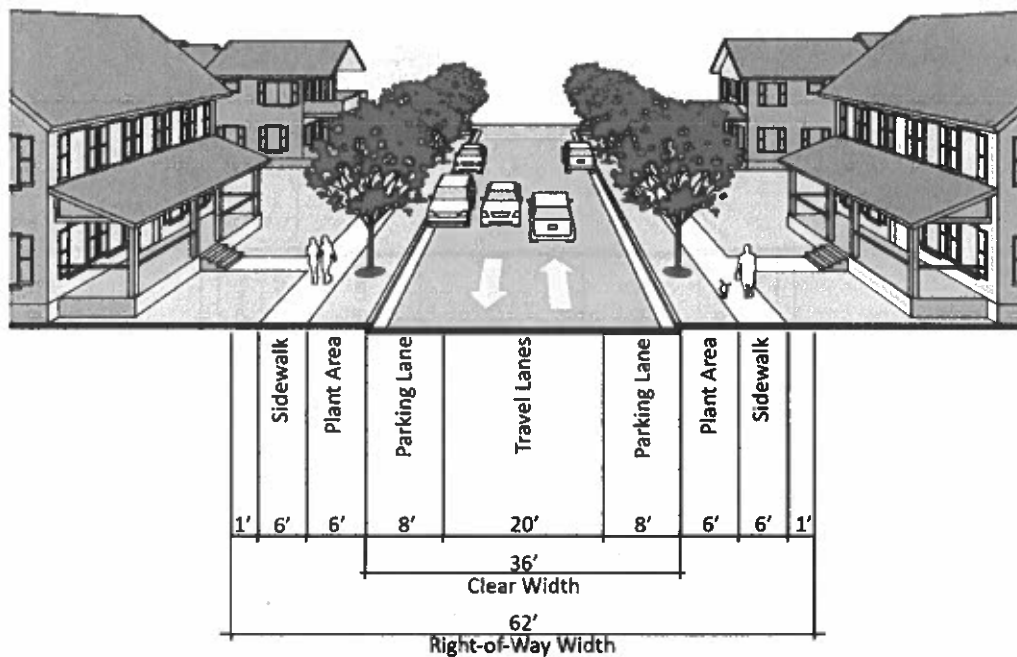
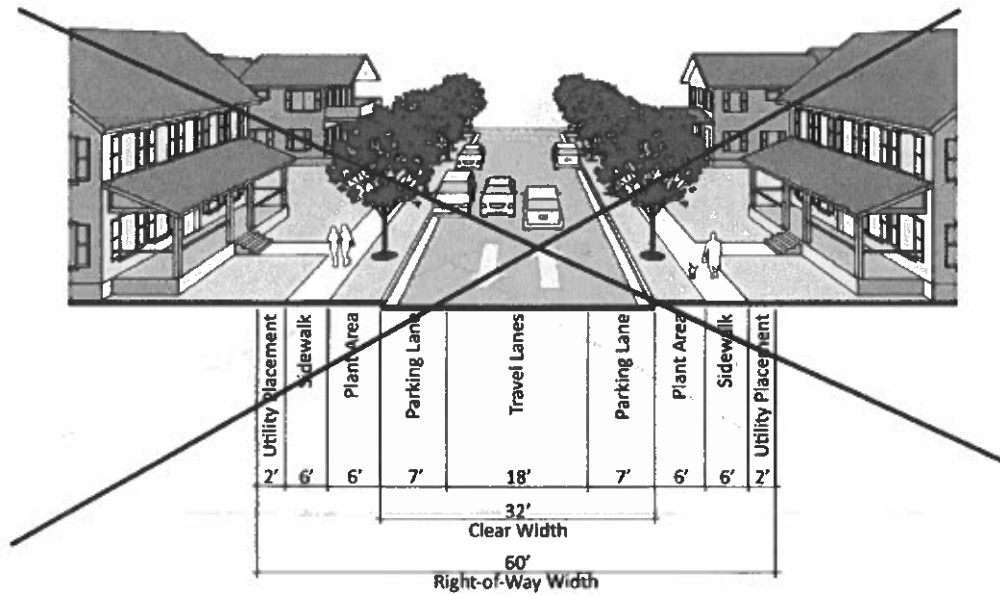
c. *Street types.*

1. This section describes guidelines for the construction of new streets in the UD district and is intended to provide a catalog of pre-approved street types that are appropriate to use. Additional streets types may be integrated into the County Code as they are approved by the board of supervisors.
2. Alternative parking angles other than shown may be approved by the agent.
3. Medians may be added to any of the street types shown. The dimensions for right-of-way and clear width shall be adjusted to add the width of the median. Center medians may be used to provide parallel or angle parking, where approved by the agent.
4. The agent will make the final determination as to the appropriate street type, based on the type, scale and intensity of the proposed development.
5. Where development occurs adjacent to an existing street, the streetscape illustrated in the most closely matching street in this section shall be installed. The agent shall determine which street is the closest match.

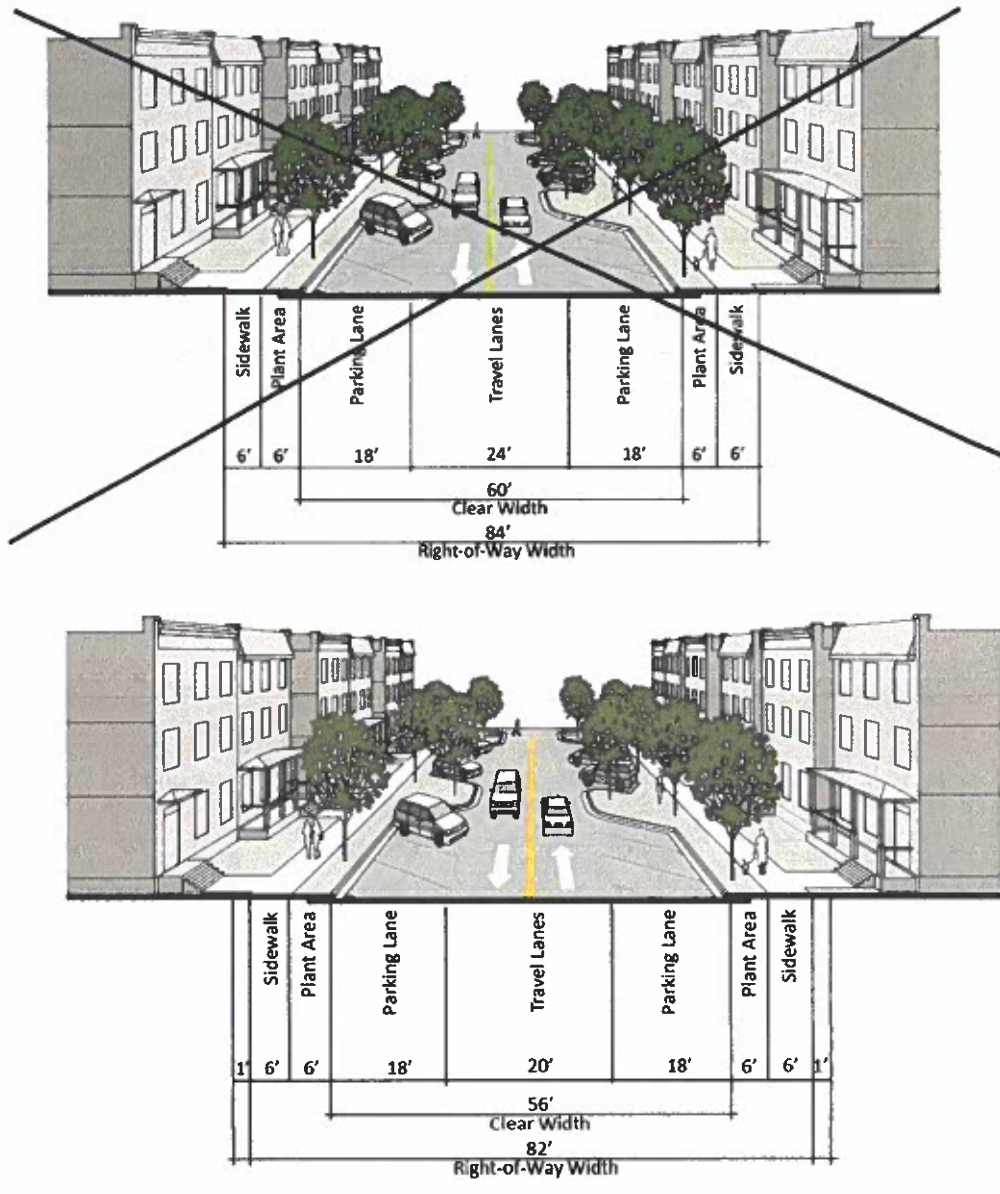
~~d. *Neighborhood yield.* The neighborhood yield street is a minor local street intended for use where the predominant character is residential. This street is used only rarely, where very low traffic volumes are anticipated (less than two hundred fifty (250) vehicles per day).~~



