

BOARD OF SUPERVISORS
STAFFORD, VIRGINIA
REGULAR MEETING
DRAFT MINUTES
JANUARY 17, 2023

CALL TO ORDER – A regular meeting of the Stafford County Board of Supervisors was called to order by Dr. Pamela Yeung, Chairman, at 3:00 p.m. on Tuesday, January 17, 2023, in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

ROLL CALL – The following members were present: Dr. Pamela Yeung, Chairman; Thomas C. Coen, Vice Chairman; Tinesha O. Allen; Meg Bohmke; Darrell E. English; Monica L. Gary; Crystal L. Vanuch

Also in attendance were Randal E. Vosburg, County Administrator; Rysheda McClendon, County Attorney; Cheryl Giles, Deputy Clerk; Julia Holmes, Assistant Deputy Clerk; various staff members; and other interested parties.

CHAIRMAN'S COMMENTS

Dr. Yeung noted that at the organizational meeting on January 3, 2023, the Board elected her as Chair and Mr. Coen as Vice Chair. She said that the Board was a tapestry of talents, and each member brought transformational and motivational talents from historic, preservatory, and progressive ideas. She said that the Board would work together because the County was interwoven and diverse, and they should respect that the interwovenness forced them to govern to ensure that all ideas were respected, citizens were heard, and the County moved forward.

Dr. Yeung announced the prior day was Martin Luther King, Jr. Day, and she quoted Dr. King from his final sermon, "Let us move on in these powerful days, these days of challenge, to make America what it is ought to be." She said that Dr. King's words inspired people to do better because he advocated for better treatment of Black and brown people and all people. She said that as they moved forward, she hoped they could draw from one of Dr. King's favorite verses, "Let us not grow weary while doing, for in due time, we will reap the harvest if we do not give up." She said that they should strive to make Stafford the very best that it could be.

Dr. Yeung announced that Stephanie Priddy had died recently after a long battle with cancer. She expressed her condolences to Ms. Priddy's family, friends, and coworkers.

Dr. Yeung called for a moment of silence in remembrance of Ms. Priddy.

Dr. Yeung announced that it was the 25th year since State Trooper Jessica Cheney was killed while directing traffic in the County. She said that the scene of the accident was on Route 1. She recognized all of the state troopers who risked their safety every day.

PRESENTATIONS

There were no presentations.

ADDITIONS - DELETIONS AND APPROVAL OF THE REGULAR AGENDA

Mr. Coen moved to approve the regular agenda.

Ms. Vanuch made a substitute motion to approve the agenda with the change of moving Item 4, proposed Resolution R23-40, Recommend to the Circuit Court the Reappointment of Mr. Abraham Panjshiri as a Member of the Board of Zoning Appeals Filling the Garrisonville Seat from the Consent Agenda to Unfinished Business. Ms. Bohmke seconded the motion.

Ms. Bohmke made a friendly amendment to move Item 5, Appoint Ms. Carol Walker to the Rappahannock Area Community Services Board for a Term Expiring June 30, 2025_from the Consent Agenda to Unfinished Business.

Ms. Vanuch accepted the friendly amendment.

Ms. McClendon clarified that the motion was to approve the regular agenda with the amendments of moving Item 4 and Item 5 from the Consent Agenda to Unfinished Business.

Dr. Yeung said that was correct.

The Voting Board tally was:

Yea:	(6)	Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay:	(1)	Allen

PRESENTATIONS BY THE PUBLIC - 1 (3 MINUTES EACH)

Mr. Coen read the rules for presentations from the public.

1. Mr. William Stewart, 108 Windsor Circle, said that his background was in science, power engineering, and the Navy. He said that he was a member of the CO2 Coalition. He said that there had been no interest in solar power in the County because it required 2,000 times the land to produce the same amount of electricity as fossil fuels or nuclear power. He said that if the Board determined that they were in a dire emergency, facing extinction if they produced more CO2, which was more important than reliable and cheap electricity, then regulation should be light.

Mr. Stewart said that his study of climate science and climate change has convinced him that no emergency existed, and plants wanted more CO2—four times the current value. He conjectured that manmade CO2 has led to the greening of the planet, recession of the deserts, and expansion of the forests. He said that without CO2 and the greenhouse effect, Earth would be colder and without life.

Mr. Stewart said that the planet was about 4.5 billion years old, and there was primitive life about 4 billion years ago. He said that 600 million years ago, it was warmer and the air was mainly nitrogen with more CO₂ and water vapor. He said that the Cambrian explosion happened when green chlorophyll plants evolved and produced oxygen, and animals that breathed oxygen and ate plants evolved later.

Mr. Stewart said 150 million years ago, CO₂ dissolved into the oceans, and sea creatures combined it with calcium to form shells. He said that the shells later formed stones, and CO₂ declined so much that plant life almost went extinct. He said that humans arrived to save plants by starting fires to raise CO₂ levels to the present levels.

Mr. Stewart said that claims of runaway heating were from invalidated conjectures of the 1970s. He said that temperature predictions were two to three times higher than real data from satellites which have been measuring temperatures since 1978. He said that according to the new best science, it would be well into the 2000s before there would be a problem.

Mr. Stewart said that warming had been good, flowing from the poles and increasing growing seasons. He said that technology was developing rapidly every day. He said that as fuel became scarce, prices would rise, and new technologies would replace fossil fuels. He proposed a discussion of qualified scientists, pro and con, before the Board for them to make up their minds. He said that members of the CO₂ Coalition would be available, and there were academics elsewhere to provide the other opinion.

2. Ms. Fran Larkins, 40 Battery Point Drive, said she was speaking to the Board's request from September to VAMPO to recommission the research of route options for a Rappahannock River crossing west of I-95. She said that per a VAMPO survey, the options had been narrowed to a new river crossing bridge west of I-95 between Central Park and South Stafford. She said that extending Celebrate Parkway to access a new bridge was only one of five options but there were not many other options between Central Park and South Stafford.

Ms. Larkin said that instead of improving mobility for the County, the project would have the consequence of spreading congestion throughout the area. She said that trucks and beach-bound traffic would use any route to I-95. She said that the project would be devastating to the residents of the Celebrate area. She said that over 1,000 homes used the parkway every day.

Ms. Larkins said that VDOT was continuing to construct the I-95 bridges with local lanes designed to alleviate traffic. She said that the route could be further improved by lengthening the Route 17 / I-95 right-hand access lane past the commuter lot. She said that funding should be directed toward extending the I-95 local lanes past Massaponax. She said that Spotsylvania County would support the matter. She said that the bridge was unnecessary and would endanger the senior community.

3. Ms. Nancy Rueter, 42 Boulder Drive, noted that the Board was considering changing the CIP to begin the construction of Elementary School #18 in 2023. She said that it was a benefit to the whole plan. She said that the Board was considering a committee to evaluate affordable and available housing in the area. She said that it was often difficult for people to find affordable housing quickly. She said that the community had a great variety of housing.
4. Mr. Jeff Adams, 449 Kellogg Mill Road, said that six CO₂ molecules and six water molecules, in the presence of sunshine, yielded one molecule of glucose and six oxygen molecules. He said that if they took out all of the carbon dioxide in the air, there would be no oxygen. He said that there was a newspaper article in the Fauquier Times from Wednesday. He said that Fauquier High School received \$100K, and they would have pigs and chickens at the school. He said that they planned to build a barn and have a tractor, and they would teach marketing and graphic arts.

Mr. Adams said that Mr. Baron wrote an article in the paper that stated there was only one agricultural teacher in the County. He said that years ago, there were two agricultural teachers, and their old agricultural lab was still standing. He said that he would give the County a "wad" of cash if they would let him clear out the agricultural equipment in the old lab. He said that he would put the equipment to good use. He noted that the schools were overcrowded, and the additional space could be put to good use.

5. Ms. Kristin Maxson, 1816 Richmond Highway, said that she was seeking information regarding Item 29 from the December 13, 2022 agenda. She said that the item had been discussed on January 3, and the presenter did not give their name, and there was no information given about the item. She said that the item was followed by the trail issue. She said that there was a lot of confusion with the meeting calendar.

Ms. Maxson said that there was an in-house and third-party webpage. She said that the third-party webpage still had the 2022 meeting calendar. She said that on January 17, there was a Public Safety Committee Meeting, but no address was posted. She said that the calendar showed a Board of Zoning Appeals meeting on January 24 with no address, and there was a duplicate listing, and on January 5, a triplicate Planning Commission meeting was listed without an address.

Ms. Maxson said that the January 17 meeting was not on the calendar, but on January 10, she was able to call in and have the error corrected. She said that there should be a Board meeting at 3 p.m. and 7 p.m. on February 21, but it was not listed on the schedule. She noted that it was difficult to manage an in-house and third-party website at the same time.

REPORTS BY BOARD MEMBERS

Ms. Bohmke – reported that they toured a data center in Manassas that was under construction. She said that the data center was located in an old business park, and the building had been completed. She said that other elected officials from King George County were present. She said

that there was a potential data center to be constructed in the Falmouth District. She said that she had a meeting with several staff members, and the agenda for the meeting was two pages.

Ms. Bohmke said that there were good and bad things about data centers. She said that when they studied solar facilities, they held a joint work session with the Planning Commission on solar facilities. She said that they had an item coming back before them. She said that it was a good opportunity for Board and Commission members to get on the same page in terms of solar facilities. She recommended that they schedule a similar item for data centers. She said that constituents deserved to know the impacts of data centers in terms of water, electricity, and noise. She recommended that the Chair and County Administrator set up a joint meeting with the Planning Commission if the Board was willing to move in that direction.

Ms. Bohmke announced that she attended the Musselman Park town hall, and there was a presentation from an engineer and Parks and Recreation staff. She said that the 40-acre park was located at the intersection of Enon Road and Truslow Road. She said that there was a lot of input on pickleball courts, quiet trails, beach volleyball, and a myriad of other things. She said that a survey was out online to provide input.

Mr. Coen – thanked the people who joined in the service to honor Dr. Martin Luther King, Jr.

Mr. English – remarked that staff noted the Musselman Park town hall was one of the best turnouts for County events. He reported that they would compile the information from the meeting, and then there would be another meeting to show how the items would work in the park. He thanked South Ridge Church for inviting him to their open-house.

Mr. English mentioned that the Stafford County Fire and Rescue, Mountainview Fire Department, Mountainview Fire and Safety Association, and SCPS partnered with Operation Warm, a national nonprofit that had operated for a decade to provide warm coats for Stafford County kids in need. He said that they distributed over 2,000 coats in 2022 for kids in need in the County. He said that they had donated over 15,000 coats in the last decade.

Mr. English said that Ms. Priddy was a phenomenal employee, and she would be missed. He sent his prayers to Ms. Priddy's family.

Mr. English requested a mid-year update on the School Board's budget.

Mr. Vosburg said that he had spoken to the superintendent, and he was ready to present when the Board was ready.

Mr. English asked if the school property had been purchased, and if it had, how much had it been purchased for.

Mr. Vosburg said that was a question for the superintendent, but he would be able to get the information. He said that it was in the process because they had worked on the property.

Ms. Gary – reported that she attended the PRTC meeting held on January 12. She said that she attended the Musselman Park town hall meeting. She noted that the Carl Lewis Center town hall was coming up. She said that she and her husband attended the Dr. Martin Luther King, Jr. Celebration held at the Rowser Building hosted by the Stafford NAACP. She said that several elected officials and Sheriff Decatur attended the event. She said that they listened to orations of excerpts from Dr. King's sermons and speeches. She said that the event went from 2 p.m. to 5 p.m.

Ms. Vanuch – reported that the Public Safety Committee meeting received two updates. She said that in November, the Board passed a 15% pay increase for Sheriff's Office deputies who were ranked First Sergeant and below. She said that they were able to acquire four pre-certified law enforcement officers from other localities. She said that three were deployed to the schools, and one pre-certified deputy went to the courts. She said that they were able to secure six field deputies and two communications officers. She said that in September, there were 35 vacancies in public safety, and now there were only nine vacant patrol officer positions along with the eight positions that were added by the Board.

Ms. Vanuch said that while she was Chair, they recognized January as Human Trafficking Awareness month, but they did not recognize the month this year. She recommended that they bring forward the recognition during the first meeting in February.

Ms. Allen – announced that the Carl Lewis Center town hall would be held on Thursday from 6 p.m. to 8 p.m. in the ABC Conference Room. She said that all County residents would be able to provide input. She said that it was sad that drivers had to be reminded to be careful of students crossing pedestrian pathways. She said drivers should be acutely aware of their surroundings when they were in a school zone. She noted that the County Administrator, Sheriff's Office, and VDOT were looking for solutions.

Ms. Allen said that in Decatur, the roads were windy and narrow. She said she did not know why people were speeding and not sharing the road. She requested that drivers be respectful on the road and be good stewards. She said that she attended the PRTC meeting with Ms. Gary and had toured the data center. She said she was not opposed to a discussion about the challenges of data centers.

Dr. Yeung - said she attended the Rowser Building to celebrate Dr. Martin Luther King, Jr. Day. She said that the day was not only about racial justice, but it was about equality and equity, and it was about providing people with healthcare and financial stability. She said that on Thursday, she was at the Phoenix Center for Innovative Learning during their graduation of about 32 students and had spoken to many of them afterward.

REPORT OF THE COUNTY ATTORNEY

Ms. McClendon stated she did not have a report.

REPORT OF THE COUNTY ADMINISTRATOR

FY2023 MID-YEAR FINANCIAL REVIEW

Ms. Andrea Light, Chief Director of Financial Services, said that during the first quarter review, they brought the CPI and fuel prices before the Board. She said that fuel prices had decreased significantly in comparison. She said that when presented to the Board, gas prices were at about \$3.55, and they decreased to about \$3.17, which was an 11% reduction. She said that the County budgeted for a significant volume of fuel for use by Fire and Rescue, the Sheriff's Office, and some other general government and utility uses.

Ms. Light reported that the CPI had increased from 7.1% in November, but it did decrease slightly in December. She said that they monitored 30-year fixed mortgage rates. She said that the 12-month change was significant. She said that there had been low interest rates at the beginning of the prior calendar year, but they increased throughout the year. She said that an increase in mortgage rates could have an inverse effect on home sales and new home construction.

Ms. Light said that the Fredericksburg Area Real Estate Association had provided the County with information indicating that home sales had decreased year-over-year by about 45%. She said that the median sale price for homes had increased by 8.8%, which was almost \$500K. She said that in FY23, residential building permits were about 25% of what they received in prior years. She said that they were significantly behind, and that was beginning to be reflected in the revenue.

Ms. Light said that there were all-time low federal fund rates at the beginning of January 2022 which increased to December 2022 to about 4.25%. She said that the figure was important as they reviewed the standalone VPSA burrow for High School #6. She said that recordation was decreasing. She said that recordation was projected to be about \$3M under budget which was equivalent to a \$7.5M item in the budget. She said that the decrease was a result of the increase in the 30-year mortgage rate.

Ms. Light said that property taxes continued to be on target. She said that they were closely monitoring the budget. She said that as they underwent the FY24 budget process, the June collections for real estate and personal property would be impacted by the decisions made by the Board on the tax rates in April. She said that consumption taxes were doing well, which included recordation, so there was only a small increase. She said that consumption taxes were bolstered by sales taxes, meals taxes, and cigarette taxes.

Ms. Light said that pre-pandemic conditions for rental properties in the interest revenues were returning. She said departments were monitoring budgets and appropriately adjusting for inflation. She said that they anticipated some savings for debt service for delayed borrowing on Master Lease and Aquia Station rebuild. She said that health insurance expenditures were under budget by 0.6%, or about \$85K. She said they would continue to monitor the cost throughout the year.

Ms. Light said that the Juvenile Center was tracking under budget, but they were seeing increases in utilization across the region. She said that they were monitoring payroll budgets, and they were not projected to meet their vacancy savings. She said they saw over time that budgets, particularly in public safety, continued to show demand, particularly for firefighters and Sheriff's deputies.

Ms. Light said that utility fund revenues were tracking as projected. She said that both utilities and transportation were monitoring the use of budgets and the impact of inflation, and they were adjusting accordingly. She said that the transportation fund had received the first four months of revenue, totaling about \$236K, or 16% above the budget. She said that future collections would decrease as fuel prices declined.

Ms. Light said that they continued to look at the impacts of the economy due to inflation. She said that overall, revenues were coming in over budget, and expenditures were below budget. She said that they would continue to monitor vacancy savings and provide the Board with updates.

Ms. Vanuch asked what the health insurance budget figure was in dollar amounts.

Ms. Light responded that the current health insurance budget, across all funds, was about \$12.5M. She said that 24% would be approximately \$3M.

Ms. Bohmke noted that the recordation tax was previously at \$7.5M, and it had decreased by \$3M. She asked if Hampton Roads was still taking \$1M from the County's recordation revenues to build the bridge tunnel.

