

1 **STAFFORD COUNTY HISTORICAL COMMISSION MINUTES**

2 **October 6, 2022**

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4 The meeting of the Stafford County Historical Commission of Thursday, October 6, 2022, was called to
5 order at 3:06 PM by Anita Dodd in the Activities Room of the George L. Gordon, Jr., Government Center.

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7 MEMBERS PRESENT: Jane Conner, James Tully, Sue Henderson, Richard Chichester and Anita Dodd

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9 MEMBERS ABSENT: James Powell

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11 STAFF PRESENT: Crissy Kendall, Kathy Baker, Scott Mayausky

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13 GUESTS PRESENT: Logan Burnette, Ryan Marshall (virtual), Kevin McCloskey (virtual)

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15 CALL TO ORDER:

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17 Ms. Dodd called the meeting to order at 3:06.

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19 ROLL CALL OF MEMBERS

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21 Ms. Conner called roll and stated there was a quorum.

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23 PUBLIC PRESENTATIONS

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25 NONE

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27 NEW BUSINESS

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29 1. Hampstead Property – Phase I Cultural Resources Report

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31 The property off of Poplar Road has had a Phase One Survey done and there are two cemeteries that
32 are going to be undisturbed, an early 20th century farm and a very small tenant house. Ms. Dodd met
33 with the developer to photograph the house and barn and drew up floor plans of the house. Ms. Baker
34 stated that there are three sites, ST1090 Historic Domestic Site, ST1078 Pre-historic Woodland Camp
35 and ST1087 19th Century Ag Building, that may be eligible for National Register.

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37 Sue Henderson made a motion to request the developers initiate Phase Two on ST1078, ST1087 and
38 ST1090.

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40 James Tully seconded the Motion.

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42 Motion passed (5-0). Ms. Dodd will draft a letter to send to the developer and forward to the
43 members for approval.

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45 2. Austin Ridge Logistics – Phase I Cultural Resources Report

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47 Ms. Baker gave an overview of the area that will be affected by the Austin Ridge rezoning
48 application. The area is located south of Courthouse Road off Cedar Lane, west of I-95. Ms. Dodd
49 was concerned that two cemetery sites (Ball-Stockford and Ball-Lunsford) on the property would be
50 disturbed. Kevin McCloskey stated the cemetery sites were part of the much larger project that is
51 overlapping this Austin Ridge project. The developer, Ryan Marshall, confirmed the cemeteries are
52 outside the current project's rezoning area. Ms. Dodd recommended a Phase Two report be done on

the larger area. Mr. Marshall stated Phase Two was already in progress and the reports would be provided when complete. This item will be brought back as unfinished business to discuss further when more information is available.

UNFINISHED BUSINESS

3. Secondary Structure 50 Years or Older – Discuss implementing a date-specific time period rather than the current 50 years or older standard

Scott Mayausky, Commissioner of the Revenue, had previously expressed concern that the 50-year mark is now at the start of when Stafford County really started developing and had an explosion of subdivisions. His concern at the time was how many properties could potentially qualify for the designation. He has since learned there are more controls on how a house would qualify and he is no longer concerned. During the Commission's discussions members had questions concerning the valuation of the property and if properties that are eligible would be taxed for their potential value. Mr. Mayausky said at this time it does not have any impact on the assessed value. In the future they could do a matched comparative sales analysis to prove if a house is worth more due to its potential use. This designation is also based on the recommendation of the Historical Commission so it's not something that will be looked at automatically. The assessment would have to be done after the fact if the Historical Commission has qualified the property. It was suggested that the criteria need to be more definitive to close any loopholes that could have unintended consequences. Ms. Dodd will review the guidelines she looks at in order to determine eligibility and make the designations more definitive.

James Tully made a motion that the previous recommendation for 50-year-old structures remain as originally designated.

Sue Henderson seconded the motion.

Motion passed (4-0).

Anita Dodd will work on the guidelines and the Commission will discuss at a later meeting.

4. Civil War Report - Nothing new to report.

ADDITIONAL PRESENTATIONS BY THE PUBLIC

NONE

CHAIRMAN'S REPORT

Ms. Dodd recommended the Falmouth presentation be shown on the large TV in the main lobby. Ms. Baker will check into it.

Ms. Dodd asked for an update on Buzzard's Roost. Ms. Baker said they have a draft proposal from a consultant so they should be in contact with Ms. Connor soon to do a site visit at the Civil War Park.

Ms. Dodd questioned if the Hartwood Supervisor has any recommendations for a member from the Hartwood District. Ms. Baker said she would follow up.

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The property formerly owned by Margarita Williamson on Big Springs Road is now owned by a developer. Ms. Dodd is meeting with the developer tomorrow to discuss doing a plan drawing. Currently the house is locked and no one has the keys. There are no plans to do anything with the property for several months. The house has certain elements that are interesting such as an Aquia Stone chimney that will be salvaged.

REPORTS BY COMMISSION MEMBERS

NONE

APPROVAL OF MINUTES

Sue Henderson made a motion to approve the amended minutes from July 7, 2022.

James Tully seconded the motion.

The motion passed 4-0.

ADJOURNMENT

With no further business to discuss, Ms. Dodd adjourned the meeting at 4:14.