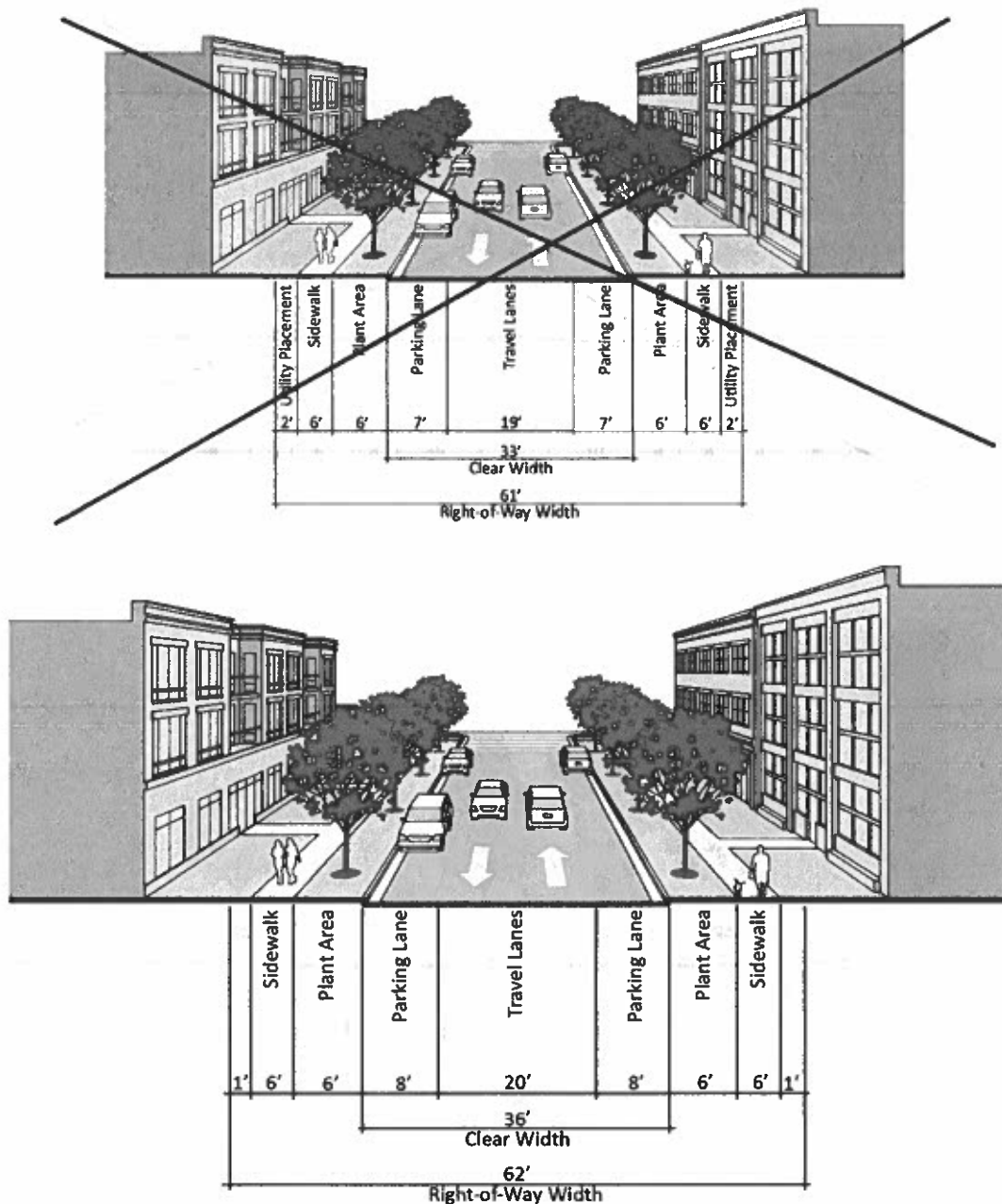
~~ed. *Neighborhood local.* The neighborhood local street is a minor local street intended for use where the predominant character is residential. This street is the most common residential street.~~



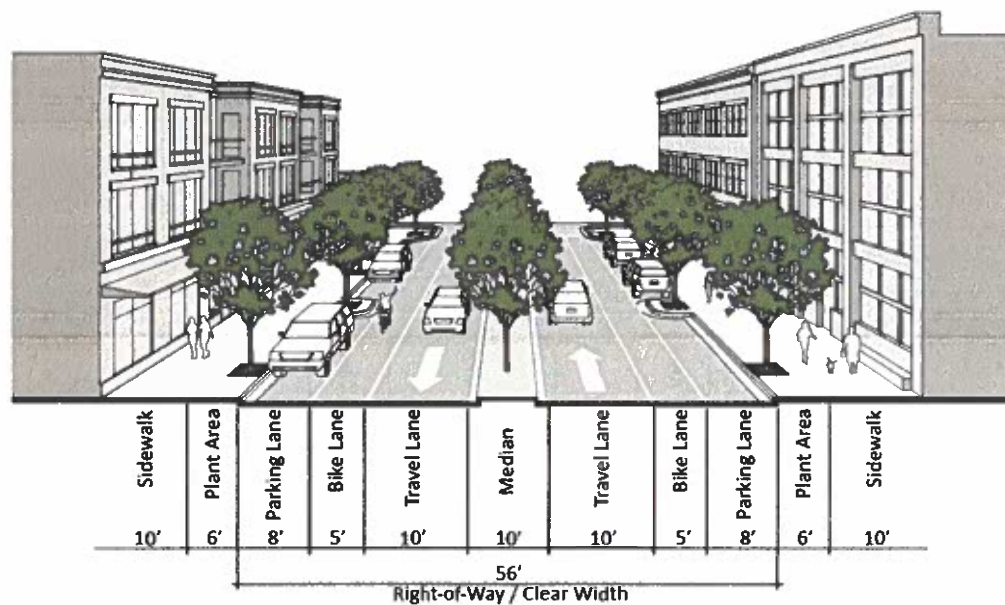
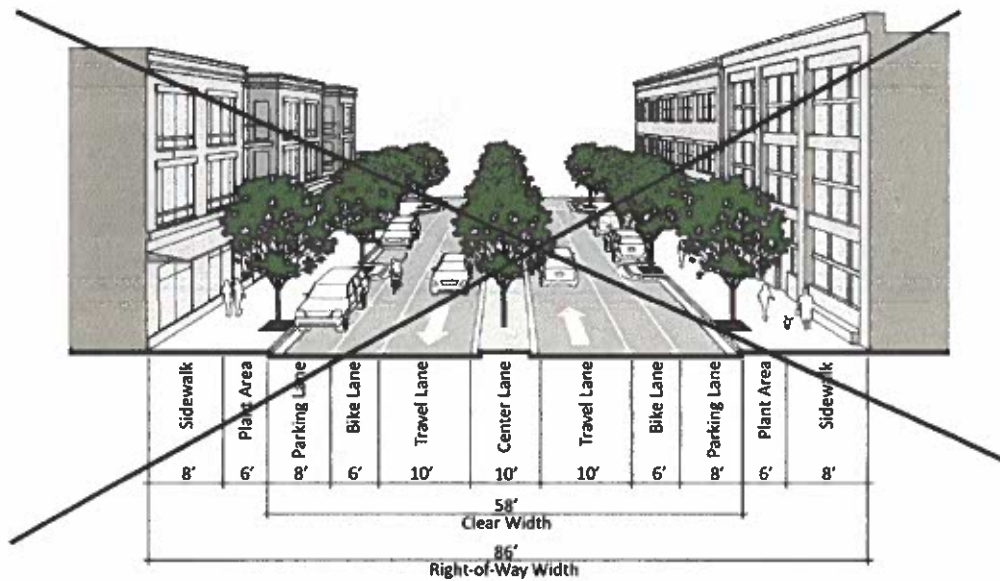
- fe. *Neighborhood local - angle.* The neighborhood local - angle is a local street intended for use where the predominant character is attached or multi-unit residential where additional parking is needed. This street type may also include bike lanes.