Ms. Light responded that there were two parts to recordation—a part reported in the General Fund to support transportation and schools, and a part reported specifically in the transportation fund that was taken by the state. She said that the part taken by the state was almost \$1M.

Ms. Bohmke clarified that the money would be taken in perpetuity.

Ms. Light said that was correct.

Ms. Bohmke clarified whether overtime was being monitored for the Sheriff's deputies. She noted that the overtime numbers should decrease as they became fully staffed.

Ms. Light said that was what they hoped.

Ms. Bohmke requested that it continue to be monitored. She stated that the County had over 5,000 rezoned and by-right lots that were approved but not platted.

MONTHLY EXPENDITURE LISTING REPORT (FOR INFORMATION ONLY)

REPORT ON THE PRELIMINARY RESULTS OF SMART SCALE

Mr. Vosburg reported that the County had requested six projects to be funded through SMART SCALE, and the preliminary results showed that three projects had been funded, and the total amount of funding was over \$50M. He said that the project receiving the largest award was the Route 610 widening project from Eustace to Shelton Shop, about \$39M.

Mr. Vosburg reported that the Route 1 and Layhill Road intersection improvements project was granted, and the other was the Route 628 left-turn lanes at US Route 1. He said that they received

100% funding on those projects. He said that the Leeland Road widening project, the Morton Road and Route 624 safety improvements project, and the Mountainview Road safety widening roundabout project were not funded. He noted that the reports were preliminary, and they would have to await the final results.

Ms. Allen asked what the source of the funding was.

Mr. Vosburg said that it would vary by project, but some would be state and regional funding, and there would be local funding. He said that the Route 628 left-turn lanes had a total project cost of \$4.875M, and that was fully funded.

Ms. Allen asked what the cost was for Route 610.

Mr. Vosburg responded that the total project cost for Route 610 was \$78M, and it was funded through SMART SCALE to about \$40M. He said that there was a funding gap that had to be addressed through other mechanisms. He said that the numbers could change due to inflation, and local jurisdictions would be responsible for the increased costs.

Mr. Bryon Counsell, Chief Director of Infrastructure, said that the anticipated funding from SMART SCALE for the Route 610 project made the anticipated budget whole. He said there was other funding, such as revenue sharing and County funding, for all of the projects. And the SMART SCALE funding made the budgets whole.

Ms. Allen clarified that the Route 610 project would not be funded by the bond.

Mr. Counsell responded that a substantial portion of the funding was indeed from the bond.

Ms. Allen requested a breakdown of the dollar figures for the SMART SCALE projects and the impact on the bond funding. She said there would be a domino effect as they have to decide what to fund and what not to fund.

Mr. Counsell said that they were preparing a status update for all the funding, cost escalations, and other items at the Board's upcoming strategic planning event.

Dr. Yeung asked if they knew why the three other projects were not funded through SMART SCALE.

Mr. Vosburg said that it was a calculated score ranking. He said that they could review where the projects that were not funded fell short.

CONSENT AGENDA

Mr. Coen motioned, seconded by Ms. Gary, to approve the Consent Agenda as presented.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung

Nay: (0)

Item 1. County Administration; Approve January 3, 2023 Board of Supervisors Meeting Minutes.

Item 2. County Administration; Approve December 6, 2022 ARPA Work Session Minutes.

Item 3. County Administration; Approve December 6, 2022 Joint Board of Supervisors and School Board Work Session Minutes.

Item 4. County Administration; Recommend to the Circuit Court the Reappointment of Mr. Abraham Panjshiri as a Member of the Board of Zoning Appeals Filling the Garrisonville Seat.

Proposed Resolution R23-40 Moved to Unfinished Business.

Item 5. County Administration; Appoint Ms. Carol Walker To The Rappahannock Area Community Services Board For A Term Expiring June 30, 2025.

Agenda Item Moved to Unfinished Business.

Item 6. Budget and Management; Budget and Appropriate Federal Air Quality Grant Funds Awarded As Part of the Covid-19 State and Local Fiscal Recovery Grant Program for Design of Mechanical Systems Repair at Brooke Point High School.

Resolution R23-30 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE FEDERAL AIR
QUALITY GRANT FUNDS FOR THE DESIGN OF MECHANICAL SYSTEMS
REPAIR AT BROOKE POINT HIGH SCHOOL

WHEREAS, the Superintendent of Schools has requested the Board appropriate Federal Air Quality grant funds in the amount of Five Million Five Hundred Eighty-Two Thousand, Seventy-Three Dollars (\$5,582,073) for the Brooke Point High School Mechanical Systems Repair project (Project); and

WHEREAS, the Fiscal Years (FY) 2023-2032 Capital Improvement Program (CIP) included the Project as a bond funded project in FY2024; and

WHEREAS, Schools staff recommends the Project be completed due to maintenance issues and the age of the equipment being at its life expectancy;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that Federal Air Quality grant funds awarded as part of the COVID-19 state and local recovery grant program be and they hereby are budgeted and appropriated as follows:

Fund	Purpose	Amount
Schools' Grant Fund	Brooke Point High School - Mechanical Systems Repair	\$5,582,073

Item 7. Budget and Management; Budget and Appropriate Schools' Capital Projects Reserve Funds to the Schools Construction Fund for the Purchase Of School Site Modulares.

Proposed Resolution: R23-31

A RESOLUTION TO BUDGET AND APPROPRIATE SCHOOLS' CAPITAL PROJECT FUNDS HELD IN THE COUNTY'S GENERAL FUND RESERVES TO THE SCHOOLS' CONSTRUCTION FUND

WHEREAS, the School Board has requested the budget and appropriation of \$3,175,000 to purchase and install 26 modular elementary school classrooms for the 2023-24 School Year; and

WHEREAS, County and Schools staff have coordinated and agreed to year-end balances and future uses, and the FY2022 yearend audit confirms the availability of these funds;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that Schools' Capital Projects Reserve funds held in the County's General Fund be and they hereby are budgeted and appropriated as follows:

Fund	Purpose	Amount
County's General Fund	Transfer to Schools' Capital Projects Fund	\$3,175,000
Schools' Construction Fund	Purpose of Modular for Elementary School	\$3,175,000

Item 8. Budget and Management; Budget and Appropriate Year-End Positive Results of Operations to Fund Safety Projects at Smith Lake and Curtis Parks and for New Uniforms for the Sheriff's Office.

Resolution R23-32 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE YEAREND POSITIVE RESULTS OF OPERATIONS TO FUND SAFETY PROJECTS AT COUNTY PARKS AND FOR NEW UNIFORMS FOR THE SHERIFF'S OFFICE

WHEREAS, the snow storm in January 2022 destroyed the safety netting at Smith Lake Park that provided protection from the baseball field to the children's park and this is part of the Federal Emergency Management Act reimbursement that is not yet available with an estimated cost of \$294,308; and

WHEREAS, Stafford County Parks, Recreation, Community Facilities and Tourism has identified the need to install a lightning shelter at Curtis Park for the summer camp program with a cost of \$123,000; and

WHEREAS, the Stafford County Sheriff's Office has identified a need to replace the current uniforms as a recruitment and retention strategic initiative in the amount of \$412,293; and

WHEREAS, the FY2022 yearend audit confirms the availability of yearend funds to support the future capital projects;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that prior yearend funds held in the General Fund be and they hereby are budgeted and appropriated to the General Fund as follows:

Department	Purpose	Amount
Parks and Recreation	Safety Netting at Smith Lake Park	\$294,308
Parks and Recreation	Lightning Shelter at Curtis Park	\$123,000
Sheriff's Office	Replace Uniforms	\$412,293
Total Appropriation Request		\$829,601

Item 9. Budget and Management; Budget and Appropriate Transportation Impact Fee Funds and Cash Proffer Funds Collected from Shelton Woods Development All to the Transportation Fund.

Resolution: R23-33 reads as follows:

A RESOLUTION TO BUDGET AND APPROPRIATE TRANSPORTATION IMPACT FEE FUNDS AND PROFFER FUNDS TO THE TRANSPORTATION FUND TO REIMBURSE THE FUND FOR ELIGIBLE PROJECTS

WHEREAS, Transportation Impact Fee revenues have exceeded the FY2022 budget of \$146,883 and can be transferred to the Transportation Fund to reimburse the Fund for transportation impact fee eligible County expenses; and

WHEREAS, the Transportation Impact Fee Fund had a beginning balance in FY2022 of \$972,169, which can be transferred to the Transportation Fund to reimburse the Fund for transportation impact fee eligible County expenses; and

WHEREAS, the General Fund has collected \$42,421 in cash proffer funds from the Shelton Woods development that can be used to reimburse the Transportation Fund for the Lynhaven Lane Sight Distance project;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that cash proffer funds collected from the Shelton Woods development be and they hereby are budgeted and appropriated as follows:

Fund	Purpose	Amount
General Fund	Transfer to Transportation Fund	\$42,421

; and

BE IT FURTHER RESOLVED that transportation impact fee funds are budgeted and appropriated as follows:

Fund	Purpose	Amount
Transportation Impact Fee Fund	Transfer to Transportation Fund	\$1,119,052

Item 10. Budget and Management; Appropriate the Remainder of the FY2023 General Fund and Schools' Operating Budgets, Releasing the Annual Five Percent Appropriation Hold.

Resolution R23-35 reads as follows:

A RESOLUTION TO APPROPRIATE FY2023 BUDGETED FUNDS,
RELEASING THE REMAINING FY2023 APPROPRIATION HOLD

WHEREAS, to provide financial flexibility, the Board partially appropriated the Fiscal Year (FY) 2023 budget with the plan to consider releasing the remaining budgeted by unappropriated funds pending a mid-year fiscal review; and

WHEREAS, the FY2023 mid-year review projects sufficient revenues to warrant the release and appropriation of the remaining General Fund and Schools Operating Fund budgets;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that the remainder of the FY2023 General Fund and Schools' Operating budgets previously budgeted but unappropriated be and they hereby are appropriated as follows:

<u>General Fund:</u>	\$14,474,256
Board of Supervisors	36,137
Budget and Management	49,933
Commissioner of the Revenue	171,487
County Administration	67,745
County Attorney	74,557
Electoral Board and Registrar	39,268
Finance	77,602

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Procurement	37,093
Geographic Information System	38,490
Human Resources	63,930
Information Technology	232,866
Community Engagement	43,521
Treasurer	128,203
15th District Court Unit	17,926
Code Compliance	293,544
Fire & Rescue Services	1,546,772
Sheriff	1,888,734
Circuit Court	34,037
Clerk of the Circuit Court	90,182
Commonwealth's Attorney	197,838
Court Deputies	178,940
General District Court	5,863
Juvenile and Domestic Relations Court	5,660
Magistrate	436
Cooperative Extension	13,349
Economic Development	36,111
Planning and Zoning	141,255
Human Services	334,831
Social Services	482,280
Parks and Recreation	469,010
Community Facilities	256,058
Engineering	47,833
Schools' Operating Budget Transfer	7,101,086
Non-Departmental Human Resources	18,265
Insurance	62,397
Capital and One-Time Projects	96,464
Other Non-Departmental	94,553
Total General Fund Appropriation	\$14,474,256

Schools' Operating Fund: **\$7,101,086**

Schools' Operating Fund	7,101,086
Total Schools' Operating Fund Transfer	\$7,101,086

Item 11. Fire and Rescue; Authorize the County Administrator to Execute a Work Order with FHP Tectonics Corp. for Facility Repairs to the Falmouth Volunteer Fire and Rescue Station, and Budgeting and Appropriating Prior Year-End Fund Balance.

Resolution R23-09 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A WORK ORDER WITH FHP TECTONICS CORP. FOR FACILITY REPAIRS TO THE FALMOUTH VOLUNTEER FIRE STATION AND BUDGETING AND APPROPRIATING PRIOR YEAR-END FUND BALANCE

WHEREAS, Stafford County Tax Map Parcel No. 54-12-2F, located at 250 Butler Road (“Falmouth Station”), is a fire and rescue station owned by Falmouth Volunteer Fireman’s Association, Inc. and subject to a lease with the County; and

WHEREAS, the Department of Fire and Rescue (Department) has determined a significant need for paving improvements at Falmouth Station; and

WHEREAS, to ensure functionality of the facility for emergency response to the community 24-hours a day, seven days a week, 365 days a year, the Department desires to repair the concrete and asphalt of the front section of the Falmouth Station; and

WHEREAS, the work may be procured through the County’s Job Order Contract with FHP Tectonics Corp., Contract No. 20-1210-SP134.3FHP; and

WHEREAS, FHP Tectonics Corp. submitted a work order package, Work Order No. SC-FHP-023 and Department staff reviewed the work order, and find the cost reasonable for the scope of work to be completed; and

WHEREAS, funding is available through Fiscal Year 2021 and 2022 prior yearend fund balances;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that the County Administrator be and he hereby is authorized to execute Work Order No. SC-FHP-023 with FHP Tectonics Corp., for pavement replacement and concrete repairs to the front section of Falmouth Volunteer Fire and Rescue Station in an amount not to exceed Three Hundred Sixty-Four Thousand Two Hundred Seventeen Dollars (\$364,217), unless amended by a duly-executed change order; and

BE IT FURTHER RESOLVED that Fiscal Year 2021 and 2022 prior yearend fund balance from Volunteer Fire and Rescue reserves are budgeted and appropriated as follows to repair the Falmouth Volunteer Fire Station:

FUND	PURPOSE	AMOUNT
General Fund	Falmouth Volunteer Fire Station Repairs	\$364,217

Item 12. Fire and Rescue; Authorize the County Administrator to Execute Contracts With Laake Enterprises, Inc DBA Fesco Emergency Vehicles for the Purchase of Three Fire and Rescue Apparatus.

Resolution R23-11 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO
EXECUTE A CONTRACT FOR THE PURCHASE OF THREE EMERGENCY
RESPONSE APPARATUS

WHEREAS, the County's Department of Fire, Rescue, and Emergency Services (Department) operates emergency response apparatus as part of its all-hazards approach to emergency, fire and medical response; and

WHEREAS, the Board has identified the provision of public safety services as a top priority for the County; and

WHEREAS, the Department's Air-Light and Hazardous Materials Units have surpassed their recommended service life and a Rehabilitation Unit is necessary for increasing the Department's response capacity; and

WHEREAS, funding for the purchase of three additional emergency response apparatus is available through grant funds provided by the Federal Government's American Rescue Plan Act (ARPA) that were appropriated pursuant to Resolution R22-340; and

WHEREAS, the Department desires to cooperatively procure one Rehabilitation Unit, one Air-Light Unit and one Hazardous Materials Unit through Houston-Galveston Area Council (HGAC) contract number FS12-19, with Emergency Vehicles, Inc.; and

WHEREAS, the purchase of additional emergency apparatus equipment not under the cooperative contract has been approved as a sole source purchase through Laake Enterprises, Inc dba FESCO Emergency Services/ Emergency Vehicles, Inc. by the County's Chief Financial Officer, in accordance with the County's Procurement Policy; and

WHEREAS, Laake Enterprises, Inc., doing business as FESCO Emergency Sales, is the authorized dealer for Emergency Vehicles, Inc. in Virginia; and

WHEREAS, the Department evaluated the prices for the emergency response apparatus and find them to be reasonable for the equipment desired;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that the County Administrator be and he hereby is authorized to execute a contract with FESCO Emergency Sales/ Emergency Vehicles (EVI) for the purchase of three emergency apparatus in an amount not to exceed One Million, Eight Hundred Two Thousand, Five Hundred Eighty-Nine Dollars (\$1,802,589) unless amended by a duly authorized contract amendment.

Item 13. Information Technology; Authorize the County Administrator to Approve the Contract and Purchase of Cloud Software as a Service of Naviline Public Administration System.

Resolution R23-05 reads as follows:

A RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH CENTRALSQUARE TECHNOLOGIES, LLC FOR PURCHASE OF THE NAVILINE PUBLIC ADMINISTRATION SYSTEM

WHEREAS, Naviline Public Administration System (Naviline), also known as HTE, is an essential Enterprise Resource Planning (ERP) Platform the County currently uses to process payroll, accounts payable, budget, procurement and other critical financial and human resource functions of the County; and

WHEREAS, Naviline software, licensed from CentralSquare Technologies, LLC, currently resides in on-premise architecture, requiring ongoing annual infrastructure, hardware and security maintenance and support, which comprehensively costs an average of \$202,646 per year and \$1,013,230 for five years; and

WHEREAS, the County has the opportunity to transition from the current on-premise software to a cloud-based infrastructure which will reduce maintenance costs and provide reliable disaster recovery abilities, for a cost of \$855,000 over the next five years; and

WHEREAS, funds are available in the General Fund for the first contract year, with subsequent contract terms 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 17th day of January, 2023, that the County Administrator be and he hereby is authorized to execute a contract for five years with CentralSquare Technologies, LLC, for the purchase of a cloud-based Naviline Public Administration System, to include maintenance, support, migration, installation and other professional services, in a total amount not to exceed Eight Hundred Fifty-Five Thousand Dollars (\$855,000), unless amended by a duly-authorized contract amendment.

