

STAFFORD COUNTY BOARD OF ZONING APPEALS
September 27, 2022

The regular meeting of the Stafford County Board of Zoning Appeals (BZA) Tuesday, September 27, 2022, was called to order with the determination of a quorum at 7:00 PM by Chairman Kecia Evans in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Kecia Evans, Dana Brown, Robert Gibbons (*Alternate*), Jon Ireland, Abraham Panjshiri

MEMBERS ABSENT: Steven Apicella, John Harris, Jeffrey Spinnanger

STAFF PRESENT: Douglas Morgan, James Staranowicz, Stacie Stinnette

Ms. Evans asked if there was a motion to amend the agenda to remove item 3. Mr. Ireland made the motion, Mr. Panjshiri seconded; the motion passed 5-0.

DECLARATIONS OF DISQUALIFICATION

Ms. Brown stated as a declaration that she visited the property.

Ms. Evans asked if there were any other changes to the agenda. Mr. Staranowicz stated there was not.

APPLICATIONS AND APPEALS

1. SE22-06/22154640 – Thick & Thin Brewery Company – Virginia, LLC – A request for a Special Exception per Stafford County Code, Sec. 28-35, Table 3.1, “District uses and standards,” B-2, Urban Commercial, to allow for Microbrewery in accordance with Sec. 28-39(w) on Tax Map Parcel No. 54-121C. The property is zoned B-2, Urban Commercial, and is located at 282 Deacon Road, within the Falmouth Election District.

Ms. Evans then asked if the application for item 1 was complete and Mr. Staranowicz stated yes. She then asked each board member if they had any questions for staff, with Ms. Brown inquiring if the patio was included in the total number of customers; Mr. Staranowicz stated yes.

Mr. Ireland read the case and Ms. Evans opened up the public hearing. The applicant, Mr. Kaider, brought up two points; one, that they were allowed to brew up to 10,000 barrels per year, which they would not be brewing that much, and two, that they had opened a second brewery with the same name in Hagerstown, Maryland. He also asked if they were allowed to have a popcorn machine and offer free popcorn to the patrons, like they were doing at their Hagerstown brewery; and if they sold or leased the brewery to someone else, would the special exception pass to the new tenant.

Ms. Evans asked if there were any citizens in support of the application to please come up and speak. There were none. She then asked if there were any citizens in opposition of the application to please come up and speak. There were none. She then asked the board members if they had any questions. It was stated that any new person running the brewery under a different name would have to re-apply for a special exception. And they were allowed to offer free popcorn. Ms. Evans then closed the public hearing and asked if any member had any conditions to add.

Ms. Brown stated she had two; one, that the microbrewery would comply with all state and local codes, and two, if the brewery was leased that the new owner(s) would have to come back and file for a special

Board of Zoning Appeals Minutes
September 27, 2022

exception. Staff stated there was already a condition to comply. Mr. Ireland did not think that another applicant needed to apply.

Ms. Brown made a motion to approve, with Mr. Ireland seconding. The motion passed 5-0.

UNFINISHED BUSINESS

NONE

ZONING ADMINISTRATOR'S REPORT

Mr. Morgan stated he had no report. He also stated there were no cases for October so that meeting would be cancelled.

ADOPTION OF MINUTES

2. June 28, 2022

Ms. Brown made one correction to the minutes, then made a motion to approve. Mr. Ireland seconded, with the correction. The motion passed 5-0.

OTHER BUSINESS

3. CivicClerk Discussion

This item was removed from the agenda.

With no further business to discuss, the meeting was adjourned at 7:24 PM.