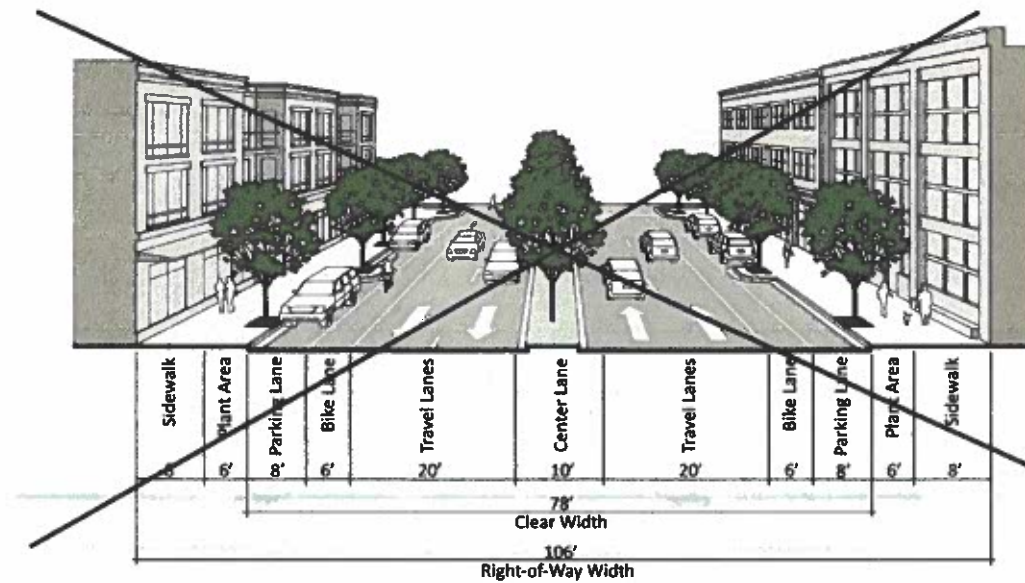
- g. *Neighborhood street.* The neighborhood street is a major local street intended for use where the predominant character is residential. This street is used to connect residential neighborhoods. This street type may also include bike lanes.



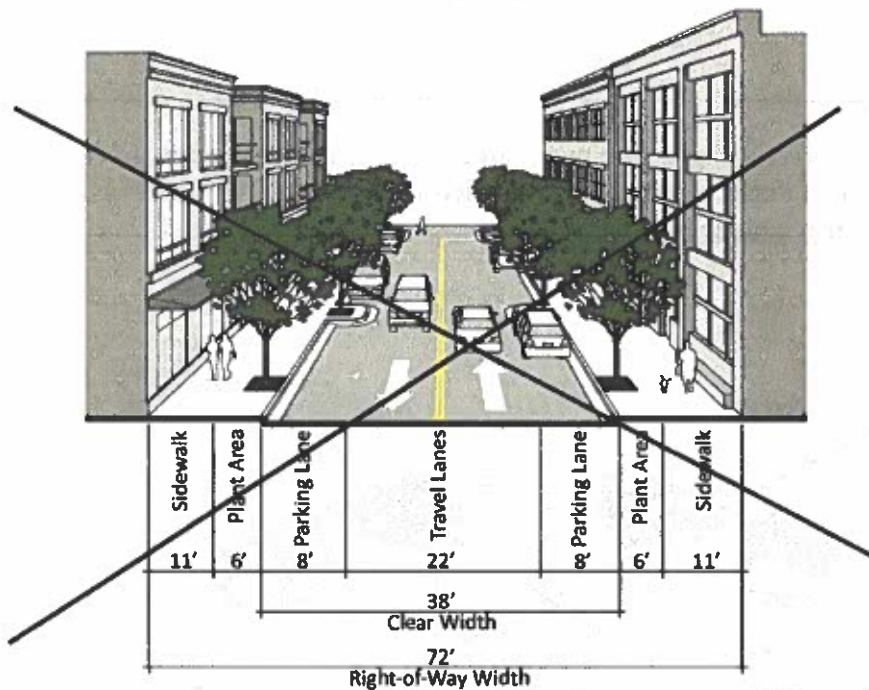
hg. *Avenue – 3 lane.* The avenue 3 lane is a connector street used to connect residential and mixed use neighborhoods. The avenue is a connector street with designated on-street parallel parking and bicycle facilities. It is intended for use in mixed use or commercial areas. The median may be eliminated to provide a continuous center turn lane. For a 4-lane configuration, the clear width and right-of-way width shall be increased by 20 feet.

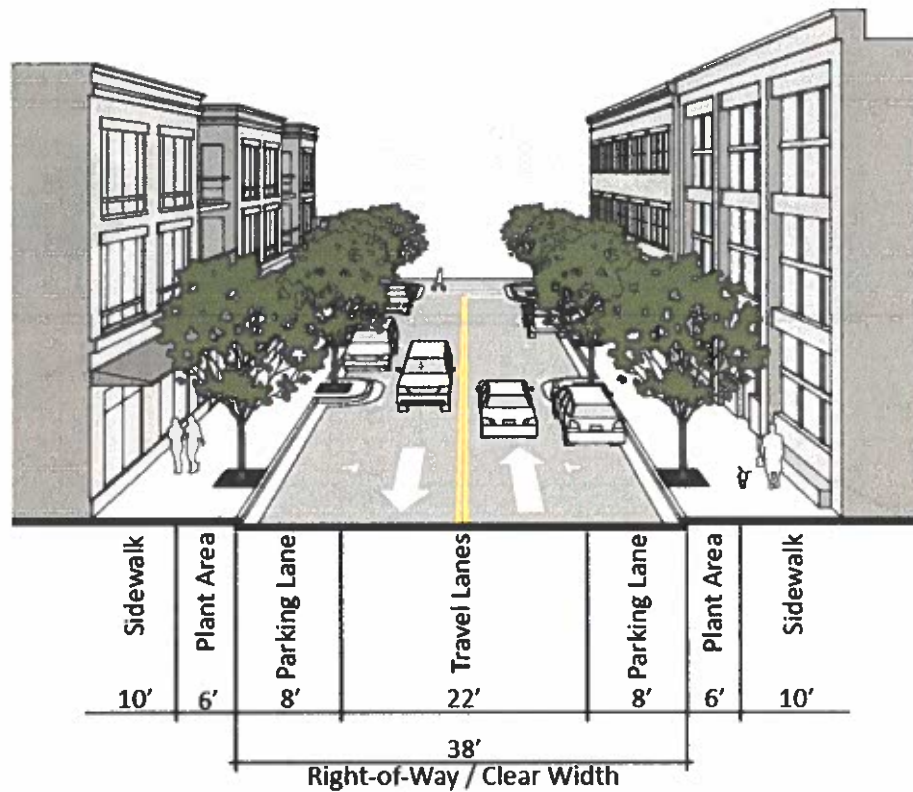


- i. ~~Avenue 5 lane.~~ The avenue 5 lane is a major thoroughfare used to connect residential and mixed use neighborhoods to the rest of the county. This street should not bisect a neighborhood.