UNFINISHED BUSINESS

Dr. Yeung asked if they could hear the two items pulled from consent first.

Ms. Vanuch noted that the items pulled from consent were typically appended to Unfinished Business.

Ms. McClendon responded that if the Board would like to adjust the order of the agenda, then it would require a motion and a second, and the motion would have to pass with a 2/3 vote from the Board.

Ms. Gary motioned, seconded by Mr. Coen, to move Item 4 and Item 5 pulled from the Consent Agenda to Item 14 and Item 15, respectively.

The Voting Board tally was:

Yea:	(4)	Allen, Coen, Gary, Yeung
Nay:	(3)	Bohmke, English, Vanuch

The motion failed.

Item 14. Budget and Management; Amend the FY2023-32 Capital Improvement Program (CIP) to Move Forward Elementary School #18 to Begin In FY2023 and Postpone Hartwood Elementary School Rebuild to FY2027.

Ms. Light said that at the joint work session with the School Board, the School Board requested that Elementary School #18 replace the Hartwood Elementary School rebuild in the FY 23 to FY 32 CIP. She said that the School Board's request would permit Elementary School #18 to begin construction in FY 23.

Ms. Light said that according to bond counsel, there was no need for a new public hearing, and if the Board chose to amend the CIP, Hartwood would begin construction in 2027. She said that there were no changes or increases to the cost, and the only change was the timing of the projects.

Ms. Vanuch said that when the item was before the Board under New Business in December, they had requested additional information from the School Board about their reasoning for the request. She said that the School Board had expressed that they were not able to acquire land in their desired location because they did not have permission to build Elementary School #18. She said that it was disclosed at the meeting that it would be in the same location as the proposed Hartwood rebuild. She said that the School Board could acquire the land and move forward with the project, but it was a matter of adjusting the CIP during the budget cycle to reflect the appropriate school to be built on the land. She noted that the Board had a closed session to discuss school site locations with the superintendent.

Ms. Vanuch motioned, seconded by Mr. English, to defer the item to the last item of business and to take action after the closed meeting with the superintendent.

The Voting Board tally was:

Yea:	(5)	Bohmke, Coen, English, Gary, Vanuch
Nay:	(2)	Allen, Yeung

Item 15. Planning And Zoning; Consider Referring To The Planning Commission Proposed Amendments To The Comprehensive Plan And The Zoning Ordinance Regarding Solar Facilities And Energy Storage Facilities.

Mr. Mike Zuraf, Planning and Zoning Department, said that solar energy generation and energy storage was an emerging industry with growing demand throughout the County. He said that the

land use impacts required special consideration. He said that there were two solar proposals under review, and they would be before the Board in a few months. He noted that the comprehensive plan and the ordinance addressed solar energy to a limited extent, and it lacked appropriate evaluation guidelines.

Mr. Zuraf said that the joint work session of the Board and Planning Commission in September was held to discuss solar energy. He said that after the meeting and upon request of the Board, the Commission formed a committee to develop draft amendments for the comprehensive plan and zoning ordinance for solar and energy storage.

Mr. Sera said that the committee sought input from staff, Dominion Power representatives, comments received from environmental groups, such as Friends of the Rappahannock, and solar developers. He said that on December 14, the Commission recommended forwarding the committee's draft amendments to the Board, and the recommendations were attached to the Board materials.

Mr. Zuraf said that the proposed guidelines would apply County-wide for any proposals coming forward. He said that for the comprehensive plan and zoning ordinance to reflect the latest innovations in land use, staff recommended adoption of the proposed resolution, R23-26, which would refer the draft comprehensive plan guidelines and zoning ordinance to the Commission to conduct public hearings to make a recommendation to the Board.

Ms. Bohmke motioned, seconded by Ms. Vanuch, to approve R-23-26.

Ms. Vanuch clarified that the Commission would be given the unilateral authority to make edits.

Mr. Zuraf responded that it was included in the resolution.

Ms. Bohmke noted that many lessons had been learned regarding solar facilities and stormwater management.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung

Nay: (0)

Resolution R23-26 reads as follows:

A RESOLUTION TO REFER TO THE PLANNING COMMISSION AN ORDINANCE TO AMEND AND REORDAIN STAFFORD COUNTY CODE SEC. 28-25 "DEFINITIONS OF SPECIFIC TERMS;" SEC. 28-35, "TABLE OF USES AND STANDARDS;" AND SEC. 28-39 "SPECIAL REGULATIONS" TO AMEND THE DEFINITION FOR PUBLIC UTILITIES AND ESTABLISH STANDARDS FOR SOLAR FACILITIES AND ENERGY STORAGE PROJECTS AND PROPOSED AMENDMENTS TO THE "STAFFORD COUNTY VIRGINIA COMPREHENSIVE PLAN 2016-2036 2021 5-YEAR UPDATE," ADOPTED ON NOVEMBER 16, 2021, AS LAST REVISED

(COMPREHENSIVE PLAN), REGARDING SOLAR FACILITIES AND
ENERGY STORAGE PROJECTS

WHEREAS, solar energy is an emerging industry with growing demand throughout the Commonwealth of Virginia; and

WHEREAS, there are common land use issues and potential impacts related to solar facilities and energy storage projects (Solar Facilities) that may be considered by a locality depending on the characteristics of each individual site and surrounding area; and

WHEREAS, the Comprehensive Plan includes general goals and recommendations related to the development and location of Solar Facilities but does not address specific land use guidelines for evaluation of Solar Facilities; and

WHEREAS, the Board desires to establish zoning and development standards for Solar Facilities; and

WHEREAS, pursuant to Resolution R22-297, the Board requested the Planning Commission develop such standards; and

WHEREAS, the Planning Commission drafted proposed Ordinance O23-01 and proposed amendments to the Comprehensive Plan pursuant to Exhibit A, in response to the Board's request; and

WHEREAS, the Board desires to refer proposed Zoning Ordinance and Comprehensive Plan amendments to the Planning Commission for it to hold public hearings and provide its recommendations;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that proposed amendments to Stafford County Code Sec. 28-25 "Definitions of specific terms;" Sec. 28-35, "Table of uses and standards;" and Sec. 28-39 "Special regulations," pursuant to proposed Ordinance O23-01, 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 proposed amendments to the Comprehensive Plan pursuant to Resolution R23-10 with Exhibit A are referred to the Planning Commission for its review, to hold a public hearing, and provide its recommendation to the Board; and

BE IT STILL FURTHER RESOLVED that the Planning Commission is authorized to make modifications to proposed Ordinance O23-01 and to the proposed amendments to the Comprehensive Plan as it deems necessary and appropriate.

Item 4. County Administration; Recommend to the Circuit Court the Reappointment of Mr. Abraham Panjshiri as a Member of the Board of Zoning Appeals Filling the Garrisonville Seat.

Mr. Coen motioned, seconded by Ms. Allen, to approve proposed Resolution R23-40.

Mr. English clarified that Mr. Panjshiri was 19 years old.

Dr. Yeung said that Mr. Panjshiri was 19 years old.

Mr. English said that to serve on the BZA, members should be older.

Ms. Bohmke said that appointments to the BZA made major decisions on people's homes and businesses. She said that Mr. Panjshiri did not have the life experience, wisdom, and common sense.

Ms. Gary said that issues regarding the nominee's age were not valid. She said that there were no other concerns regarding Mr. Panjshiri other than his age, so she would continue to support his nomination. She said that Mr. Panjshiri had already served in the position for the past year. She said she understood the concerns regarding age, but some people did not take 50 years to mature and process their learned experiences. She said that Mr. Panjshiri's age was not a valid reason, so she would continue to support his nomination in the absence of any other factors against his nomination.

Mr. Coen said that he supported Mr. Panjshiri's nomination. He said that people had the right to vote at the age of 18, and people were allowed to serve in the military at the age of 18, and both of those actions were major decisions that had impacts. He said that young people today had far more life experiences than young people before. He noted that there were no concerns regarding Mr. Panjshiri's current service on the BZA.

Ms. Allen noted that Mr. Panjshiri had a clean background and legislative record. She noted that the youngest mayor in the country was 18 years old.

Dr. Yeung said that she would support Mr. Panjshiri's nomination because they needed young individuals with diverse backgrounds to serve on the BZA. She noted that Bill Gates was 16 years old when he developed his business.

The Voting Board tally was:

Yea:	(4)	Allen, Coen, Gary, Yeung
Nay:	(3)	Bohmke, English, Vanuch

Resolution R23-40 reads as follows:

A RESOLUTION TO RECOMMEND THE REAPPOINTMENT OF A MEMBER
TO THE STAFFORD COUNTY BOARD OF ZONING APPEALS

WHEREAS, pursuant to Virginia Code § 15.2-2308 and County Code Sec. 28-341, members of the Board of Zoning Appeals (BZA) shall be appointed by the Circuit Court; and

WHEREAS, County Code Sec. 28-341 authorizes the BZA to consist of seven members; and

WHEREAS, the term for the Garrisonville District seat expired on December 31, 2022, and the Board desires to recommend reappointing Abraham Panjshiri to the seat, who has indicated a desire to be appointed; and

WHEREAS, the Board desires to recommend to the Circuit Court the reappointment as described below;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that

<u>NAME</u>	<u>DISTRICT</u>	<u>EXPIRATION DATE</u>
Abraham Panjshiri	Garrisonville District	December 31, 2027

be and he hereby is recommended for reappointment for the district and term stated above to the Stafford County Board of Zoning Appeals; and

BE IT FURTHER RESOLVED that the County Administrator or County Attorney, or his or her designee, shall provide a copy of this Resolution to the Circuit Court.

Item 5. County Administration; Appoint Ms. Carol Walker to the Rappahannock Area Community Services Board for a Term Expiring June 30, 2025.

Ms. Bohmke motioned, seconded by Mr. Coen, to approve the appointment of Ms. Carol Walker to the RACSB.

Ms. Vanuch clarified that they appointed Mr. Snellings to the Social Services Board.

Dr. Yeung said that was correct.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay:	(0)	

NEW BUSINESS

Item 16. County Administration; Consider Appointing Mr. Steven Herman to the Telecommunications Commission Representing the Griffis-Widewater District for a Term Ending December 31, 2023.

Ms. Vosburg said that the appointment was to represent the Griffis-Widewater district on the Telecommunications Commission (TCC). He said that the individual nominated by Ms. Allen was Mr. Steven Herman. He said that the nomination was a four-year term.

Mr. English asked how many vacancies were left on the TCC.

Ms. Gary said she had one appointment that was not reappointed. She said she was unable to reach either of her nominee choices, so the position was vacant.

Mr. English noted that there were issues with achieving a quorum. He clarified that there would be a quorum if they approved the nomination.

Mr. Coen asked if the item could be considered time sensitive, or if they had to wait to take action until the next meeting.

Ms. McClendon responded that the TCC had canceled its February meeting, so the Board had time to consider the appointment. She said that based on the last meeting, there were three vacancies in addition to the present appointment on the TCC.

Ms. Vanuch asked if TCC members had to live in the district they represented.

Ms. McClendon responded that TCC members did not have to live in the district they represented.

Ms. Vanuch asked which districts had vacancies on the TCC.

Ms. McClendon responded that the vacancies were in George Washington, Falmouth, Griffis-Widewater, and Aquia.

Ms. Vanuch said that there was an applicant in her district who was qualified and had a background in telecommunications if other Board members were interested in appointing them.

Item 17. Planning and Zoning; Consider Authorizing the Initiation of an Application for Zoning Reclassification from the R-1, Suburban Residential to the M-2, Heavy Industrial Zoning District on County-Owned Tax Map Parcel No. 45-98.

Mr. Jeff Harvey, Director of Planning and Zoning, said that the County owned approximately five acres of land formerly used as a landfill. He said that the land was zoned for residential use, but the EDA had approached the Board about acquiring the property for the expansion of First Line Technologies (FLT). He said that FLT was currently located on a property zoned M-1 light

industrial and M-2 heavy industrial. He said that the Board had previously authorized staff to move forward with initiating a zoning reclassification of the County's property. He said that the request was to rezone the residential zoning to M-1 light industrial.

Mr. Harvey said that as staff compiled the rezoning application, they consulted with the applicant and advised them that they required additional information. He said that the applicant advised staff that they had a preference for M-2 zoning instead of M-1. He explained that M-2 zoning allowed all of the uses in the M-1 zone, and it allowed for additional heavy manufacturing uses. He said that heavy manufacturing was defined as activities that created a chemical transformation of materials into new products.

Mr. Harvey said that the applicant indicated some of the items they produced involved heavy manufacturing. He said that the Board had control over the zoning of any County-owned property. He said that if the Board wanted to convey the land to another party, such as the EDA or another property owner, then the Board had the authority to impose restrictive covenants or other restrictions on the use of the property.

Mr. John Holden, Director of Economic Development, said that the applicant continued to explore how to expand their business and operations. He said that FLT was working with a European company to expand its technology in the County. He said that they were looking at the production of environmentally chemical uses for the formulation of disinfection and pharmaceutical products.

Mr. Holden said that the production took place entirely in a sealed vessel, and there was no discharge into the sewer, and vapor extracted from the process was captured and filtered and periodically disposed of as solid waste. He said that the work was done in partnership with a German chemical facility which had operated for 15 years in Europe with no incidents or accidents. He said that FLT intended to create a new product line and enhance their current product lines with the new technology. He said that more information could be provided to the Board.

Ms. Vanuch clarified that the item was originally on the Consent Agenda and had been moved to New Business. She clarified that the Board had previously changed the rezoning from R-1 to M-1.

Mr. Harvey responded that Ms. Vanuch was correct, the original request approved by the Board was to pursue M-1 rezoning on the property.

Ms. Vanuch clarified that they had already voted to rezone the property to M-1.

Mr. Harvey clarified that the Board had authorized moving forward with an application to rezone the property to M-1, but there had been no public hearings because staff was still undergoing the process of preparing the applications when they became aware of the request for M-2 zoning from FLT.

Ms. Vanuch said that they needed to be provided with a list of what the M-1 uses were and what the M-2 uses were to provide restrictive covenants on the land. She said that they needed to ensure a more intense industrial use did not replace FLT in the case the property was sold.

Ms. Gary requested more information regarding the zoning classifications.

Ms. Bohmke said she was concerned with the item being included on the Consent Agenda because of the zoning change. She said she had requested to know why the zoning had changed and what had changed in the company's business plan. She requested more information regarding the vapor that was collected. She noted that the area was surrounded by residential uses. She said that the Main Line project was approved by the Board, and the Rappahannock Landing was across the street. She requested more information regarding the contained chemical product.

Mr. Holden said that responses to the questions from Ms. Vanuch and Ms. Bohmke could be returned to the Board. He said that the item would either move to the Consent Agenda or Unfinished Business at a future meeting.

Mr. Coen noted that FLT moved to the County looking to expand its operations. He said that FLT made chemicals used by the military and police to counteract the effects of chemical weapons and drugs. He said that FLT helped sanitize schools during the COVID-19 pandemic. He said that the County had a large military presence and a commitment to helping public safety.

Mr. English asked how many of the companies were using the technology in the U.S. and whether any leakages had been addressed.

Dr. Yeung said that she wanted to know what a friendly chemical was. She requested a list of the chemicals used.

Item 18. Discussion on Data Centers; Requested by Supervisor Meg Bohmke.

Ms. Bohmke noted that she discussed the information during her Board comments. She asked if there was opposition from supervisors related to gathering additional information on water and electricity uses of the data center. She said that there had been water issues in the Piedmont area.

Ms. Gary said that she agreed. She said that there was a committee that was collecting information. She said that there were impacts they needed to understand.

Mr. Vosburg said that it was requested to hold a joint work session with the Planning Commission on data centers. He asked if the intention moving forward was to gather information and schedule a joint work session or to come back before the Board first.

Ms. Bohmke said she preferred to have a joint work session, but she would support a motion to have the information come before the Board before holding a joint work session. She noted that Loudon County used to be known as the world capital of data centers, but it was now Prince William County. She said that Loudon County had learned a lot regarding data centers, and

Stafford should not make the same mistakes. She noted that Senator Mark Warner had offered the County support in managing data centers.

Dr. Yeung proposed that information first come before the Board before holding a joint work session with the Commission.

Ms. Vanuch said that the joint work session with the Planning Commission on solar energy was helpful. She said that for the work session, they emailed their concerns and questions to staff, and staff collected research and put together a presentational video presented to the Board and the Commission. She said that they were able to share concerns between the two bodies at the meeting. She requested that staff perform research and then present the information at a joint work session before determining if they needed to hold a joint meeting.