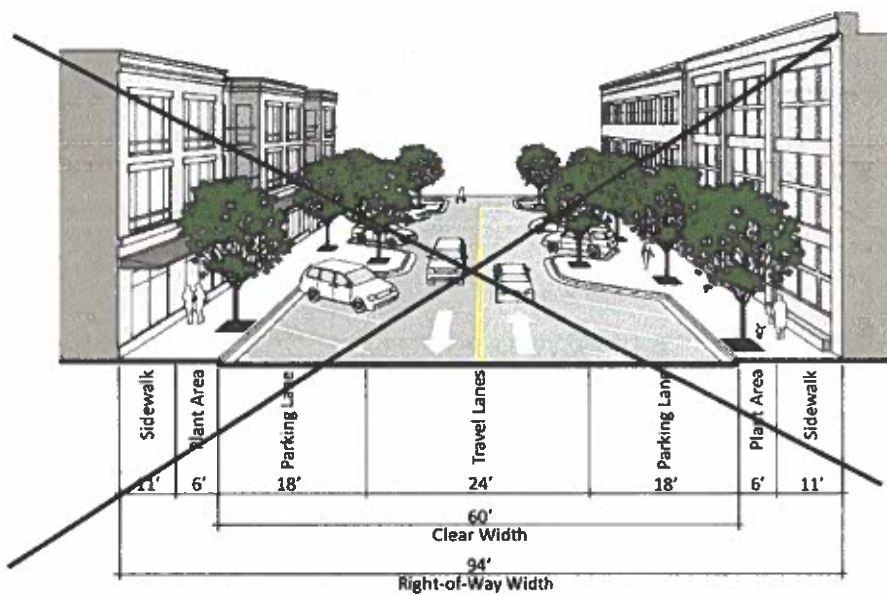


jh. *Main street - parallel.* The main street, parallel, is a connector street with designated on-street parallel parking. It is intended for use in mixed use areas. This street type may also include bike lanes.



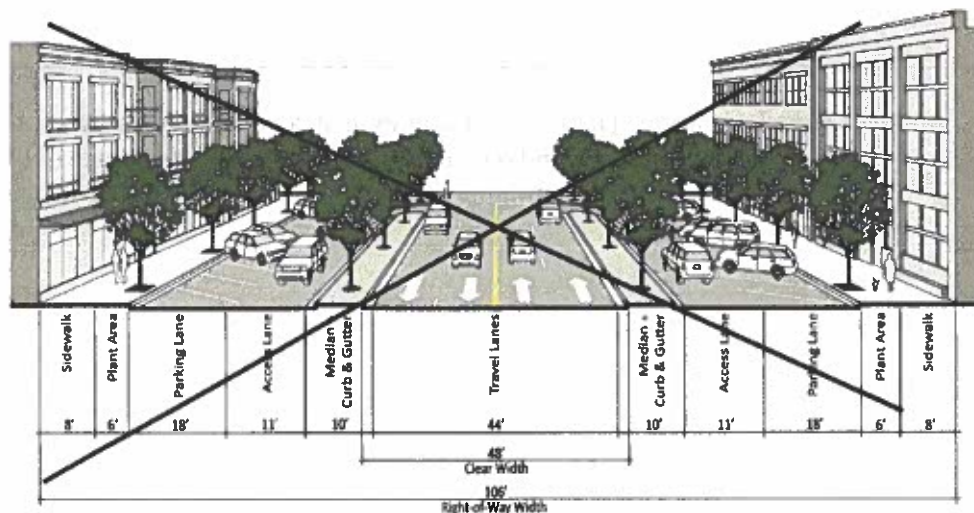


- k.i. *Main street - angle.* The main street - angle, is a connector street with designated on-street angle parking. It is intended for use in mixed use areas. This street type may also include bike lanes.

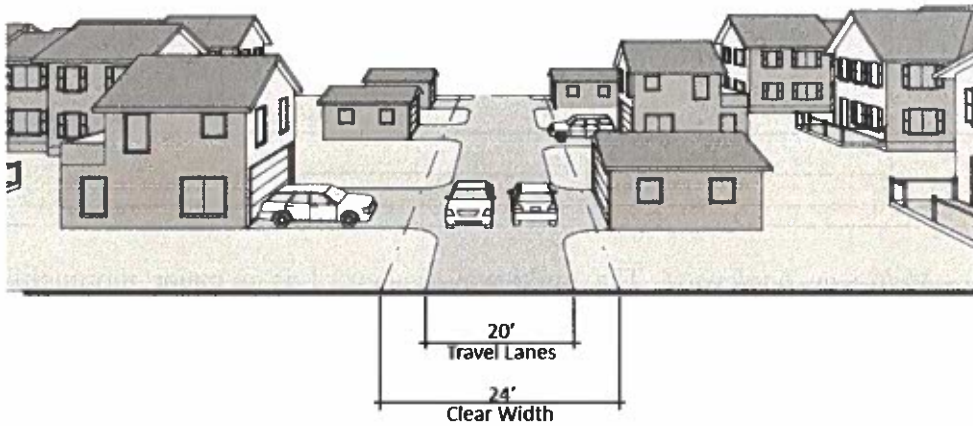
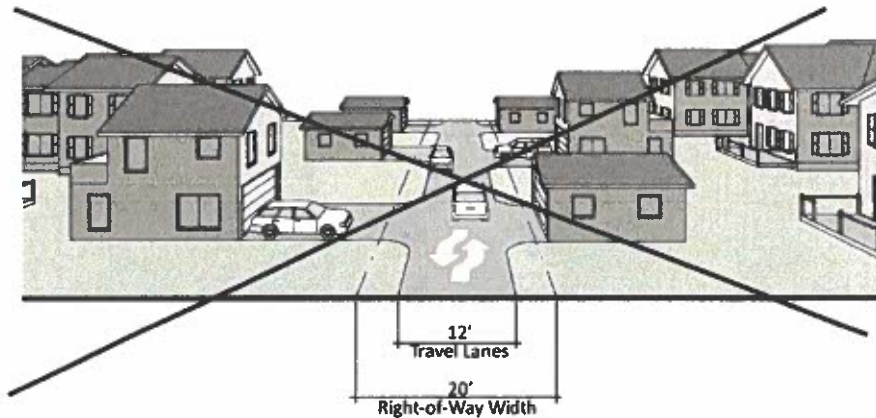




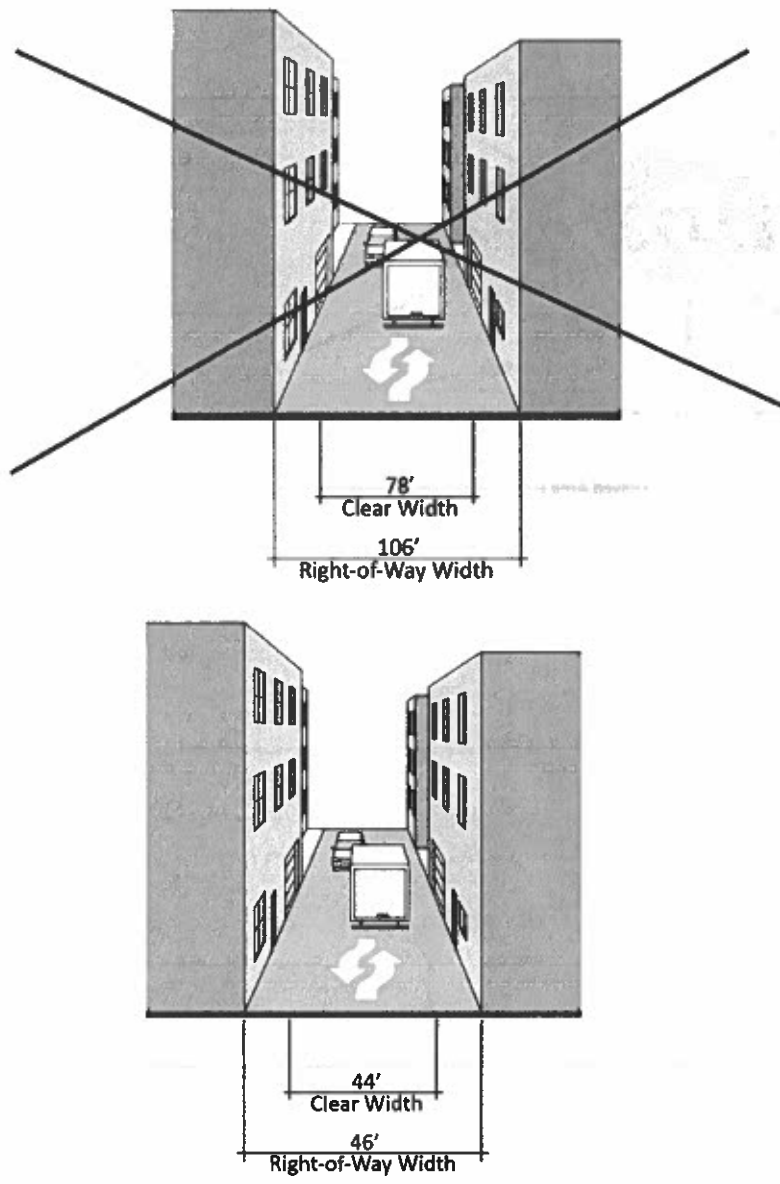
- ~~1. **Multi-way boulevard.** The multi-way boulevard is a major thoroughfare with designated on-street angle or parallel parking on a frontage road. It is intended for mixed use areas with large existing streets carrying high volumes of traffic.~~



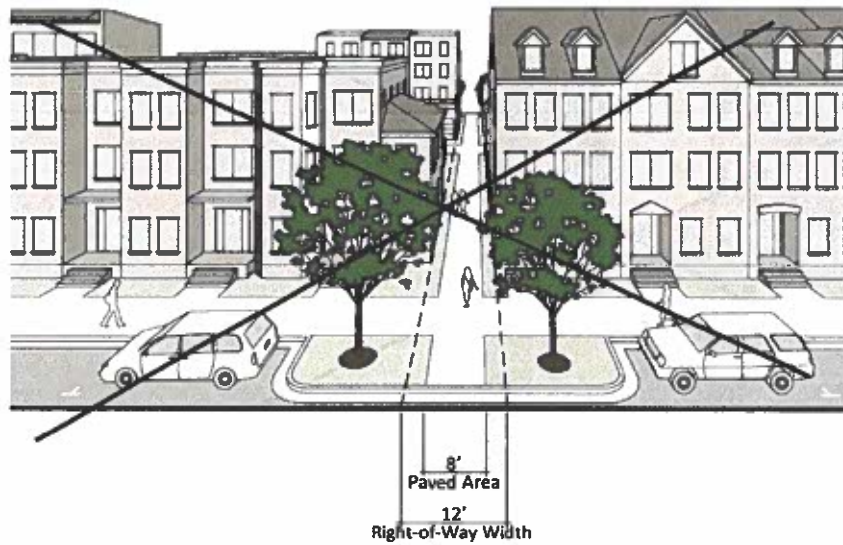
- ~~mj. **Residential alley.** The residential alley is a right-of-way designed to provide access to the side or rear of residential building types whose principal frontage is on a street.~~



nk. *Mixed use alley.* The mixed use alley is a right-of-way designed to provide access to the side or rear of mixed uses whose principal frontage is on a street. Clear width shall include a minimum 20 foot travelway and 12 foot loading areas along both sides.



- ø. *Pedestrian passage.* The pedestrian passage is used to break up long blocks where a street is impractical. A pedestrian passage must connect to a public street on both ends.



(6) *Administration.*

- a. *Zoning map amendments (rezoning).* Article XII, "Amendments to Zoning Maps" shall apply to UD districts, as modified below. The following requirements shall be met at the time of any rezoning to a UD district:
 1. *UD district master plan.* The UD district request shall include a master plan that shall incorporate the area of the rezoning to a UD district approved by the board of supervisors. Future development within the UD district shall be in conformance with the applicable master plan. The master plan shall include, at minimum, the following components:
 - i. Location of each proposed subdistrict.

- ii. Pedestrian shed - one-fourth mile radius from central civic building or commercial use.
 - iii. Applicable street network, including street network hierarchy.
 - iv. Location of civic buildings and uses.
 - v. Location of historic structures and sites, if any.
 - vi. Location of special sites, including vista termination points.
 - vii. Location of passive and active open spaces.
 - viii. Tables identifying quantities associated with each use, including acreage, amount of development, and areas designated for civic uses, open space, and streets.
 - ix. Description of how the proposal is consistent with the applicable UDA recommendations in the comprehensive plan.
 - x. Building elevations that illustrate the architectural features of the proposed buildings. Architectural features shall be consistent with illustrations and recommendations of any comprehensive plan documents that apply to the area in which the site is located, including, but not limited to, urban redevelopment area plans, redevelopment area plans, and the traditional neighborhood development plan.
2. *Waiver of master plan components.* The ~~director of planning and zoning~~ agent may waive specific components of a master plan when the ~~director~~ agent determines that the component's application to the subject property does not serve the purposes of the district and the absence of the component(s) does not materially alter the ultimate implementation of the master plan considered in its entire context.
3. Technical modifications or adjustments to the approved master plan may be approved by the ~~director of planning and zoning~~ agent provided:
- i. The technical modification or adjustment for the shifting of a boundary of a subdistrict does not result in a significant relocation of a subdistrict or switching of a subdistrict, and does not increase the approved density or intensity of the entire master plan; or
 - ii. The technical modification or adjustment is due to changes in the county code or technical engineering, that may necessitate the shifting of the location of a primary road, civic building and use, or passive and active open spaces.
 - iii. The request for a technical modification or adjustment shall be submitted to the ~~director of planning and zoning~~ agent, in writing, and include a description of the specific features of the neighborhood design standards that the applicant is requesting to be modified or adjusted, and justification as to why the originally planned feature needs to be modified or adjusted.

- iv. ~~The director of planning and zoning agent~~ shall render a decision in writing within forty-five (45) days from the date of receiving a written request determining: (1) whether the request is a technical modification to the master plan; and (2) whether the request is approved or denied, in whole or in part.

Sec. 28-82. - Required buffers.

General. Except within the boundaries of a public airport, the Planned Traditional Neighborhood Development, PTN-D, Redevelopment Area -1, RDA-1, or Urban Development, UD zoning district, no structure or land which abuts a boundary between two (2) land uses, fronts on a major thoroughfare or which is subject to special buffer requirements as specified in the DCSL, shall hereafter be developed, used or occupied unless a buffer yard is provided in accordance with the DCSL. All buffers shall meet the requirements illustrated in the DCSL. Required open space land for cluster subdivisions shall not be used to satisfy any buffer requirements and landscaping buffer areas shall not be included as part of the required open space.

Sec. 28-86. - Landscaping standards

(b) *Parking lot, perimeter.* Except for Urban Development (UD) zoned property, Any surface parking lots containing twenty-four (24) or more spaces ~~and buildings used for parking garages~~ shall provide perimeter parking lot landscaping in accordance with the DCSL. This shall not apply to any development within the boundaries of a public airport or any parking garage.

(c) *Parking lot, vehicle access drive.* Except for in Urban Development (UD) zoned property, Any surface parking lots containing twenty-four (24) or more spaces ~~and buildings used for parking garages~~ shall provide a vehicle access drive landscaping in accordance with the DCSL. This shall not apply to any development within the boundaries of a public airport or any parking garage.

Sec. 28-102. - Off-street parking.