Mr. Coen said that the process for the solar energy work session helped the Commission provide an excellent report that expedited the process. He said that he was in favor of a joint work session.

Item 19. Discuss Establishing A Committee To Address Affordable/Variety Housing; Requested by Supervisor Monica Gary.

Ms. Gary noted that the County had many needs related to a growing population, schools, and infrastructure. She said that forming a committee to address how to move forward on housing affordability and variety would be wise for the County. She said that decisions were brought before the Board regarding rezonings, and it seemed there was a split that was difficult to navigate.

Ms. Gary said that they should form a committee to determine how the County handled such decisions. She said that there were people who needed housing in the County, and they needed a greater variety of housing. She said that there was one development in Ms. Bohmke's district for senior living.

Ms. Gary requested that the Board establish a committee to include Board representatives and stakeholders. She said that people had reached out to her indicating they would be in favor of serving on the committee. She said that there had been record-high evictions. She said it would be wise for the Board to have a discussion outside of the regular meeting on a path forward through future rezonings.

Ms. Vanuch said that she was not opposed to the idea. She said that during the strategic planning work session, the Board wanted to define affordable housing. She noted that the Board retreat was in February, and the topic was not included on the agenda. She said that before they moved forward with decisions as a Board, they should determine their definition of affordable housing. She said that the committee should have a specific charge so that it was focused. She requested that they discuss the item at the Board retreat before making any decisions.

Ms. Gary said she agreed with Ms. Vanuch's suggestion. She said that the item could be brought back as New Business after they established some definitions as a Board.

Ms. Bohmke noted some supervisors would be in Richmond on Thursday for business at the General Assembly (GA). She said that the High Growth Coalition was tracking items moving through the GA focused on housing issues. She clarified what types of housing they were considering—low-income, affordable, or workforce. She said that they should monitor the progress of the GA bills.

Mr. Coen said that there was a development on Route 610 where the affordable housing required a \$120K per year salary. He said that there were other grants and other ways to finance projects, and the Board needed to be informed.

Ms. Allen said that they should be mindful to use the correct state and federal definitions of affordable housing. She said that they should focus their understanding on the available resources because it would be the quickest way for the County to address the needs of its citizens.

Mr. English said that the problem with affordable housing was that subdivisions were not built with the same variety, and they were not affordable.

Ms. Gary said that a committee focused on affordable housing and housing variety would help navigate the problem.

Dr. Yeung said that affordable housing was needed for teachers and firefighters. She said that Ms. Bohmke had discussed the item often. She noted that Ms. Allen had worked in her district to discuss affordable housing and workforce housing. She said that she was considering affordable housing in Embrey Mills. She said that people wanted to live in beautiful areas even if they could not afford to. She requested that the County Administrator review the necessary parameters.

Item 20. Discuss GFL Trash Service Issues; Requested by Supervisor Crystal Vanuch.

Ms. Vanuch noted that several people came before the Board during public comment, and the Board had received several complaints regarding GFL trash service. She said that they were hearing complaints regarding failure to provide service for contracts with HOAs, such as pickup times and bulk removal. She said that trash sat for weeks creating road hazards, environmental hazards, and litter.

Ms. Vanuch said that GFL was missing trash collection days, and they were not returning calls from constituents. She said that GFL had promised refunds to customers who had provided cancellation of contracts with notice, but they had not returned the refunds. She said that GFL had failed to provide service, and the trucks often were overflowing and dropped trash. She said that DEQ had been called to evaluate issues in the roadways.

Ms. Vanuch said that she requested staff add up the complaints, which only staff had received related to GFL service, from July through September, and in that time, they received 255 phone calls. She said that the issue was causing the County to use its funds and staff time to address the issues of a private company. She said that the County had waited long enough for GFL to address the issues. She said that some actions may be illegal, such as withholding refunds.

Ms. Vanuch said she requested staff to pull staff emails and her emails on the topic of GFL complaints, and it resulted in over 7,000 pages of complaints to the County government over the past few months regarding GFL challenges. She said that something had to be done. She requested that Ms. McClendon and Mr. Vosburg research and return to the Board with options for the County to take action against GFL. She said she would prefer to draft a letter to Attorney General Miyares for him to launch an investigation since GFL was not located in the County.

Mr. English said that he had an issue with GFL. He said that trash collection was a problem, and the company was based in Canada. He said that he supported Ms. Vanuch's request to take the matter to the Attorney General's Office.

Ms. Gary noted that there were issues with GFL. She asked how far back the emails were pulled.

Ms. Vanuch said the emails were pulled from January.

Ms. Gary clarified that the 7,000 emails included every issue with GFL. She requested to know how many of the complaints were more recent since the Board had taken mitigating measures. She said that the Board may not need to elevate its response, and more conversations were needed. She said that the County had addressed several issues with GFL that had been resolved.

Ms. Allen said that she was not opposed to conversations with GFL. She said that GFL representatives had been responsive to mitigating challenges they faced as a new company. She noted that constituents were frustrated, but she was unsure of how to launch an investigation other than through the Attorney General. She said that the County had an open-permit process for any trash collection service.

Ms. Allen said that GFL was not prohibiting other competition from coming to the County, and to be a monopoly, the company had to actively engage in preventing competition in the market. She said that the application process was not controlled by GFL, and GFL had not prevented other companies from applying to collect trash in the County. She said she was not yet in support of involving the Attorney General's Office.

Ms. Bohmke noted that GFL had purchased other businesses over the last two years. She said that when GFL purchased County Waste, they saw a large uptick in service problems. She said that GFL purchased two other companies over the past two years. She said that she and Ms. Gary were inundated with complaints because they were on the R-Board.

Ms. Bohmke noted that Danny Shifflett, GFL General Manager, had responded to all of her communications. She said that the issue was larger than local management. She said that GFL did not have enough staff to answer the phones and provide answers related specifically to customers' circumstances and billing. She said that people wanted account credits for missed trash collection. She said that the answers she received from the corporate representatives did not relate to Stafford County. She said that they had to find some other way to get the attention of GFL.

Ms. Vanuch responded that the County did not have investigative powers, and they did not have the staff to look into individual customer complaints. She said that the Board should have staff identify options for the County to push GFL to action to ensure the constituents were cared for. She said the issues were recent and ongoing. She said that staff should not waste time handling issues with GFL. She said that the Board should have the information to know how to best move forward. She said that County residents deserved better than the service provided by GFL.

Ms. Gary said that she was in support of Ms. Vanuch's recommendation, and she was also receiving calls about billing issues. She said that the Board should address the issues if they could. She said that the recent complaints were important. She said that she supported helping the constituents and determining how to best move forward.

Mr. English said that the company seemed like a monopoly for his constituents. He said that the complaints were about billing. He said that they should address the problem through the Attorney General's Office.

Ms. Vanuch clarified that the item would come back before the Board at the next meeting under Unfinished Business, and Mr. Vosburg and Ms. McClendon would present options that the Board could take and information that could be provided to constituents.

Dr. Yeung stated that the County Administrator and County Attorney would bring information to the Board at the next meeting.

CLOSED MEETING

At 4:56 p.m., Mr. Coen motioned, seconded by Ms. Bohmke, to adopt Resolution CM23-02 to authorize closed session.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
No:	(0)	

Resolution CM23-02 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for discussion and consideration of certain Board appointments; 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 17th day of January, 2023, that it be and hereby does authorize discussion of the above matters in Closed Meeting.

CERTIFY CLOSED MEETING - SEC. 2.2-3711 (A)

At 5:37 p.m., the meeting reconvened and Mr. Coen motioned, seconded by Ms. Vanuch, to adopt Resolution CM23-02 (C) to certify the closed meeting.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
No: (0)

Resolution CM23-02 (C) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE STAFFORD
COUNTY BOARD OF SUPERVISORS IN A CLOSED MEETING ON
JANUARY 17, 2023

WHEREAS, the Board has, on this the 17th day of January, 2023, 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 17th day of January, 2023, 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.

NEW BUSINESS

Item 21. Treasurer; Consider A Request to Increase the County's Authorized Strength to Convert a Revenue Collection Specialist II Position from Part-Time to Full-Time.

Ms. Heather Mitchell, Chief Deputy Treasurer, stated that Treasurer Rudy was recovering from an illness, so she would be presenting this item. She said that Treasurer Rudy requested the Board's approval to convert a part-time position to full-time. She explained that during the FY23 budget process, a full-time position was requested to fulfill the responsibilities of processing mailed-in payments for utilities and taxes.

Ms. Mitchell said that the payment processing was previously serviced by the County's bank's lockbox services, however, the bank underwent a major lockbox service consolidation effort. She continued that in October 2021, the operations were moved from Baltimore to Philadelphia. She said that the Treasurer's Office and citizens experienced multiple processing issues which led Treasurer Rudy to decommission the service and bring the process in-house.

Ms. Mitchell said that the FY23 full-time position request was removed, and now that the Treasurer's Office had processed the mailed utility and tax payments in-house over the past year, it was more evident that the position was needed. She said that the Treasurer deemed the request to be time sensitive and requested the Board's approval of R23-08.

Ms. Vanuch said that she believed the item did not need to be marked time sensitive. She said that the item had been brought forward in the budget, but it did not make the cut. She said that they were close to the next budget season, so they should wait to review the position with the other headcount positions. She said she did not support the time sensitive request.

Ms. Gary asked what the savings were from performing the work in-house.

Ms. Mitchell responded that Treasurer Rudy would have to provide the information later.

Dr. Yeung asked if system changes were made for efficiency reasons.

Ms. Mitchell asked if Dr. Yeung was referring to the lockbox services or the in-house work.

Dr. Yeung responded either.

Ms. Mitchell responded that when they used the lockbox services, it decreased from 20 lockbox processing centers to six. She said that the County's center was in Baltimore, but when the bank consolidated, the services were moved to Philadelphia, which was having processing issues.

Dr. Yeung said that she did not see a report about reducing the current workload issues. She asked if they improved technology to make the online process easier.

Ms. Mitchell asked if Dr. Yeung was referring to online payments.

Dr. Yeung said yes.

Ms. Mitchell said that they had transitioned to online payments, and Treasurer Rudy would discuss the matter at a later meeting.

Dr. Yeung asked if enough work was generated to justify the transition of the employee from part-time to full-time. She asked what the figures were in 2019 and whether they were considered. She requested figures showing a pre-pandemic and post-pandemic comparison. She asked whether the \$15K figure was in addition to the employee's salary.

Ms. Mitchell responded that Treasurer Rudy would have to answer the question.

Ms. Bohmke said that there were outstanding questions on the matter, and while it was requested to deem time sensitive, it did not seem appropriate given the outstanding questions.

Mr. English asked what the part-time salary was.

Ms. Mitchell said that she did not know.

Mr. English requested information about the part-time and full-time salaries.

Mr. Coen requested information regarding the increased benefits cost. He asked if there was funding in the budget to afford the increased costs and full-time position.

Ms. Allen said that she agreed with Ms. Vanuch that the item should be addressed during the budget session. She said that if the Treasurer wanted to deem the item time sensitive, then it should have waited until the next meeting because Ms. Mitchell was unable to answer the Board's questions. She said that they should wait until the budget process.

Item 22. County Administration; Designate Additional Holidays for Calendar Year 2023 for County Employees.

Mr. Vosburg said that the County followed the set holiday schedule provided by the state. He said that the proposal was to dedicate the County holidays at the beginning of the year. He said that there was an additional half-day related to Thanksgiving and Christmas holidays.

Mr. Vosburg said that the prior calendar year, the Board adopted a holiday for Good Friday. He said that included in the proposal was a floating holiday that could be utilized for Good Friday or another holiday. He said that the proposal provided to the Board gave the same number of holidays from the prior calendar year, but one was turned into a floating holiday.

Ms. Allen said that a floating holiday was better than standalone scheduled holidays. She noted that the hospital she worked for had floating holidays.

Mr. English said that he would like the holiday to remain scheduled for Good Friday.

Ms. Vanuch asked if the proposal would impact holiday pay.

Mr. Vosburg said that they followed the state calendar per policy, so the holidays were in place. He said that the change was the floating holiday, and the impact would be that no one could use the floating holiday until the proposal was adopted.

Dr. Yeung said that everyone should have a floating holiday to use as they wished, and she supported the proposal.

Item 23. Update on Mary Washington Healthcare; Requested by Supervisor Crystal Vanuch.

Ms. Vanuch noted that the Board had received emails from County employees and federal workers with Blue Cross Blue Shield insurance who utilized Mary Washington Healthcare providers. She said that they had received an email from Mary Washington requesting the Board to support the request for Blue Cross Blue Shield to support the 24% reimbursement rate increase.

Ms. Vanuch said that if the Board were to support Mary Washington's request to have Blue Cross Blue Shield increase the reimbursement rates by 24%, then the County would also be paying the 24% increased rate, and the cost would fall on taxpayers. She said that if Mary Washington were to adopt the measure, it would mean the County's rates could increase to 24%, which was approximately \$3M.

Ms. Vanuch said that federal employees had the option to sign up for full-coverage healthcare with high premiums, but there were other plans with co-insurances. She said that if they allowed the rate increase, then co-insurance rates would increase by 20%. She said that they should not encourage the increase in healthcare costs. She requested that the Board not support Mary Washington's request. She requested that Blue Cross Blue Shield and Mary Washington negotiate a new deal at their next meeting. She said that the item should remain on the agenda to provide the constituents with updates moving forward.

Ms. Gary said that healthcare was important to people in the County, and it had become unaffordable. She thanked Ms. Vanuch for bringing the impacts to the Board's attention.

Ms. Allen said that the County Administrator recommended that the two parties figure it out because these were negotiation tactics. She said that she worked for Stafford Hospital, which was a subsidiary of the Mary Washington Hospital system. She noted that the costs incurred by the facilities and the providers were increasing, and they had to compete with surrounding providers.

Ms. Bohmke noted that Ms. Vanuch had a background in healthcare and was able to help the Board negotiate the topics. She said that the rate increases could not be exorbitant and at the expense of County residents. She said that people in the community did not understand that negotiations were ongoing. She requested that the County maintain the status quo and that any additional information be shared with the Board.

Dr. Yeung noted that she had been involved with healthcare IT for her whole adult life. She said that the parties would continue to negotiate, and if they did not come to an agreement, individuals may need to change their healthcare. She noted that the area was heavily military. She requested that the County Administrator keep the Board up to date on the process.

RECESS

At 6:00 p.m., the Board recessed its meeting until the evening session

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

PRESENTATIONS

Dr. Yeung stated that being Ms. Vanuch's Vice Chair last year was an honor that allowed her to learn a lot. She said that while they were from two different political parties, they got along after all. She said that she wanted to present Ms. Vanuch with a gift from the entire Board.

Ms. Vanuch said that the inscription on the gift read "Honorable Crystal Vanuch, Stafford County Board of Supervisors, Chairman 2021-2022."

Dr. Yeung thanked Ms. Vanuch for all of the work she had done.

PRESENTATIONS BY THE PUBLIC

Mr. Coen read the rules for public comment.

Dr. Yeung said that there were no speakers signed up for this section. She asked if there were any audience members who wished to address the Board.

1. Mr. Daniel Cortez, resident of 19 Hidden Springs Lane in the Aquia District, stated that yesterday was Martin Luther King, Jr. Day. He said that proud Americans of Hispanic descent saluted the legacy of this great man, acknowledged his profound words, hoping that his children and their children would live in a nation and not be judged by the color of their skin, but the content of their character. He said that racial advance was evident by the composition and leadership visible on this Board.

Mr. Cortez said that they saluted Supervisors Yeung's and Allen's historic presence as they acknowledged racial parity was a work in progress. He said that they were making progress, and the new leadership on this Board was a breath of fresh air in view of some of the nightmarish actions of last year. He said that voters sent firm messages to liars, elitists, and the inexperienced who misrepresented themselves and others for attempted political gain.

Mr. Cortez said that there were two disturbing issues today, one being that educators in Virginia were failing to inform parents and students about receiving National Merit Awards and perhaps other awards that affected their obtaining scholarships, which was blatant discrimination. He said that the Governor and Attorney General were taking responsible action, and clearly it was time to do hiring and firing. He said that he called on the Board of Supervisors to ensure that the School Board members were not examples of the orthern Virginia "will not" culture where educators engaged in the immoral practice of hiding students' nationally recognized academic achievements. He said that in Stafford, they must have total transparency, and if they were guilty of this practice, they should disclose it immediately and remove those educators who discriminated.

Mr. Cortez said that on a final note, it should be crystal clear that the Americans of Hispanic descent were identified as Latinos, Latinas, and Hispanics, and were not identified by

“Latinx” by those who sought to rebrand the community with a disgusting separatist term that did not protect the integrity of their identities. He said that they rejected the use of this term on this dais, by the School Board, or anyone who identified their community by such a divisive term, and demanded that it cease. He said that Hispanic and independent community leaders encouraged voters to reject any voter for office who used the disgraceful term, and to take action to prohibit the use of this pejorative. He said that the voters would be watching who acted and who did not.

2. Mr. Jeff Adams of Kellogg Mill Road in the Hartwood District. He said that the 3:00 p.m. session included discussion of a data center, and he would like to provide further information. He said that Mr. English knew that he had been a telephone engineer for many years, and had placed thousands of miles of fiberoptic cable in areas including Loudoun County, and had designed five different fiber companies going to the same building.

Mr. Adams said that these data centers required redundancy and wanted electricity from two different substations, and fiberoptic cable operated the same way. He said that they wanted to know that if something catastrophic happened in that building, there would be five or six fibers coming in from multiple directions so that it could not be shut down completely. He said that the Board of Supervisors did not have much say in the matter because most of those cables were put into the VDOT right-of-way under a VDOT permit.

Mr. Adams said that he had designed a job on Gallows Road in Merrifield near what was called the Merrifield Central Office, where the state redid the road and there were nine fiberoptic cables on that single road that had to be relocated. He said that they all agreed to go into the same ditch, which was a relief, because putting nine different cables down the road that had to be two feet apart from each other, depending on where the data center was located, there may not be the 50 feet of right-of-way required for the infrastructure.

Mr. Adams said that what it led to was companies cutting things later on, and it became an issue for the data centers and fiberoptic companies, because the service was only provided to them. He said that he would recommend that if a data center was approved in Ms. Bohmke’s district, that they encourage all of those companies put cables into the same ditch.

PUBLIC HEARINGS

Item 24. Planning and Zoning; Consider a Request for a Conditional Use Permit(CUP) to Allow a Warehouse Mini-Storage Facility With a Dwelling for a Watchman or Caretaker on Premises, in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 44-76 (Project Known as Celebrate Virginia Self Storage).

Mr. Harvey stated that this was a request for a Conditional Use Permit for Celebrate Virginia Self Storage, and the application was to include a mini storage facility with a dwelling for a night watchman. He said that the property was zoned B-2 urban commercial, located in the George

Washington District off of Celebrate Virginia Parkway. He said that tonight, the owner of Firehawk Property, LLC was being represented by Bruce Reese of Legacy Engineering.

Mr. Harvey showed a map on the slide that showed the zoning of the area as well as the general location, and on the map, the property was highlighted with a blue outline. He said that it bordered the Celebrate Virginia Parkway and the Banks Ford Parkway, along with two crossovers in the vicinity of the site that would be involved in discussing transportation access. He said that on the graphic, the red color corresponded to B-2 urban commercial zoning, heavy industrial zoning to the south, and to the west and north was more B-2 commercial zoning.

Mr. Harvey said that displayed on the screen was the Generalized Development Plan for the project, which included six total mini-storage buildings that comprised a little over 49,000 square feet. He indicated the location of the storage buildings and the proposed office building for the project and the caretaker residence. He said that the layout indicated that there would be one-way traffic flow with a blue dotted line, and to facilitate traffic flow, there would be three gates on the property that were highlighted in red.

Mr. Harvey said that the traffic circulation was an issue discussed with the Planning Commission, which had concerns about traffic flow in the area and recommended on the exterior travel lanes have a one-way pattern. He said that there was also a question about whether this facility could handle the maneuverability of trucks from renters of mini-storage space; the engineer, Mr. Reese, indicated that they had completed a turning-radius analysis and it should accommodate most trucks a typical resident would bring in to store materials. He said that in addition to indoor storage, there was outdoor storage, highlighted in the green area on the plan.

Mr. Harvey said that of significant note was that located on this property was an existing stormwater management pond to the north that served this property as well as several properties in the immediate vicinity along the parkway, and there was a Resource Protection Area that bordered the back side of the property, which performed as a natural buffer to the adjacent properties to the west and south.

Mr. Harvey stated that they had provided additional landscaping and screening along Celebrate Virginia Parkway in this vicinity as required by the code, and they also had additional screening in another area to mitigate impacts of the visual effect of the property. He said that all of the buildings would be one story in height in an attempt to be as least intrusive as possible.

Mr. Harvey said that currently, Celebrate Virginia Parkway had a raised median with controlled access to certain crossovers. He said that the top graphic on the slide showed the crossover at the closest location for traffic heading south down the parkway toward the retirement community; in order for them to access the property, they must make a U-turn at the nearest crossover, and if a truck was being used, it had to physically pull into the drive lanes to make that turn.

Mr. Harvey said that the other crossover that could be utilized to make a full turning movement included the access point at Traveler Trail, near the apartments along Celebrate Virginia Parkway, and the truck would partially go into the entrance already built in order to facilitate that turn

movement. He said that there was a lot of discussion at the Planning Commission with regards to this, and with the conditional use permit, the County and Board were only allowed to propose conditions onsite to mitigate impacts, and these were off-site impacts.

Mr. Harvey said that VDOT gave feedback about the VDOT-preferred options when issuing entrance permits for the project. He showed a slide that was an example of the two options that VDOT had, one being to create a bump-out near the south end of the property for additional swing room for vehicles to make that U-turn, and the other option was that VDOT would allow a protected left-turn lane from the parkway into the project, but not a left-turn out. He said that with the median, there would be a limited median break to facilitate access. He said that that was something that VDOT would assess before considering granting the entrance along the parkway.

Mr. Harvey displayed on the screen photo representations of the proposed storage facility. He continued to show an aerial photograph of a broader view of the existing conditions onsite, indicating the pond on the north part of the property, the RPA that came down through the site, and the intersection with the two roads. He said that it was noted that if someone was coming from the retirement community up the parkway and wanted to use the facility, in order for them to get back, they would go to the intersection with Banks Ford Parkway and navigate a U-turn there. He said that VDOT and the County were looking toward a project to potentially put in a modified roundabout which would also ease that transportation movement in that area.

Mr. Harvey showed an existing view from the street level of the property. He stated that the Comprehensive Plan recommended the area for suburban development as well as resource protection area, and the applicant was honoring the resource protection area by not proposing any development that would encroach into that area.

Mr. Harvey said that for suburban land use, the recommendation was that it either be for single-family detached housing, or be used for community-serving service, such as the proposed use. He said that mini storage in general served the nearby public and was not a large draw for traffic from outside the area, and the buildings would be low-rise in nature and would not conflict with the land use recommendations in the Comprehensive Plan and staff's opinion.

Mr. Harvey said that there were a number of development conditions. He said that the site would be in compliance with the generalized development plan, and there was some discussion with the Planning Commission about hours of operation to be from 6 a.m. to 10 p.m., limiting access to one entrance, and the buildings would be no greater than single-story in design in order to keep it unobtrusive.

Mr. Harvey said that the discussion with the mini storage buildings also included that they would have roll-up doors, and the Planning Commission was concerned and did not want to have interior corridors with this type of facility, so there was a limitation that there be no interior corridors. He said that the night watchman dwelling area would be identified on the plan and limited in square footage. He said that there was a conservation easement associated with the RPA, and no structures would be permitted within that environmentally sensitive area.

Mr. Harvey said that the one-way directional paving markings would be provided, the rear façade of all buildings would be screened from view of the parkways, the outdoor storage areas would be limited to the size and location on the generalized development plan, and the location of the outdoor storage from the parkway would be prohibited from being within 100 feet. He continued that the outdoor storage areas would also be limited to self-contained storage containers and licensed operable vehicles. He said that the Planning Commission had concerns that they did not want to see a lot of things stored onsite.

Mr. Harvey said that there was concern about making sure no one was utilizing the storage facility as a repair facility, so there would be no outdoor maintenance of any vehicles and additional standards for screening. He said that overall, staff found a number of positives with the project, including that it was consistent with the land use recommendations in the Comprehensive Plan recommendations, was consistent with community-oriented retail uses in the nearby facility, and the conditions could help offset negative impacts of any onsite issues.

Mr. Harvey said that again, the negative finding was that there was inadequate vehicular access to the site for larger vehicles and moving trucks. He said that staff recommended approval of the application with conditions pursuant to Resolution R23-15, and on November 9, 2022, the Planning Commission voted 5-1 with one absence to recommend approval.

Ms. Bohmke said that she had concerns about the larger trucks causing traffic issues. She said that Mr. Harvey earlier commented about Legacy Engineering having studied this.

Mr. Harvey said that they had a computer program that showed the turn radius for different-sized vehicles.

Ms. Bohmke said that she was concerned that as it related to VDOT, if the Board were to choose to move forward with this, some of the VDOT issues would not be addressed until later.

Mr. Harvey said that that was correct. He said that those would typically be a site plan-related issue where VDOT would regulate their access to the state road, which was the Celebrate Virginia Parkway.

Ms. Bohmke said that she did not like that at all.

Ms. Gary said that she shared similar concerns about the traffic. She asked when those adjustments to the traffic movements would be made.

Mr. Harvey said that the adjustments were the two VDOT-preferred alternatives that they discussed with the applicant and staff. He said that if he was the applicant, he would likely prefer to do the left-turn lane and median break, but Mr. Reese could speak to the client about this. He indicated on the slide the two access alternatives that VDOT found acceptable.

Mr. Coen said that he would wait to ask his questions until after the public comment.

Mr. Bruce Reese with Legacy Engineering said that Dr. Assan, the owner of the property, was overseas because he frequently did charity work with dentistry, and hoped to return later this month. He said that they appreciated the Board's support in this and agreed with all imposed conditions, and agreed with the staff and Planning Commission recommendations. He said that the issue was access to the property, which was interestingly positioned exactly between two crossovers, and any use of this property would require a U-turn if coming south on Celebrate Virginia Parkway.

Mr. Reese said that also interesting was that the original plans by VDOT included access into the property that allowed for traffic to enter as in the second option shown on the right side of the slide. He said that there were other ways for the U-turn to occur, but there would be one, and for regular vehicles, it would not be an issue at all. He said that Dr. Assan would embrace a left turn into this site and if given permission, he would work with VDOT to make that happen.

Mr. Reese said that currently, it would be relatively limited because Celebrate Virginia Parkway had a dual left turn that took away a lot of that room, and there would be room to get out of the traffic lanes heading south, but would not be a full deceleration location because there was not enough room in the median.

Mr. English asked how many tractor-trailers would come into the site on a daily basis.

Mr. Reese said that on a daily basis, it would likely be one per day, and they did not anticipate tractor-trailers.

Mr. English asked if they anticipated moving trucks.

Mr. Reese said that they anticipated smaller moving vans, but even smaller moving vans would have difficulty making that U-turn. He said that they absolutely agreed that it was an issue, and the good news was that there was a place for the vans to turn around, but it was one more crossover down.

Dr. Yeung opened the public hearing.

Mr. Coen read the rules for public comment.

Dr. Yeung said that there were no speaker cards, so if any audience members wished to speak, they should approach the podium.

Mr. Coen said that he had some questions for the applicant.

Mr. Coen motioned, seconded by Ms. Gary, to defer the item and hold the public hearing open until the March 7, 2023 Board of Supervisors meeting.

Mr. Coen said that in the meantime, he would discuss this with the area residents, the applicant, and staff to get these questions answered.

Mr. Vosburg said they were checking on a date that may dictate that deferral.

Ms. Bohmke said that she hoped that Supervisor Coen could bring back additional information as it related to the truck turnarounds, because that was an issue that gave her concern. She said that while she understood that that parcel had its fair share of challenges, they did not necessarily have to allow an applicant that used trucks, and if it were an applicant that used cars, they would not have this issue. She said that she looked forward to that additional information when the matter was back before the Board.

Mr. Coen said that he was curious as to what was going to be done with the rest of the property, since the map indicated that the development would not cover the entirety, and he was curious about the map that showed the development touching the resource protection area. He stated that of particular concern was the outside storage being right along the resource protection area, and if vehicles were present, the oil could be leaking out. He said that there was description of more landscaping, but Slide 7 showed no landscaping, so he would like to see what people driving on Celebrate Virginia Parkway would be looking at.

Mr. Coen said that he concurred with everyone who had questions about trucks and moving vans and the turnaround. He said that discussion was ongoing about two major activities potentially happening down that road, which were more senior housing or the bridge crossing for the Rappahannock. He said that he was interested in seeing what moving vans and that U-turn would do to the flow of traffic for either of those alternatives. He said that those two entities dealing with that also should give input, so he would like to hear from them. He asked why there could not be an entrance along Banks Ford Parkway that skipped the Celebrate Virginia Parkway entirely.

Dr. Yeung said that she wished as they could build as many schools as they did storage units. She said that she was afraid even medium trucks would have to make that U-turn movement on that road.

Ms. Vanuch motioned, seconded by Ms. Bohmke, to table the item until they received the necessary scheduling information.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay:	(0)	

Dr. Yeung said that the matter would be before the Board during tonight's meeting once the adequate information was received.

Item 25. Planning and Zoning; Consider a Request for a Conditional Use Permit (CUP) to Allow a Dog Daycare Center, Including Grooming and Overnight Boarding Services, Within the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 21-50B (Project Known as CUP22154480, Aquia Commercial Dogtopia Doggy Daycare).

Ms. Amy Taylor, with the Department of Planning and Zoning, said she would present Item 25, a request for a conditional use permit for Aquia Commercial Dogtopia Doggy Daycare, specifically a dog daycare center including grooming and overnight boarding services within the B-2, urban commercial zoning district. She said that this was located on Tax Map Parcel No. 21-50B within the Griffis-Widewater election district, and the applicant was Lynn Konetschni, with SecAct, LLC. She said that the owner was Aquia Commercial, LLC and that Jervis Hairston with Silver Companies was the primary contact for this application and representing the owner at tonight's hearing.

Ms. Taylor displayed on the screen a location map showing the site, located at the southeast corner of the intersection of Richmond Highway and Coachman Circle, specifically at the north end of Coachman, shown on the slide outlined in blue. She said that the property was currently zoned B-2, the urban commercial zoning district, and as shown consisted of a single parcel that was approximately 2.9 acres. She said that surrounding zoning districts were R-1 to the north and B-2 to the south. She said that the property was also subject to existing proffers associated with a prior rezoning in 2010, which rezoned the property from R-1 to B-2, and the original proffers established in 2010 were amended in September 2014.

Ms. Taylor indicated the generalized development plan, which depicted the layout of the proposed dog daycare center, specifically a "Dogtopia" facility. She said that the building would be single-story with a gross floor area of 5,950 square feet, and would be oriented toward Richmond Highway and Coachman Circle. She said that no direct access to Richmond Highway was proposed, and site access would be provided with a new full-access entrance on Coachman Circle. She continued that the parking area would be located along the northern and eastern sides of the building, and a fenced outdoor play area would be located to the rear, as shown in yellow, and a loading space and dumpster enclosure would also be located along the east side of the building.

Ms. Taylor said that all development would be located primarily within the northwest quadrant of the property and because a critical resources protection area occupied the southern portion of this site, a retaining wall was proposed along the northern boundary of the area, depicted in red. She said that a landscape buffer and street trees were proposed along Richmond Highway and Coachman Circle. She said that while the primary use would be dog daycare, additional ancillary services offered at a facility would include grooming and overnight boarding.

Ms. Taylor said that the application did not include architectural renderings for this application, or any photographic representation of existing facilities, but the site was subject to existing proffers that required the building design and placement and required the building to be constructed in general conformance with Exhibit A, shown on the slide. She said that due to the existing proffer requirements associated with the architectural renderings, they could expect a building of such general appearance.

Ms. Taylor said that the existing conditions of the property were that the property currently was undeveloped and much of the site was densely wooded, with site topography that sloped moderately to the south, with significantly steeper slopes throughout the central portions of the property. She said that as noted previously, a critical resource protection area was located at the

entire southern portion of the property, and a floodplain and stormwater easement occupied much of the same area.

Ms. Taylor said that the resource protection area occupied much of the area of the site, and there were existing stormwater and utility easements in various locations, with no sidewalk currently along the property frontage along Richmond Highway, but sidewalk did exist on the frontage on Coachman. She said that existing uses abutting the site included a church to the north, a car dealership to the southeast, and a recreational campground to the west, on the opposite side of Richmond Highway.

Ms. Taylor showed a photograph of the street view of the property from Richmond Highway, specifically at the intersection with the north end of Coachman. She said that the Comprehensive Plan currently identified the property as being within the recommended commercial corridor and suburban land use designations, which was where suburban scale of development was most appropriate. She said that staff noted that the proposed dog daycare center was consistent with many of the Comprehensive Plan recommendations and was an appropriate use within the commercial corridor, and the use was also consistent with the established development pattern along Richmond Highway and other commercial uses within the vicinity of the site.