Every use, unless otherwise specified in this chapter, shall be provided with parking in accordance with the following standards:

(3) *Location of required parking.*

- a. Required parking spaces for single-family detached residential uses shall be located on the same lot that they are intended to serve. ~~Required parking spaces for single-family attached and multifamily residential uses shall be located on the premises they are intended to serve or located on common areas that serve the property and within one hundred fifty (150) feet of the dwelling which they are~~

~~intended to serve. Other required parking spaces shall be located on the same lot as the use which they are intended to serve, or upon a lot within three hundred (300) feet of the lot they are intended to serve, on the same side of the street and property zoned for the use requesting the parking. In no case shall off-site parking be located more than five hundred (500) feet from the entrance of the building that it is intended to serve, across a street and on property not zoned for the use requesting the parking.~~

- b. ~~On-street parking shall be permitted where appropriate in Planned Development-2 (PD-2), Planned Traditional Neighborhood Development (PTND), Redevelopment Area-1, Boswell's Corner (RDA-1), and Urban Development (UD) zoning districts, and redevelopment areas as identified in the comprehensive plan. Designated on-street and off-street parking spaces may be applied towards the requirements of Table 7.1 and Table 7.2 of this chapter. Required parking spaces for single-family attached and multifamily residential uses shall be located on the premises they are intended to serve, or located on common areas that serve the property, or within one hundred fifty (150) feet of the dwelling which they are intended to serve.~~
- c. Except for as described in subsection d below, other required parking spaces shall be located on the same lot as the use which they are intended to serve, or upon a lot within three hundred (300) feet of the lot they are intended to serve. The lot shall be zoned for the use requesting the parking and located on the same side of the street. In no case shall off-site parking be located more than five hundred (500) feet from the entrance of the building that it is intended to serve, across a street, or on property not zoned for the use requesting the parking.
- d. On-street parking shall be permitted where appropriate in Planned Development-2 (PD-2), Planned Traditional Neighborhood Development (PTND), Redevelopment Area-1, Boswell's Corner (RDA-1), and Urban Development (UD) zoning districts, and in redevelopment areas as identified in the comprehensive plan. Designated on-street and off-street parking spaces may be applied towards the requirements of Table 7.1 and Table 7.2 of this chapter provided that such parking shall be located within five hundred (500) feet of the building that it is intended to serve regardless of what side of the street or portion of a block they are located on.

Item 24. Planning and Zoning: A Proposed Zoning Reclassification from the B-2 Urban Commercial Zoning District to the UD-5, Urban Development 5 Zoning District on Tax Map Parcel Nos. 30-43, 30-43A, 30-45, and 30-46, Consisting of Approximately 6.11 Acres (Project Known as Fountain Park – JPI Property). Mr. Jeff Harvey highlighted the following aspects about this project and addressed the Board's questions:

- Location and Zoning Map
- Existing Conditions
- Generalized Development Plan
- Fountain Park Conceptual Site Plan Map
- Fountain Park Conceptual Building Renderings Map

- Residential Units Summary
- By-Right and Proposed Alternatives
- Community Factors:
 - Transportation
 - Parks and Rec
 - Schools
- Requirements of the Memorandum of Understanding (MOU)
- Evaluation and Staff Findings
- Recommendation

Chairman Vanuch opened the public hearing.

The following persons indicated a desire to speak:

1. Monica Gary, 40 Dawns Way – commented about several concerns she has with the Fountain Park project.
2. Jo Knight, 103 Nautical Cove – commented she would prefer the dwelling units to be condos or a multi-generational tower instead of apartments.
3. Kristin Maxson, 1816 Jefferson Davis Hwy. – commented that she has experienced what could happen when there is infrastructure that develops utilities for a condensed area; and remarked the Board should work with homeowners before condemning their property.
4. Alaine Callendar, 622 Lancaster Street – commented she was concerned how this project would be beneficial to the County.
5. Robert Warren, 78 Cobblestone Way – commented he was concerned about the number of students the proposed apartments would produce.
6. Jay Hicks, Jarrell Properties representative – thanked the Board and County staff that had worked on the Fountain Park project; commented the development was intended to be a before-child and after-child living development and that there were no amenities there to attract children; he addressed Mr. Snellings' transportation concerns and requested the Board's support for the project.
7. Ruth Carlone, 300 Mt. Olive Road – requested the Board defer this item and provide more information to the public.

Chairman Vanuch closed the public hearing.

Discussion ensued about what the Memorandum of Understanding with regards to apartments for the Fountain Park project.

Following the discussion, Mr. Dudenhefer motioned, seconded by Mr. Coen to defer proposed Ordinance O21-33 until the July 6 Board meeting.

Mr. Snellings made a substitute motion, seconded by Ms. Bohmke to adopt proposed Resolution R21-235, which would deny the zoning reclassification.

Mr. Snellings commented that he was not in favor of the proposed zoning reclassification because the Board would not have any control over the property after the zoning reclassification.

Ms. Bohmke remarked that she echoed Mr. Snellings comments. She stated she was concerned about what retail would look like and how it would support the project; and she was concerned about the cost for paying for school-aged children.

Ms. Shelton remarked the Board has had several projects that the Planning Commission has approved with a 7-0 vote that the Board has disapproved. She commented that the buildings that were being talked about that were condemned on Route 1 had nothing to do with this project and were related to the widening of Route 1. She remarked that she liked the fact that this was a pilot project that would not be on the County's dime. The risk would be on the developer and not on the County. She said she thought this would be an awesome project to be on the first corner of what the County could see for its future. She said Downtown Stafford would close the leakage gap.

Mr. Coen commented that retail has been shifting massively in this country for almost a decade. He remarked he respects all the concerns people have raised about the project and was not advertising apartments for the entirety of Stafford County. He remarked he has a disconnect with understanding why people comment "no more apartments, more retail and service jobs." He commented he wondered what these people thought about with regards to where people with retail jobs, and that worked at restaurants would live. He stated those people along with our teachers or public safety employees could not afford a condo or a quarter-acre lot that cost \$350,000 to live in. He said he supported Mr. Dudenhefer's motion to defer because he agreed that the park should be larger and that it was a worthy thought to see if the developer would solidify some type of workforce housing. He commented that something needed to be put in the Targeted Growth Areas and the Urban Service Areas.

Ms. Allen commented she echoed comments made by Ms. Shelton about the Planning Commission's 7-0 vote. She remarked that she has had developers reach out to her and tell her that they were very interested in coming to Stafford County. She said JPI has the option of finding retailers and finding spaces that match the Board's vision. She said the County is projected to have almost 200,000 citizens in a few years and cannot continue to rely on residential taxes to fund the needs of the County. She said a concerted effort needs to be made to grow the commercial aspect of our County and the Downtown Stafford project is a step towards getting us there. She said if we could capture a fraction of the leakage, the money and the tax base could be reinvested back into Stafford. She stated for those reasons, she would support the project.

Ms. Vanuch commented that it was very clear that JPI's intent was to build apartments in this project. She said they have not talked about building condos. When she met with the developer, they talked about how condos were not a good return on investment and that apartments were where the money is. She said they have zero intent to build condos. She said retailers want high-end apartments and don't put retail at low-income apartments. She stated an example of that was the Aquia Town Center. She said the apartments would not be affordable for our public safety employees. She said her dream was to be able to pay our public officials, teachers, educators, and County employees enough money so that they could afford a single-family house to raise their family in Stafford. She said Mr. Snellings nailed it with his comments about the Transportation Impact Analysis. She said the tax revenues calculated by Economic Development in the presentation to the Planning Commission calculated \$115,000 of square feet of buildout versus the 30,000 square feet of cold dark shell required in the MOU to get Economic Development the tax revenue basis. She stated the reason she voted against the MOU was because it said that "at least 10,000 square feet of commercial gross building space will be constructed to the stage of a cold dark shell before the first occupancy permit. The builder can build up to 249 apartments and only build 20,000 square feet of a cold dark shell. The building can be 309 apartments with the 30,000 square feet of a cold dark shell." She stated that not a single square foot of the commercial space was required to be any commercial space and said that is a problem.

Chairman Vanuch reminded everyone that the motion on the floor was to deny the project.

The Voting Board tally was:

Yea:	(3)	Bohmke, Snellings, Vanuch
Nay:	(4)	Allen, Coen, Dudenhefer, Shelton

Chairman Vanuch remarked that the substitute motion failed and stated that the main motion was back on the floor to defer proposed Ordinance O21-33 to the July 6 Board meeting.

Mr. Snellings inquired about the expectation when the item comes back to the Board. Mr. Dudenhefer responded that the expectation was to have the legal department look at what was possible and to discuss with JPI our options and make a decision if those options are acceptable at the July 6 meeting.

Ms. Bohmke requested to also ask JPI to review if workforce housing is part of the project, would it stay with the property in perpetuity even if the project is sold to another developer or entity.

The Voting Board tally was:

Yea:	(5)	Allen, Bohmke, Coen, Dudenhefer, Shelton
Nay:	(2)	Snellings, Vanuch

Chairman Vanuch inquired if the item would come back at the 3:00 p.m. or the 7:00 p.m. session of the July 6 Board meeting.