Ms. Taylor said that the proposed conditions that would help offset any potentially negative impacts included the requirement of the development to be in general conformance with the GDP, that no new entrances onto Richmond Highway shall be permitted, the limit of hours of operation to be consistent with the existing proffers, to require dogs to be leashed in all parking areas, and to require outside play areas to be oriented away from Richmond Highway and be enclosed with a fence of no less than six feet in height.

Ms. Taylor continued that there was a requirement that landscaping be provided along the outside perimeter of outdoor play areas, prohibition of the use of outdoor dog runs, and the requirement that overnight boarding kennels be located inside the building, the limit of maximum dogs at the facility to 175, to provide and maintain a fire sprinkler system, and the requirement that the facility be monitored by a 24-hour security system.

Ms. Taylor said that positive aspects of the application were that the proposal was generally consistent with land use recommendations in the Comprehensive Plan, the proposed use was consistent with the established community-oriented commercial uses within the vicinity of the site, and the proposed uses would help ensure that any negative impacts were mitigated. She said that staff was unable to identify any negative impacts.

Ms. Taylor said that staff was supportive of the request and recommended approval of the application pursuant to Resolution R23-18. She said that on November 9, 2022, the Planning Commission voted 6 to 0 with one absence to recommend approval.

Ms. Allen said that she would address her questions to the applicant.

Ms. Bohmke said that in reading the Planning Commission minutes, she saw a tremendous amount of discussion about dogs running onto Richmond Highway, but the entrance was actually on Coachman Circle.

Ms. Taylor said that was correct.

Ms. Bohmke asked if the entrance was originally placed on Richmond Highway and was moved.

Ms. Taylor said no. She said that the existing proffers prohibited any entrances along Richmond Highway, so since the submittal of the application, the entrance had always been shown to be on Coachman.

Ms. Bohmke said that as they discussed how many dogs they would allow on the property, she was unclear on how many square feet of space it was.

Ms. Taylor said that she believed that the building was 5,950 square feet in size.

Ms. Bohmke said that she felt that it was arbitrary to a discussion that they decided to come up with 175 dogs after throwing out a few other random numbers. She asked if there was any data associated with square footage and the typical number of dogs allowed per square foot.

Ms. Taylor said that there was no specific data provided during the application process or during the Planning Commission stage that indicated a specific methodology was used to get the number of dogs, but she would have to defer to the applicant, who simply referred to her existing facilities and how many dogs they were able to accommodate based on the size of the building. She said again that there was no specific data provided or methodology to back that up.

Mr. Coen said that he agreed with Ms. Bohmke. He noted that the outdoor play area was 1,750 square feet, and he would assume that not all 175 dogs would be out there at the same time, but even for not that many dogs, it did not seem to be much acreage. He asked if there was any historical data for how much outdoor space was needed for the number of dogs.

Ms. Taylor said that this was the first dog daycare facility in Stafford County that had come through with a conditional use permit, so they were unaware of any methodology for anything prior, and she would have to defer to the applicant as to how they arrived at the square footage and the maximum number of dogs allowed.

Mr. Coen said that White Oak Animal Hospital had a dog daycare and an outdoor section. He asked if there were any comparable sites that could be analyzed for this purpose, because there should be something more concrete so that applicants knew what they were dealing with.

Ms. Taylor said that staff would have to research the prior use for the White Oak Animal Hospital and their dog daycare services offered, but her understanding was that it was an ancillary service to the veterinary service, which was the primary use, whereas in this case, this was the primary service offered at this facility.

Ms. Vanuch asked if anyone knew how big the Stafford County animal shelter was.

Ms. Taylor said that she was unaware of that data.

Ms. Vanuch said that by finding the square footage of the dog section of the animal shelter, it may give a better idea of what had been achieved before.

Mr. English asked about Calypso Kennels on Potomac Drive.

Ms. Taylor said that staff would have to research the past existence of facilities.

Dr. Yeung said that the Planning Commission spent a lot of time discussing the dogs and dog waste, and one of the questions that had arisen was the dogs being leashed, as well as the cars parking. She said that she was unsure of the parking issue.

Ms. Taylor said that the specific discussion during the Planning Commission meeting was the concern that unleashed dogs could potentially dart out into Richmond Highway, causing the potential for traffic accidents and risk to human life. She said that as a result, an additional condition was imposed at that time to ensure that all dogs would be leashed in the parking areas, and in addition to that, a concern was raised not for lack of parking being shown on the GDP, but similar to daycare services, they wanted to ensure customers had parking spaces closest to the building so that employees were not taking those spaces and that they were available to customers, so an additional condition was imposed for that item as well.

Mr. Jervis Hairston said that he represented the owner of the property, Aquia Commercial. He introduced Lynn Konetschni, the president of the operation, and stated she operated a facility in Spotsylvania County just west of Fredericksburg City. He said that most of the questions that came up could be answered by Ms. Konetschni sharing her experience with her other facility. He said that the issue of the number of dogs was not their number but a number that came out of the Planning Commission discussion.

Ms. Konetschni said that Dogtopia was an open-play daycare facility and did not operate as a kennel with individual runs for dogs. She said that at their current location, which was about 6,000 square feet, they had three playrooms and separated dogs based on size and temperament into playrooms, and evaluated dogs before coming in for daycare or overnight stays. She said that they also had canine coaches who monitored dogs in the playrooms and ensured that they were playing and interacting safely with each other. She said that in terms of their space at the new location, they were hoping to have either three or four playrooms, again separating dogs by size and temperament. She said that in the current location, their capacity was somewhere around 120, or about 48 dogs per playroom, but the number varied. She said that they did not come forward with a number or limit to the dogs, but that was something that came out of this process.

Ms. Allen said that the location of the property was in front of a significant subdivision. She asked what noise mitigation efforts would be made so that it did not become an issue.

Ms. Konetschni said that the current location was in a shopping center, but at this new location, it would be a standalone building. She said that Dogtopia was a franchise with a support office in Phoenix, and throughout the construction process, there were all sorts of sound mitigation processes that were employed to make sure that neighbors were not disturbed.

Ms. Allen asked if the outdoor play area would affect the sound.

Ms. Konetschni said that they would intend that the outdoor area have only some of the dogs outside at once.

Ms. Allen said that she would not expect all the dogs to be outside at once.

Ms. Konetschni said that they would let one playroom of dogs outside, so perhaps 20-40 dogs would be let outside at once.

Ms. Allen said that she was trying to picture the retaining wall's placement. She said that the aesthetics of the area were of concern to her, not because she opposed the idea, but because the location was directly in front of a large subdivision.

Mr. Hairston said that the retaining wall was between the proposed building and the environmental area, and the back of the environmental area was where the residential area began.

Ms. Allen said that when it turned into Coachman, it would be right there.

Mr. Hairston said that was right. He said that oriented to the building, the play area was behind it and closest to the Nissan dealership.

Ms. Allen said that she was familiar with Nissan's retaining wall.

Mr. Hairston said that the play area was also bordered by an eight-foot fence, so none of the dogs would be seen outside at any given time. He said that most of the services for the dogs were done inside, and it was not really an outside-based operation.

Ms. Allen said that she would personally like to see an actual rendering of what the building would look like as opposed to a general description so that constituents were aware of the appearance.

Ms. Konetschni said that there were renditions of her current Dogtopia and other Dogtopias, but they did not have one for this location yet because they wanted to make sure that the land could be purchased to build the dog daycare before going through the expense of getting a rendition of what the actual building would look like. She said that it would be similar to other Dogtopias, a one-story building.

Mr. Hairston said that there were also proffers in place that mandated what the building could look like and the materials to be used, so they were bound by those, which included the use of stone and natural and earth-tone colors. He said that Ms. Konetschni was correct in that they did not hire

an architect because they were unsure if they would be approved for the conditional use permit. He said that the quality was in place for what the building would look like based on the proffers.

Ms. Gary said that it sounded like they had noise mitigation worked into the actual building.

Ms. Konetschni said yes.

Ms. Gary asked if it was possible to include something like that between the outside play area and the residential area. She said it was a possible mitigation measure for residents, because she knew of people who would approve of the use but the residents had to live with some noise. She said that she understood that the dogs would be well-cared for and hopefully would not make too much noise.

Ms. Konetschni said that in their current location, there was a neighborhood behind them, and they had never had complaints from neighbors there. She said that one of the pet parents who currently brought their dog to them was on the Homeowner's Association of the neighborhood behind them, and he was very excited to hear that they might be opening in this location. She said that in her mind, the trees and natural environment would mitigate the sound more than anything they could do with fencing.

Ms. Hairston said that the site was 2.9 acres in size, and about 1.5 acres would remain undisturbed, with woods and trees. He said that the building, parking lot, and play area was concentrated on the front of the parcel, then the retaining wall separated it from the 1.5 acres of undisturbed, environmentally sensitive wooded areas, then the road that ran by the Nissan dealership, then the residents.

Dr. Yeung asked if the acreage at the site belonged to Dogtopia.

Ms. Konetschni asked if Dr. Yeung was referring to their current location.

Mr. Hairston said that the current location in Spotsylvania was in a shopping center.

Dr. Yeung asked if this acreage would belong to them once they decided.

Ms. Konetschni said yes.

Dr. Yeung opened the public hearing.

Mr. Coen read the protocol for public comment.

Dr. Yeung said that there were no speakers signed up, but now was the appropriate time for audience members to approach the podium.

1. Mr. Tracy Coyle said that he resided at 51 Bradbury in the Hills of Aquia subdivision of the Griffis-Widewater District. He said that he had been an individual homeowner since

2017 at Hills of Aquia, and was also a patron of the Dogtopia in Fredericksburg. He said that he had made some observations and questions that perhaps the applicant could address, which stemmed from what he had seen from his experience with items going on in that area of the neighborhood.

Mr. Coyle said that the orientation of it was at the northern end of Coachman Circle, which was a very busy area, and no stoplights at that immediate intersection. He said that a stoplight was at the base of the hill, directly across from the Wawa, and they had quite a bit of traffic on Route 1 immediately beside the area where the new location would be. He said that the items he brought to the attention of the Board and for the applicant to address were safety and traffic safety.

Mr. Coyle said that several items he had observed on the rendering of the map and plat that showed the narrowness of the drive entry and exit to the facility, and its commensurate match to the roadway for the access road at the church directly across from that. He said that was a four-way area of traffic, and there was currently only one stop sign on the church road, and Coachman Circle did not have any stop signs on it in that direction, so they should make certain that there were fair thoughts given to traffic mitigation, such as striping or signage, and confirmation or installation of safe stop signs there for traffic management since there was no benefit of a traffic light.

Mr. Coyle said that the question was whether to have sidewalk transitions put in where the driveway would now interrupt the existing sidewalk that was used widely by their residents and most likely by patrons or parishioners of the church, but they wanted the transitions put in. He said that question of landscape and easement for that area included that maintenance of that area currently was the Hills of Aquia Homeowners Association paid on a contract for a landscaper to cut grass along that area, and they believed there could be a good relationship for them to ensure that it would be safely maintained and kept clean, as they had dumping in the area, even to the back portion of where this new lot would be.

Mr. Coyle said that the Planning Commission meeting that he observed included a discussion of a fence along Route 1 to prevent the dogs from going out to that area, but he did not see one on the paperwork here. He said that he was curious why there was a condition for sidewalk installation to Route 1 when there was no sidewalk there and whether there was still to be a fence. He said that most of his questions were related to safety, mostly traffic safety, and then the items missing from the Planning Commission meeting.

2. Mr. Nick Jimenez resident of 2 Darden Court in the Hills of Aquia subdivision. He said that he had been there since 2017. He said that his biggest concern was noise, which several members of the Board brought up. He said that the Stafford County Code of Ordinance Sec.16-1 stated “hereby declare the public policy of Stafford County was to protect the citizens against excessive noise which is detrimental to life, health, and enjoyment of property.”

Mr. Jimenez said that violations of this were guilty of a Class 2 misdemeanor, with the confinement of up to six months in jail, and/or a \$1000 fine. He said that this was a B-2 zoning district, which by this definition, B-2 was from the hours of 7 a.m. to 10 p.m., and on the slide, it stated that the business was open at 6 a.m., meaning that they would immediately be outside of that ordinance with the times stated. He said that additionally, on the weekends they stated that they would be open at 7 a.m., and according to this definition, it should begin at 9 a.m.

Mr. Jimenez said that the maximum permissible sound levels for this B-2 commercial during the daytime was 65 decibels and the nighttime was 60 decibels. He said that he currently was speaking at 60 decibels, and an average dog bark was 80 to 100 decibels for one dog. He said that a human shouting was 80 to 90 decibels, and on a cold and quiet night, the sound would travel. He said that to receive exemptions, the noise should not endanger public health, safety, or welfare—and welfare was the focus.

Mr. Jimenez said that it may be more difficult to sell a home at current valuations if dogs were barking down the street. He said that the exemptions were based on the time and day that the noise would occur, the duration of the noise, its loudness, and whether the noise was intermediate or continuous. He said that he had a note that loud noises were prohibited in 16-6(a)7, allowing any animal or noise to create a noise that was plainly audible at least one minute or 10 consecutive minutes at a distance of 50 feet or more. He said that one dog could cause that and would be in violation of this, so unless the ordinance had changed, he did not know how this would be acceptable.

3. Mr. Les Young said that he was the Vice President of the HOA Board for Hills of Aquia. He said that many of the points already made were clear, and his predecessor outlined them in extreme detail. He said that he would like to reiterate that from a residence perspective, there were 368 homes, and the point about noise mitigation was a clear issue.

Mr. Young said that there did seem to be a lot of arbitrary numbers, which had been brought to the forefront in terms of numbers of dogs, when they would be outside, and the timeframe for hours of operation, and he asked that the Board weigh those factors in when making a decision moving forward, and to have some concrete answers to the questions as opposed to what may be identified down the road, maybe mitigated, and what measures would be taken.

Dr. Yeung asked if the applicant had any further comments or rebuttals to public comment.

Ms. Konetschni said that with regard to the sound issue, she would reiterate how they operated their business. She said that they were not a kennel and did not have dogs outside all day long. She said that they had dogs within the building, within individual playrooms, who were supervised and playing with the other dogs. She said that when they took them outside, they were supervised and were outside for limited for periods of time. She said that the extended hours listed were for pet parents who commuted to farther locations to be able to drop their dogs off, and dogs would not be outside at 6 a.m., even if they were open for operation at that time.

Ms. Vanuch said that concerning the proffers, perhaps there was a proffer that suggested that the dogs were allowed outside from a certain hour to another hour so that it would ease the concern by having that in writing for the facility. She commented that the noise ordinance was in place to protect residents, so if for some reason the dogs were making that noise, the Sheriff's Office could be called to enforce it.

Ms. Vanuch said that it should not be changed because it was in place to protect people, so as long as they were abiding by that ordinance, the applicant had nothing to worry about, and the residents had nothing to worry about because the Sheriff's Office would enforce it. She said that this facility was a great use for their community, but they had to hash out a few more details for the best positive outcome.

Ms. Gary said that she would like to raise the issue of the property value of being located near dogs barking. She said that many people enjoyed their peace in Stafford County, and the noise could carry throughout the hilly areas, so she understood the concern. She said that if the item was deferred, she would like to research the property values around facilities such as this to see if there was any impact on the homeowners.

Dr. Yeung asked how many employees would be at this location.

Ms. Konetschni said that they did not take dogs on walks, but had secure ways for dogs to access the outdoor area from the playroom. She said that they did not take dogs walking outside of the building at all.

Dr. Yeung asked how many employees Ms. Konetschni planned to have.

Ms. Konetschni said that she currently had about 20 employees, and it depended on the location.

Dr. Yeung asked if the maximum dogs allowed was 175.

Ms. Konetschni said yes.

Ms. Allen asked if the item could be deferred.

Ms. McClendon recommended the deferral for this item be scheduled for the February 7 meeting so they could stay within the application timeframes.

Ms. Allen said that the HOA was welcome to reach out to her to voice any concerns so that when she met with staff and the applicant, those could be transcribed to them.

Ms. Allen motioned, seconded by Ms. Gary, to defer R23-18 and hold the public hearing at the February 7, 2023 Board of Supervisors meeting.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay: (0)

Tabled Item: Item 24. Planning and Zoning; Consider a Request for a Conditional Use Permit(CUP) to Allow a Warehouse Mini-Storage Facility With a Dwelling for a Watchman or Caretaker on Premises, in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 44-76 (Project Known as Celebrate Virginia Self Storage).

Ms. Vanuch motioned, seconded by Ms. Bohmke, to remove the motion to table Item 24.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay: (0)

Mr. Harvey said that legal counsel reminded staff that the 18-month time limit for the Celebrate Virginia self-storage application expired on January 20, so the applicant would need to request an extension of the 18-month time limit and the Board would need to grant it if the Board was to continue discussion of the application beyond this meeting tonight. He said that he had spoken to the applicant's representative, Mr. Reese, who could speak on behalf of his client regarding the time limit extension and request.