Mr. Dudenhefer remarked that the public hearing had been closed and suggested it return at the 3:00 p.m. session.

Chairman Vanuch informed everyone that this item would return at the 3:00 p.m. session of the July 6 Board meeting. She remarked that the public hearing was closed, but the public could still make comments at the very beginning of the meeting when the meeting is opened for general comments.

Item 25. Planning and Zoning; A Proposed Zoning Reclassification from the B-2 Urban Commercial Zoning District to the UD-5, Urban Development 5 Zoning Subdistrict on Tax Map Parcel Nos. 30-43B, 30-43C, 30-43E, 30-43F and 30-43G, and from the B-3, Office Zoning District to the UD-5 Zoning Subdistrict on Tax Map Parcel Nos. 30-50 and 30-53; Consisting of Approximately 23.08 Acres (Project Known as Downtown Stafford – County Property). Mr. Jeff Harvey highlighted the following aspects about this project and addressed the Board's questions:

- Location and Zoning Map
- Existing Conditions
- Generalized Development Plan
- Potential Residential Units
- Community Factors:
 - Transportation
 - Parks and Rec
 - Schools
- Evaluation and Staff Findings
- Recommendation

Chairman Vanuch opened the public hearing.

The following persons indicated a desire to speak:

1. Alaine Callendar, 622 Lancaster Street – commented that the Downtown Stafford items were very difficult for citizens to follow and that the items were very complex; and commented that developers should absorb some of the costs related to affordable housing.
2. Kristin Mason, 1816 Jefferson Davis Hwy. – commented about keeping the public informed and about keeping County databases up-to-date.
3. Robert Warren, 78 Cobblestone Way – commented that there were too many houses and not enough infrastructure to support this project.

Chairman Vanuch closed the public hearing.

Mr. Snellings commented that three of the current Board members would not be on the Board after December 31, 2021. He remarked that this was a very large project to approve for a new Board to be left to deal with.

Mr. Snellings motioned, seconded by Ms. Bohmke to defer proposed Ordinance O21-22 until the first quarter of 2022.

The Voting Board tally was:

Yea:	(3)	Bohmke, Snellings, Vanuch
Nay:	(4)	Allen, Coen, Dudenhefer, Shelton

Mr. Dudenhefer motioned, seconded by Ms. Shelton to adopt proposed Ordinance O21-22.

Mr. Dudenhefer commented that this was one of the most complicated projects that the Board had worked on. He remarked he did not agree with the comment made by Mr. Snellings to defer the item until January for new Board members to consider. He stated he would not defer this item or give away his right to vote on the item.

Ms. Bohmke commented that staff did a phenomenal job on this item, but it was the responsibility of the Board to make sure the public understood what they were voting on, which was why she thought it would be better if this item was deferred.

Ms. Shelton commented that she respectfully disagreed with Ms. Bohmke's comment because there was an opportunity with the way the rezoning was designed with the UD-5 to give an incredible amount of flexibility for the citizens to provide input on what that looks like. She stated this was just a rezoning of our own property and we don't get proffers for our own property. She stated that the Board needs to have town hall conversations and other types of communication to determine what the County should do with the property once it's rezoned. She remarked she would support the rezoning of this area to build Downtown Stafford because she really wants to invest in Stafford and would support proposed Ordinance O21-22.

Mr. Coen commented that a future Board could completely reverse what this Board voted on. He noted that it could be done with the downzoning, with the funding for the road bond, or with any issues that the Board voted for. He stated the Board could not lock in future Boards. He said this project was a conceptual design and if the voters have strong feelings about this project, they should come out and express their views and support those individuals that support their view.

Chairman Vanuch commented she did not understand why there was not a drafted RFP that could be shown to the public before the land was rezoned. She remarked she thought the “cart was being put before the horse” in this particular instance. She said there should be an example, such as a one-page handout, that could be provided to the public to describe what would be done. She stated it would help the public understand what the impacts would be of Downtown Stafford. She remarked she would not support this project because of the way it was moving forward.

The Voting Board tally was:

Yea:	(4)	Allen, Coen, Dudenhefer, Shelton
Nay:	(3)	Bohmke, Snellings, Vanuch

Ordinance O21-22 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING THE ZONING DISTRICT MAP TO RECLASSIFY FROM THE B-2, URBAN COMMERCIAL ZONING DISTRICT TO THE UD-5, URBAN DEVELOPMENT-5 ZONING SUBDISTRICT TAX MAP PARCEL NOS. 30-43B, 30-43C, 30-43D, 30-43E, 30-43F, AND 30-43G; AND FROM THE B-3, OFFICE ZONING DISTRICT TO THE UD-5 ZONING SUBDISTRICT ON TAX MAP PARCEL NOS. 30-50 AND 30-53 (COUNTY PROPERTY), ALL LOCATED WITHIN THE HARTWOOD ELECTION DISTRICT

WHEREAS, the Board submitted Application RC21153698, requesting a zoning reclassification from the from the B-2, Urban Commercial Zoning District to the UD-5, Urban Development-5 Zoning Subdistrict on Tax Map Parcel Nos. 30-43, 30-43A, 30-43B, 30-43C, 30-43D, 30-43E, 30-43F, 30-43G, 30-44, 30-45, and 30-46; and from the B-3, Office Zoning District to the UD-5 Zoning Subdistrict on Tax Map Parcel Nos. 30-50 and 30-53, all located within the Hartwood Election District; and

WHEREAS, the Board desires to consider and approve or deny the Application in parts, as permitted by Stafford County Code Sec. 28-204; and

WHEREAS, this Ordinance pertains to a zoning reclassification request from the B-2, Urban Commercial Zoning District to the UD-5, Urban Development-5 Zoning Subdistrict on Tax Map Parcel Nos. 30-43B, 30-43C, 30-43D, 30-43E, 30-43F, and 30-43G; and from the B-3, Office Zoning District to the UD-5 Zoning Subdistrict on Tax Map Parcel Nos. 30-50 and 30-53, all owned by Safford County; and

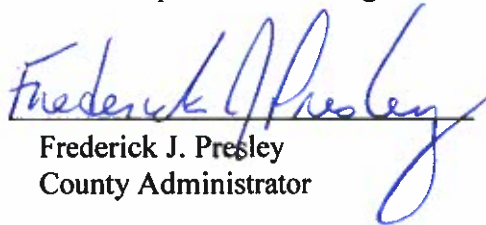
WHEREAS, the Board carefully considered the recommendations of the Planning Commission and staff, and the public testimony, if any, received at the public hearing; and

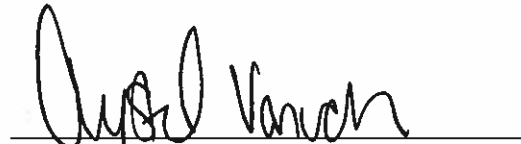
WHEREAS, the Board finds that the requested zoning amendment is compatible with the surrounding land uses and meets the criteria for a rezoning in Stafford County Code Sec. 28-206; and

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

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 15th day of June, 2021, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained by amending the Zoning District Map to reclassify from the B-2, Urban Commercial Zoning District to the UD-5, Urban Development-5 Zoning Subdistrict Tax Map Parcel Nos. 30-43B, 30-43C, 30-43D, 30-43E, 30-43F, and 30-43G; and from the B-3, Office Zoning District to the UD-5 Zoning Subdistrict Tax Map Parcel Nos. 30-50 and 30-53.

Adjournment At 9:57 p.m., Chairman Vanuch adjourned the June 15, 2021 Stafford County Board of Supervisors meeting.