Mr. Reese said that on behalf of his client, he respectfully asked for an extension.

Ms. McClendon said that the motion on the floor, made by Mr. Coen and seconded by Ms. Gary, was to defer the public hearing to March 7 and leave it open, and she would ask Mr. Coen to add in granting the applicant's extension request as one motion.

Ms. Bohmke asked Ms. McClendon if they were allowing the applicant to go beyond the 18-month time limit to a date certain, but not after that date, so if they chose to defer it again, they would have to come back to the Board again for another extension.

Ms. McClendon said that that was correct.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay: (0)

Item 26. Planning and Zoning; Consider a Request for a Conditional Use Permit (CUP) to Allow Commercial Tree Stump Grinding and Mulch Sales Within the A-1, Agricultural Zoning District on Tax Map Parcel No. 35-32 (Project Known as CUP22154621, Norfleet Mulch).

Ms. Amy Taylor stated that she would be presenting Item 26, a request for a conditional use permit for Norfleet Mulch, a commercial tree stump grinding and mulch sales facility within the A-1 agricultural zoning district, on Tax Map Parcel 35-32 in the Hartwood election district. She said that the applicant was Dan Palchak with NFQRE2, LLC, the property owner was Segar Hartwood

Farm, LC, and the agent representing the owner at tonight's hearing was Clark Leming from Leming and Healy, PC.

Ms. Taylor said that the site was located along the north side of Warrenton Road, approximately 1100 feet west of Hemp Road, and the parcel was shown on the slide as outlined in blue. She said that the property was currently zoned A-1, which was the agricultural zoning district, and was also located within the highway corridor overlay district, and as shown, consisted of a single parcel of approximately 74.49 acres. She said that the property had been zoned A-1 since before 1978 and was not subject to any existing proffers, and the surrounding zoning districts included A-1 to the north, east, west, and A-1 and B-2 to the south.

Ms. Taylor said that the generalized development plan depicted the layout of the proposed stump grinding and mulch sales facility, which would consist of a single-story, 20,000-square-foot warehouse building located in the western portion of the property. She said that grinding and processing equipment would be located in the northwestern portion of the site, behind the building, as shown in purple on the slide, and would include the storage of raw materials and bulk processed mulch. She said that additional storage areas for pallets of bagged mulch would be located at various points throughout the rest of the property as shown in orange, and the property would be served by two full-access entrances on Warrenton Road, which would be aligned with median crossovers in this area as shown in yellow.

Ms. Taylor said that parking areas would be located along the south side of the proposed building, and a series of 30-foot travel ways would provide access to all processing and storage areas onsite. She said that both entrances would ultimately provide two-way traffic, but the applicant had indicated that the western entrance would be utilized as the primary entrance for all vehicular traffic, and vehicles entering through the western entrance and exiting through the eastern entrance as shown with the blue hatched line. She said that a 60-foot transitional buffer was proposed along Warrenton Road, along with a 100-foot landscaped buffer along all abutting property lines to the north, east, and west, with all being shown in green on the slide.

Ms. Taylor said that hours of operation for mulch-grinding activities would be from 7 a.m. until 10 p.m. daily, and mulch sales would be conducted from 7 a.m. until 6 p.m., and mulch-bagging operations would occur 24 hours per day but would be conducted in the warehouse building. She said that building elevations and architectural renderings depicting the building's general appearance were provided, and since the property was located within the highway corridor overlay district, the building must conform to the architectural standards in the neighborhood design standards plan.

Ms. Taylor said that the existing conditions depicted the property with frontage along Warrenton Road and was currently undeveloped, with the site being densely wooded and the topography moderately sloped and rolling throughout much of the property, with steeper slopes throughout the central and western portions of the site. She said that as noted previously, two resource protection areas were also located within the central and western portions of the property, and a floodplain within the central portion occupied much of the same area. She indicated the location of those RPAs on the aerial photograph shown.

Ms. Taylor said that existing uses abutting the site included several undeveloped properties and low-density residential uses to the north, east, and west, as well as residential and commercial uses to the south. She said that in addition to the existing uses, the site was also located directly across from a larger planned commercial development along Warrenton Road to the south, part of the Westlake development, which she indicated on the slide. She showed the existing conditions from the street view from Warrenton Road, specifically near the location of the proposed western entrance.

Ms. Taylor said that the Comprehensive Plan currently identified the property as being within the agricultural and rural use designation on the future land use plan, which was where farming, forestry, and land conservation activities were encouraged. She said that the proposal was not fully consistent with the Comprehensive Plan land use recommendations, as the use was not specifically identified within agricultural and rural areas, however, the proposed use was similar in nature to that of agricultural and forestry-related activities, and staff believed that the proposed use for stump grinding and mulch sales facility was appropriate along Warrenton Road in conjunction with the proposed conditions.

Ms. Taylor said that the proposed conditions included a requirement for the development of the site to be in general concurrence with the GDP, to limit hours of outdoor operations to 7 a.m. to 10 p.m. daily, to limit the location of stump grinding and processing equipment to be in general location as depicted on the GDP, a requirement of noise levels of grinding and outdoor processing equipment to meet permissible decibel levels for residential zoning districts, that mulch-bagging operations to be conducted indoors, and requirement of spray tank trailer be provided for onsite dust suppression.

Ms. Taylor continued that also required was that a 100-foot vegetated buffer along abutting property lines, and a 60-foot vegetation buffer along Warrenton Road, both of which shall remain undisturbed and retain all existing vegetation, and provide twice the number of plant units as required by current development standards.

Ms. Taylor said that the positive aspects found by staff included that the proposal incorporated development design criteria recommendations in the Comprehensive Plan regarding agricultural and rural areas, the proposed use was appropriate along Warrenton Road, and was adjacent to other planned commercial development across from the site, and the proposed conditions would help ensure any potential negative impacts were mitigated.

Ms. Taylor said that the negative feature was that the proposal was not fully consistent with the land use recommendations in the Comprehensive Plan regarding agricultural and rural areas, as the specific use was not encouraged or identified. She said that staff was supportive of the project and recommended approval of the application pursuant to Resolution R23-06, and on December 14, 2022, the Planning Commission voted 5 to 1 with one absence to recommend approval of the application.

Mr. Clark Leming said that he was representing Norfleet. He said that he knew as a teenager to use pine needles for mulch at the church where his father ministered, and they had the nicest-looking azaleas in the town in which they lived. He said that mulch had developed a lot, and he believed that he was the single-largest user of mulch in Stafford County at his residence, where he had hundreds of beds of roses and an orchard that was heavily mulched and encouraged chipper trucks to dump mulch at his house. He said that he now had a mulch client. He said that the mulching operation was a form of recycling.

Dr. Yeung asked Mr. Leming if he was discussing Norfleet.

Mr. Leming said yes. He said that Norfleet was the mulch company. He said that for years, there were waste products from trees that ended up in the dump, lumber being a primary source, and lumber was an agricultural product. He said the parts of the tree that could not be used for lumber, such as the bark and branches, ended up at the mulch yard.

Mr. Leming said that Norfleet had been operating for approximately 20 years in the City of Fredericksburg, and they had outgrown their site, hence the search for a larger site to accommodate their mulch business. He said that Norfleet was now the largest mulch company in the area, and they supplied mulch to Walmart, Lowe's Home Depot, most local nurseries, Stafford County, the City of Fredericksburg, Prince William County, and Quantico, so it had become a large business that produced the best mulch around.

Mr. Leming said that in looking at this site, the criteria were space, access, and a major artery nearby, which was why the focus had been on this particular parcel. He said that in preparation for that, they held a meeting with neighbors from the development located near the north side of the parcel at a local church to address their concerns, which tended to be what they were going to hear.

Mr. Leming said that they provided a great deal of information and had that same information to provide to the Board tonight. He said that he would like to identify the issues addressed through the process, which were the noise that would come from this operation due to machinery, so they would discuss the machinery used and the bagging operation, all of which occurred indoors.

Mr. Leming said that the other issues raised and addressed had been regarding the traffic trips per day, which were nominal and did not change any levels of service, nor give rise to the need for signals. He said that an issue was also raised about groundwater; other than a well for the office in the warehouse, there was no groundwater utilized, but a service pond was there for fire safety, filled with runoff water.

Mr. Leming said that there were officials from Norfleet present who could discuss the operations of the project, as well as the engineer for the project who could discuss the noise and how noise traveled. He said that seven of the conditions proposed by staff actually addressed noise either directly or indirectly, with mention of hours of operation, how they could operate, when they could operate, and decibel levels.

Dr. Yeung said she wanted to ensure that Mr. Leming had adequately reached his points during his allotted time.

Mr. Leming said that he was trying to brief the Board and could give more detail about any of the issues identified. He said that he believed that they had adequately addressed the issues, which had been found by staff and the Planning Commission. He said that the one negative vote in the Planning Commission centered on whether this was the right zoning district, which was a determination made at the beginning of the process, because stump grinding traditionally occurred in an A-1 district with a CUP.

Dr. Yeung opened the public hearing.

Mr. Coen read the protocol for public comment.

1. Mr. Jeff Adams of 449 Kellogg Mill Road said that he knew that he would be the only person speaking tonight, but people had been quite vocal over Facebook about this site. He said that he likely used more mulch than Mr. Leming, but his use was not residential. He said that this was an A-1 zone of 71 acres divided by six meant that 11 houses would not be built, and with Mr. Shelton's easement down the road, and his own not too far away, he thought that getting rid of 11 units was a good thing, because it reduced the houses drawing on well water and installation of septic systems.

Mr. Adams said that if anyone had been to Lowe's or Home Depot on the first warm day in spring, the amount of mulch that left those facilities was enormous. He said that mulch fed the soil; if every leaf were taken out of a forest, the forest would be dead, and a lot of mulch was needed. He said that forestry was agriculture, and while it did not use cows, it sequestered a tremendous amount of carbon. He said that he would vote yes for this use, but he was not an elected official.

Ms. McClendon said that the applicant had a rebuttal.

Mr. Leming said that he was happy to answer any questions in more detail.

Mr. English said that he had many constituents concerned about the well issues. He said that Mr. Leming said the well would only be used for the restrooms inside the business.

Mr. Leming confirmed that it would only be used for the restrooms.

Mr. English said that people were also concerned about contamination from the runoff from the mulch. He said that all of these issues were addressed at the meeting at the church.

Mr. Leming said yes.

Mr. English asked how many people showed up to that meeting.

Mr. Leming said that he believed that every owner except for one who lived along the road along the back of the parcel was there.

Mr. English asked how receptive people were.

Mr. Leming said that they answered their questions. He said that one person came to the Planning Commission meeting, and the question raised was the first one Mr. English raised about groundwater, and they explained that it was surface water that fed the pond.

Mr. English said that he had nothing further to ask at this time.

Mr. Leming asked Mr. English if he would like his questions to be addressed now.

Mr. English said that he would like to wait until a later time, because he would like to defer the matter.

Mr. Leming said that they were prepared to answer any other questions.

Dr. Yeung said that she had a list of questions she would send to Supervisor English. She asked why it was not rezoned, and why they wanted the CUP under the A-1 agricultural and not commercial so that they could have proffers, and be able to look at other things, such as if there was an accident, where the emergency response would be coming from. She said that in this case, there was not a VDOT traffic study at this point.

Mr. Leming said that they had not triggered the need for a traffic study.

Dr. Yeung said that she would forward her other questions and Mr. Leming would have the opportunity to answer them in writing.

Mr. Leming said that the answer to Dr. Yeung's first question was that the County Ordinance only permitted the production of mulch currently in this district, and was not permitted anywhere else, and the CUP ran with it.

Dr. Yeung asked when the last time the zoning ordinance for M-1 was reviewed.

Ms. Vanuch said that that was a great question that was currently being reviewed by a committee.

Mr. English motioned, seconded by Mr. Coen to defer R23-06 and keep the public hearing open until the February 21, 2023 Board meeting.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay:	(0)	

Item 27. Planning And Zoning; Consider a Proposal To Amend Proffered Conditions on Tax Map Parcel No. 19-71C, Zoned B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts (Project Known as RC22154531, Mid-Atlantic Chick-Fil-A Proffer Amendment).

Ms. Vanuch requested that Items 27 and 28 be presented together and in tandem.

Dr. Yeung said she concurred with the request.

Mr. Mike Zuraf of the Planning and Zoning Department said that he would present the two items, reclassification and conditional use permit for Chick-Fil-A. He said that the first request would be a proffer amendment that would delete a proffer that prohibited the construction of fast food restaurant with drive-thru on this property, and the second request was a conditional use permit for a restaurant with drive-thru in the B-2 urban commercial and highway corridor overlay district. He said that the subject parcel was in the Rock Hill election district, Chick-Fil-A was the applicant, and Mr. Clark Leming was representing the applicant.

Mr. Zuraf showed a zoning map on which the subject property was highlighted in blue. He said that it was located on the north side of Garrisonville Road, near the intersection with Shelton Shop Road, and many of the surrounding parcels were zoned B-2, shaded in pink on the map, and A-1 agricultural zoning to the west. He said that the site was rezoned to B-2 in 2006 initially as part of a larger surrounding commercial development, and the original development plan contemplated a bank and drive-thru on this specific property. He said that the proffers specifically prohibited a restaurant with a drive-thru on this site.

Mr. Zuraf said that the property was largely undeveloped, but did include an existing stormwater management pond. He said that there was a 7-Eleven convenience store and fuel station to the east, and a residential mobile home park to the west. He said that the site access included the existing shared entrance onto Garrisonville Road, and an existing road connection through the adjacent property to head over to the east where there was access to a traffic signal. He said that a sidewalk was previously constructed along Garrisonville Road, and there was a condition for the sidewalk to be improved, as it had fallen into disrepair.

Mr. Zuraf showed a view of the property from Garrisonville Road at the existing site entrance. He stated that the general development plan depicted the layout of the Chick-Fil-A restaurant and two drive-thru lanes for the restaurant, along with a bypass lane. He said that the drive-thru lane stacking far exceeded the amount required, and provided at the other Chick-Fil-A to the east on Garrisonville Road. He indicated that cars would circle through the drive-thru indicated by the blue line on the map, entering from the back of the site.

Mr. Zuraf said that the existing site on Garrisonville Road would be utilized as well as other internal travel ways through the 7-Eleven. He said that a retaining wall would be located along the drive-thru lane around the western side, a six-foot-tall fence would be provided on the retaining wall, and the drive-thru would sit higher than the mobile home park property.

Mr. Zuraf said that the applicant was proposing to reduce the landscape buffer between the restaurant and the residential property as permitted in the landscape manual. He said that there were some existing mature pine trees located on the western property line, and the plan was to preserve as many of the trees as possible but had not been provided as a guarantee as part of the proposal.

Mr. Zuraf showed an image of the delivery truck exhibit provided with the application that identified how a delivery truck might maneuver in and out of the site with green shading indicating the path that the truck would need to take. He said that in some spots, entire travel ways would be blocked by some of the maneuvers that the truck would need to make to access the site. He said that to limit truck conflicts with customer vehicles, a condition was proposed to limit delivery hours to off-peak business hours.

Mr. Zuraf said that a traffic study was prepared and looked at the impacts of the use on the site entrance and the Garrisonville Road intersection, and determined that the site entrance would operate at an acceptable level of service. He said that however, the Garrisonville and Shelton Shop Road intersection was found to contribute a slight delay as a result of the use, with a five-second delay to the overall operation of the intersection.

Mr. Zuraf said that the traffic study noted that the future planned construction projects included widening of Garrisonville Road and the widening of Shelton Shop Road would both help to improve the overall service level of the intersection and improve the capacity, and both of those projects were identified in the CIP. He said that as they learned earlier this afternoon, the Garrisonville Road project may receive funding soon.

Mr. Zuraf showed illustrations of the proposed building elevations. He said that the east elevation faced the 7-Eleven, and the south elevation faced Garrisonville Road. He said that the primary building materials were brick, which would be utilized on all sides of the building, and the proposed building designs did conform with the architectural guidelines in the neighborhood design standards section of the Comprehensive Plan. He continued that the applicant included perspective view drawings and displayed a photo representation of the site entrance from Garrisonville Road, followed by another view from Garrisonville Road.

Mr. Zuraf said that the Comprehensive Plan identified the property as a commercial node within the suburban future land use designation. He said that those commercial nodes were intended to encourage commercial activities where there were adequate transportation facilities to accommodate the proposed use, and proposed uses adjacent to the residential uses should be designed to be unobtrusive to any adjacent residential community.