Frederick J. Presley
County Administrator


Crystal L. Vanuch
Chairman



Fredericksburg

Stafford County Board of Supervisors June 2021 VDOT Transportation Briefing

Supervisors:

- Rockhill District, Crystal Vanuch – Chair
- Aquia District, Cindy Shelton - Vice-Chair
- Griffis-Widewater District, Tinesha Allen
- Falmouth District, Meg Bohmke
- George Washington District, Tom Coen
- Garrisonville District, L. Mark Dudenhefer
- Hartwood, Gary Snellings

Completed Projects:

- Rte. 17 Bus. and Route 1034 - Safety improvements at Short Street
 - Signal at Olde Forge Drive activated Feb. 2021
 - Crossover at Short Street closed to left turns.
 - Delineators, striping, and signage installed.
 - Meeting with Sheriff's Office to review most effective signage

Construction Projects:

- I-95 SB Rappahannock River Crossing
 - This project seeks to reduce I-95 SB congestion by adding three new SB lanes in the median from exit 133 (Rte. 17) to Exit 130 (Rte. 3). The existing SB lanes will be converted to CD lanes for local traffic.
 - Deck pours are continuing - nightly lanes closures
 - Lanes scheduled to be open by Spring 2022
- I-95 NB Rappahannock River Crossing
 - I-95 NB Rappahannock River Crossing project seeks to reduce I-95 NB congestion between the Exit 130/Route 3 interchange in Fredericksburg and the Exit 133/Route 17 interchange in Stafford County.
 - Project now under construction by Wagman Heavy Civil
 - NB bridge under construction
 - River open to recreational traffic
 - Estimated project completion is currently summer 2024

- **I-95 FedEx – Express Lanes Extension**
 - This project will extend I-95 Express Lanes approximately 10 miles south of Route 610 (Garrisonville Road) in Stafford County to the vicinity of Route 17 (I-95 Exit 133).
Two reversible high-occupancy toll lanes will be built in the existing median of I-95. The lanes will connect to the I-95 SB Rappahannock River Crossing project and the I-95 NB Rappahannock River Crossing project.
 - Lots of earthwork is currently happening - lots of trucks moving in and out of work zone
 - American Legion Bridge closure tentatively January 2022
 - Estimated completion fall of 2022

- **Rte. 3 - Chatham Bridge superstructure replacement**
 - Existing Bridge closed to traffic on June 22, 2020
 - Bridge scheduled to reopen in October of 2021 - on time
 - Transition on causeway upcoming - reduction on Stafford side
 - Deck pours ongoing

- **Rte. 1 – Bridge replacement over Potomac Creek**
 - Proposed project to build a new four lane Bridge over Potomac Creek. Construction will be phased to allow for four lanes of traffic at all times.
 - Construction is underway
 - Estimated completion is early 2022

- **Rte. 3 - Bridge repairs over CSX**
 - Beam end bridge repair project to begin
 - Will require long term lane closures but bridge will remain open to traffic.

Preliminary Engineering Projects:

- **Rte. 626 – Bike and Pedestrian improvements on Leeland Road**
 - Public Hearing held October 3, 2019
 - Working towards Right of Way authorization (Spring 2021)
 - Current Ad is fall of 2022 with a summer 2023 completion

- **Rte. 644 - Rock Hill Church Road over Aquia Creek**
 - Project will replace the existing bridge over Aquia Creek
 - Currently under design
 - Temporary one-lane bridge and temporary signals have been installed and are operational.
 - Temporary bridge will be moved to adjacent area while permanent bridge will be built on the existing alignment
 - Construction start 2025
 - Scheduled full replacement project to be completed in Spring 2026

Small Projects

- **Trench Widening**
 - Work is continuing ahead of resurfacing on the following routes:
 - Hartwood Road (North of Spotted Tavern)
 - Spotted Tavern Road
 - Cropp Road
 - We are beginning to work with staff to identify the next routes for the upcoming fiscal year
- **Holly Corner at Coakley Lane Sight Distance**
 - Planning to remove tree and regrade slope to provide better sight distance for traffic coming off Coakley
 - Property owner has agreed to allow us to access property to perform work
- **Rte. 641 – Onville Road shoulder improvements**
 - Working on a plan and estimate for shoulder improvements on Onville Road between Garrisonville Road and Garrison Woods Drive
 - Currently looking at late summer for construction.
- **Rte. 658 – Rural Rustic hard surfacing of Brent Point Road**
 - Project to hard surface current gravel section of roadway between Arkendale and Decatur Roads
 - Construction to start late this summer
- **Stefaniga Vegetation Improvements**
 - Tree trimming and tree removal to reduce clear zone hazard trees and improve sight distance
 - Tree trimming has just completed. Larger tree removal to begin soon
- **Winding Creek at Shelton Shop Sight Distance Improvements**
 - Newly added to SSYP
 - Reviewing right of way and utility conflicts
 - Plan to meet with County staff to determine scope of project

Maintenance Activities:

- **Mowing**
 - Mowing season has started! Be alert for slow moving vehicles throughout the County
 - Use of plant growth regulator (PGR) has allowed us to delay first cuts on the primary routes
 - Contracted mowing starts late June. Commuter lots late June
- **Resurfacing**
 - See presentation for 2021 resurfacing routes
- **Brooke Road**
 - Beaver dams removed in March
 - Aerial survey to be flown this Spring.
 - Water level markers and delineators installed for first responders.
 - Working with Department of Conservation and Recreation (DCR) to identify funding for dead trees on the nature preserve.
 - Recent closure is first time since early February

Maintenance request/concerns can be reported by phone at 1-540-899-4300 or via the web at <https://my.vdot.virginia.gov/>

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Julia E. Holmes

From: noreply@revize.com
Sent: Monday, June 14, 2021 4:29 PM
To: Cheryl D. Giles
Cc: Julia E. Holmes
Subject: Speaker Card

First-Name = Yolanda
Last-Name = Roussell
Address1 = 1011 Harbour
City = Stafford
State = Va.
Zip = 22554

Subject-Comments = option-1

Written-Comment = NAACP Pres., Yolanda Roussell's Address to the BOS

Good Afternoon Ladies and gentlemen of the Stafford Board of Supervisors. My name is Yolanda Roussell, I live in Aquia Harbour on Harbour Dr, Stafford, 22554. As President of the Stafford Branch of the NAACP, I stand before on behalf of our Branch.

I join those who came before me in thanking you for the decision to remove item 4 Amendment from the Consent Agenda and to reiterate the importance of citizen involvement and transparency to redistricting.

Most of us believe that we should be able to pick our political representative, not the other way around. Our skin color, background or zip code should not matter.

Every ten years we look at the district lines to determine how funds for our schools, our hospitals and so many other essential services will be allocated. This is done to assure that each of our votes get equal weight, each of our voices...equal stature, and each of our community's equal respect.

That is a huge undertaking that requires bringing to task more than a handful of folks to communicate the information to this ever-growing Stafford community. Thus, the need for the stakeholders' participation.

Stafford Va. is to be commended for so many firsts. Stakeholder involvement in a decade long redistricting plan could very well be one more.

Yolanda Roussell
President
Stafford Branch of the NAACP
presidentstaffordnaacp@gmail.com
571-466-8692

Plan-to-speak =
Client IP = 72.83.52.147

Julia E. Holmes

From: noreply@revize.com
Sent: Monday, June 14, 2021 5:09 PM
To: Cheryl D. Giles
Cc: Julia E. Holmes
Subject: Speaker Card

First-Name = Julie
Last-Name = Dalberg
Address1 = 1 Kingsley Court
City = Stafford
State = Virginia
Zip = 22554

Subject-Comments = option-2

Written-Comment = We need to support Fountain Park. We are one of the fastest growing counties in the US and our officials do nothing to improve our area. Our children don't want to return here due to Lack of Development! This project will bring.....

1. Nice Restaurants and Shopping. Stafford County offers none of these. We continually have to drive to Fredericksburg for any so-called Fine Dining!!
2. Aesthetically pleasing place to Walk/Dine/Shop. Along with a Dog Park. Other than Route 610 an eye sore of Strip Malls and Walmart.
3. Beautiful office space that will keep our jobs local and help decrease commuter traffic.
4. Brand new 1/2/3 bedroom apartments to allow younger residents affordable housing until they can afford to purchase a home. Affordable housing in Stafford is a huge issue.
5. The project will bring huge revenues to our area and keep monies LOCAL!!!!

Plan-to-speak = Stafford County needs and deserves projects like this!

Client IP = 47.133.146.133