Mr. Zuraf said that the proposed proffers would ensure the site layout and building design occurred as provided on the general development plan and in the building elevations that were provided. He said that it also previously satisfied transportation proffers would be removed from the proffers statement, proffers regarding buffers would be amended to remove conflicts with the type of buffers proposed on this specific part of the development, and as noted, the amendment would remove the prohibition of a fast food restaurant with drive-thru on this site.

Mr. Zuraf said that there were several proposed conditions to help offset any potential negative impacts, which were part of the conditional use permit application. He said that the conditions would control access to minimize impacts to Garrisonville Road by requiring the construction of the drive-thru lanes be as shown to provide good traffic circulation within the site and to avoid negative impacts to Garrisonville Road.

Mr. Zuraf said that there were several conditions that required features to minimize noise and visual impacts to the adjacent residential property. He said some conditions would help to ensure the quality and visual appearance of the site, and limiting of truck delivery and hours of operation.

Mr. Zuraf said that the positive aspects found by staff outweighed the negative, and staff recommended approval of the reclassification proffer amendment and approval of the conditional use permit application, subject to approval of the zoning reclassification request. He said that on December 14, 2022, the Planning Commission voted 6 to 0 with one absence to recommend approval of both applications.

Ms. Allen asked where exactly the site was located.

Mr. Zuraf said that it was located just past Shelton Shop Road.

Ms. Vanuch said that it was directly beside the 7-Eleven.

Ms. Allen said that one of the biggest issues in her tenure on the Board was the traffic impact from the Chick-Fil-A located in her district. She said that while the traffic impact study may have indicated a five-second delay, lunch hours at Chick-Fil-A were horrible, and traffic became blocked on the road. She asked what mitigation efforts were in place to prevent people from doing this.

Mr. Zuraf said that there was two or three times as much stacking for the drive-thru proposed for this case compared to the one Ms. Allen referred to. He said that the entrance point for this drive-thru was in the back of the site, so the entrance would not necessarily weave into the entrance of Garrisonville Road.

Ms. Allen asked if there would be enough drive-thru room to allow for traffic to build up.

Mr. Zuraf said that he was unsure.

Ms. Allen said that she was not concerned about the traffic on the property so much as the traffic on the main road, causing emergency response issues and pedestrian issues. She said that there should be enough space for people to get in the lines and not back up onto Route 610.

Ms. Vanuch said that Mr. Zuraf mentioned that the drive-thru was located in the back of the property, and at the current Chick-Fil-A, it was on the side. She said that someone would have to wrap around this Chick-Fil-A and around 7-Eleven onto Space Way to get to Route 610.

Mr. Zuraf said that there would be two drive-thru lanes and a bypass lane, but he would be unsurprised if the bypass lane was used as a third lane.

Ms. Vanuch said that when the McDonald's in Aquia added two drive-thru lanes, it helped with traffic significantly.

Dr. Yeung said that high schoolers from North Stafford may try to walk across the street to the Chick-Fil-A. She said that the crosswalk was at the previous light, and she wondered if there would be a crosswalk.

Ms. Vanuch said that there was a crosswalk and sidewalks there at the major intersection.

Ms. Allen said that vehicles were not considerate of the students at North Stafford. She said that County administration had talked to the Sheriff's Office about mitigation efforts to address that issue.

Mr. Vosburg said that a meeting was held last week with VDOT and the Sheriff's Office, who were going to address the Principal about potential solutions. He said that the plan now was for there to be a built-in seven-second delay where there was no traffic movement so that pedestrians could reach the crosswalk and get ahead of the vehicles. He said that it should help with the pedestrian movements there.

Dr. Yeung said that she had received a speaker email in support.

Ms. McClendon said that Dr. Yeung could give the email to the Clerk to be added as part of the record.

Mr. Coen said that future discussions should include that there would be morning traffic coming in and out of Chick-Fil-A during school hours as well.

Mr. Leming said that Mr. Brent Edmiston, the regional development manager for Chick-Fil-A, was present tonight and involved in direction of the project. He said that there were two other Chick-Fil-A locations on Route 610, but this one was a bit different. He said that also present was the engineer who could show what happened with internal traffic patterns and address an issue that came up at the Planning Commission level, which was truck deliveries.

Mr. Brent Edmiston said that he was the development manager for Chick-Fil-A. He said that Chick-Fil-A was a privately owned company, meaning that they hired local owners to operate the restaurant. He said that the franchisee operator selected typically lived in the community that they served. He said that they currently operated over 2,700 restaurants in 47 states, Washington D.C., Canada, and Puerto Rico, and continued to want to serve people in Stafford County.

Mr. Edmiston said that they had learned so much through COVID-19 and how to better serve customers with dining rooms closed, so as they came to this new project, they wanted to provide the latest prototype at this location. He said that this proposed building would be larger than the

one two miles east that the supervisors had already spoken to this evening by about 20%, and would have the latest state-of-the-art kitchen that was more efficient, with larger areas for meal assembly and larger team areas. He said that this restaurant would also have a playground to serve the children who wanted to be a part of the culture.

Mr. Edmiston said that this had a double drive-thru lane, with two lanes for ordering and two lanes for meal delivery, compared to the other location in Stafford which only had one lane for ordering and one lane for delivery, and would provide more queue, stack, and capacity for this location. He said that as the two sites were compared, it was seen that they were not really the same, as the currently operated location had opened in 2001, and they were trying to provide the latest state-of-the-art restaurant in Stafford County.

Ms. Bohmke asked where there was a Chick-Fil-A of this new prototype that had already been built.

Mr. Edmiston said that a similar one was located in Fredericksburg, in Lee's Hill, Virginia. He said that this location would be larger and would include a playground, while the location located off of Route 1 did not have a playground.

Ms. Bohmke asked if that location was near the Veterans' Center.

Mr. Edmiston said that was correct. He said that this one also had a third lane, whereas the other location did not.

Ms. Allen said that it was mentioned that the operators would be from the community. She asked if they were present tonight.

Mr. Edmiston said that he was unsure. He said that he did not select the operators, but it was local ownership to the franchisees, as it was a privately-held company. He said that the team members were hired from within the community.

Ms. Vanuch said that she had posted about this issue on her social media because she was concerned about receiving public comment on this item located in her district. She said that she would like to remind residents that they did not make approvals or denials based on the name of the restaurant or the repetitiveness of the use. She said that the biggest comments received were about the duplication of the restaurant down the road, but that was not within the Board's control.

Ms. Vanuch said that the Planning Commission had worked through the challenges and mitigation of the stacking lines, and she was happy with the end result that had been presented, which showed good ingress and egress with the existing entrance and not creating another entrance on Garrisonville Road. She said that negative comments were regarding Shelton Shop Road and Garrisonville Road with the five-second delay, and she would like for the project traffic engineer to address that issue.

Ms. Vanuch said that they found out today that Garrisonville Road received SMART SCALE funding for road widening from Eustace all the way to Shelton Shop, and that remained in the CIP along with funds to widen Shelton Shop, so that intersection would be completely redone and would alleviate some of these challenges as they moved forward.

Ms. Vanuch said that something was brought forward regarding the schools and students crossing the street, and she was a senior in high school when the Chick-Fil-A opened on Route 610, which resulted in her bringing in Chick-Fil-A to school each morning, so she could personally guarantee that students would be frequenting that location. She asked if they would be open to creating a proffer of contributing \$25,000 Sheriff's Office once the occupancy limit was set, so that the funds could be used for traffic enforcement overtime payments for traffic safety units to teach children how to properly use the crosswalk when it first opened.

Mr. Leming said that they could work that out. He said that a developer was involved also with Chick-Fil-A, so he assumed it would be worked out between them. He said that they could give them a letter indicating that.

Dr. Yeung asked Ms. Vanuch to write it out for Ms. McClendon to approve.

Mr. Vosburg said that the language should come from the applicant and not the County Attorney.

Mr. Leming said that they would put together the letter for the County.

Mr. Edmiston said that Chick-Fil-A typically spent money on police needs around grand openings because they wanted to make sure it was a positive experience for all customers.

Dr. Yeung asked if the location that already existed was going to be drive-thru only.

Mr. Edmiston said yes.

Mr. Leming introduced Mr. Carlos Garcia, traffic engineer. He said that this was originally zoned in 2006, with a traffic study done based on certain uses projected, including the CVS, fuel convenience sales, and an office in the back, where there was now more self-storage, and a bank drive-thru. He said that the traffic counts did not turn out to be as large as anticipated, and improvements made as part of the zoning were all of the lanes coming out of Shelton Shop, the through-lane, the right turn lanes, and the full lane along the front of this property, so at some points there was a third through-lane. He said that the traffic coming into Chick-Fil-A was not turning left at Shelton Shop but proceeding straight. He asked Mr. Garcia to address the impact on the intersection as a result of the Chick-Fil-A construction and the traffic coming out.

Mr. Garcia introduced himself as Carlos Garcia with Bowman Engineering. He said that Garrisonville Road was a coordinated corridor that maintained all the traffic signals at specific timing, and the question was about perception. He said that while the structure was a Chick-Fil-A with a drive-thru, the anticipated traffic was not creating an adverse impact on the existing roadway.

Mr. Garcia said that Garrisonville Road's purpose with the timing was to get traffic throughout the corridor, and the increase for the traffic signal timing was no more than five seconds in delay. He said that there was no change in the levels of service for any of the movements from the no-build and build conditions, only an additional delay of the traffic signal operations.

Mr. Garcia said that the delay was not creating an adverse condition for the corridor, so the general public would not perceive a change in the timing cycles along the corridor, just a bit of delay on specific movements, and the length of the cycle would stay the same, so the corridor remained coordinated.

Mr. Leming said that there was no change to the level of service, and the remedy to the issue would be to install a dual left-turn at Shelton Shop, because there was no room to extend the existing left-turn lane. He asked Ms. Vanuch if she had any other questions about movement on the property.

Dr. Yeung opened the public hearing.

Mr. Coen read the protocol for public comment.

Dr. Yeung said that she had one email in support to add to the record and no speaker cards. She asked any audience members to approach the podium if they wished to speak. Seeing none, she closed the public hearing.

Mr. Vanuch motioned, seconded by Ms. Gary, to approve Proposed Ordinance O23-02.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
Nay:	(0)	

Ordinance O23-02 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN THE STAFFORD COUNTY ZONING ORDINANCE BY AMENDING PROFFERED CONDITIONS ON TAX MAP PARCEL NO. 19-71C, ZONED B-2, URBAN COMMERCIAL, LOCATED WITHIN THE ROCK HILL ELECTION DISTRICT

WHEREAS, Garrisonville Road Realty, LLC, applicant, submitted application RC22154531, requesting an amendment to proffered conditions on Tax Map Parcel No. 19-71C, zoned B-2, Urban Commercial, within the Rock Hill Election District; and

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

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

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

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that the Stafford County Zoning Ordinance be and it hereby is amended and reordained to amend proffered conditions on Tax Map Parcel No. 19-71C, zoned B-2, Urban Commercial, as specified in the proffer statement entitled, "AMENDED PROFFER STATEMENT," dated December 15, 2022 and signed January 10, 2023.

Item 28. Planning and Zoning; Consider a Request for a Conditional Use Permit (CUP) to Allow a Drive-Through Facility in Support of a Restaurant Use Within the B-2, Urban Commercial and HC, Highway Corridor Overlay Districts on Tax Map Parcel No. 19-71c (Project Known as CUP2215430, Mid-Atlantic Chick-Fil-A).

Ms. Vanuch motioned, seconded by Mr. Coen, to approve proposed Resolution R23-23.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung

Nay: (0)

Resolution R23-23 reads as follows:

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT (CUP) TO ALLOW A DRIVE-THROUGH FACILITY IN THE B-2, URBAN COMMERCIAL AND HC, HIGHWAY CORRIDOR OVERLAY ZONING DISTRICTS ON TAX MAP PARCEL NO. 19-71C, LOCATED IN THE ROCK HILL ELECTION DISTRICT

WHEREAS, Garrisonville Road Realty, LLC submitted application CUP22154530 (Application), requesting a conditional use permit (CUP) to allow a drive-through facility to support a restaurant use in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 19-71C, located within the Rock Hill Election District; and

WHEREAS, the Application was submitted pursuant to Stafford County Code Sec. 28-35, Table 3.1 and Sec. 28-59(e) which permit this use within the B-2 and HC Zoning Districts, after a CUP is issued by the Board; and

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

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

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that a conditional use permit pursuant to application CUP22154530 be and it hereby is approved with the following conditions:

1. This Conditional Use Permit (CUP) permits a drive-through facility in support of a restaurant use in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No. 19-71C (Property), in the location identified on sheet C-2.0 of the Generalized Development Plan prepared by Bohler entitled “Mid-Atlantic Chick-Fil-A Store # 05159,” dated April 22, 2022 and as last revised and sealed November 10, 2022.
2. Development of the Property shall occur generally as shown on the Generalized Development Plan prepared by Bohler entitled, “Mid-Atlantic Chick-Fil-A Store # 05159,” dated April 22, 2022, as last revised and sealed November 10, 2022 (GDP).
3. Direct access to the Property shall be via the existing entrance on Garrisonville Road and the interparcel connection with Tax Map Parcel No. 19-71B, as depicted on the GDP. No new driveway entrances onto Garrisonville Road shall be permitted.
4. Drive-through stacking lanes shall be designed as not to impede traffic circulation. Stop bars and signage shall be incorporated to notify drivers not to block travel lanes.
5. The drive-through loud speaker shall utilize an automatic volume control system to reduce the speaker volume when there is a low level of ambient noise.
6. A drive-through bypass lane shall be provided as generally depicted on the GDP.
7. A sidewalk connection shall be provided between the proposed building and the existing sidewalk along Garrisonville Road, as generally depicted on the GDP. The existing sidewalk along Garrisonville Road shown on the GDP shall be restored to a usable condition.
8. The retaining wall adjacent to the western and northern property lines shall be screened with the use of evergreen trees and shrubs of a moderate to fast growing variety including, but not limited to, Foster Holly, Nellie Stevens Holly, Southern Magnolia, White Pine, American Arborvitae, Green Giant Arborvitae, Rhododendron, Azalea, and Boxwood. Such plantings shall meet the minimum planting requirements for Bufferyards, as outlined in Section 110.0 of the Design and Construction Standards for Landscaping, Buffering, and Screening (DCSL), except that a minimum of seventy percent (70%) of the total required plant units shall be evergreen.
9. A landscaped berm no less than three (3) feet high shall be provided along Garrisonville Road to adequately screen headlight glare from the drive-through.

10. A fence shall be installed and maintained along the top of the retaining wall to adequately screen the drive-through lanes from view of Tax Map Parcel No. 19-67K, as depicted on the GDP. Such fence shall be a wooden board-on-board or vinyl panel style, and shall be a minimum of six (6) feet in height (except where otherwise prohibited).
11. The building on the Property shall be constructed in general conformance with the styles and materials depicted on the architectural renderings entitled "05159, West Garrisonville FSR, Garrisonville Road, Stafford, VA 22556" consisting of eight (8) pages, and dated November 3, 2022.
12. The dumpster on the Property shall be screened from view with masonry and/or brick materials, with type and color similar to that of the primary building.
13. Truck delivery to the Property shall be limited to the hours of 5:00 AM – 10:00 AM and 9:00 PM – 12:00 AM.
14. Hours of operation shall be limited to 6:00 AM – 10:00 PM.
15. This CUP may be revoked for violation of any these conditions or any applicable federal, state, or County code, law, ordinance, or regulation.

Deferred Item 14. FY2023-2032 Capital Improvement Program, to move forward Elementary School #18 to begin in 2023 and to postpone Hartwood until 2027.

Ms. McClendon clarified that this was in reference to Proposed Resolution R23-34.

Ms. Vanuch motioned, seconded by Ms. Bohmke, to approve Resolution 23-34.

The Voting Board tally was:

Yea: (6) Allen, Bohmke, Coen, Gary, Vanuch, Yeung

Nay: (1) English

CLOSED MEETING

At 9:23 p.m., Mr. Coen motioned, seconded by Ms. Bohmke, to adopt Resolution CM23-03 to authorize closed session.

The Voting Board tally was:

Yea: (7) Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung

No: (0)

Resolution CM23-03 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for discussion and consideration of the disposition of a former elementary school and County-owned property where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the Board; and

WHEREAS, pursuant to Virginia Code § 2.2-3711 (A)(3) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 17th day of January, 2023, that it be and hereby does authorize discussion of the above matters in Closed Meeting.

CERTIFY CLOSED MEETING - SEC. 2.2-3711 (A)

At 9:51 p.m., Mr. Coen motioned, seconded by Ms. Bohmke, to adopt Resolution CM23-03(C) to certify the closed meeting.

The Voting Board tally was:

Yea:	(7)	Allen, Bohmke, Coen, English, Gary, Vanuch, Yeung
No:	(0)	

Resolution CM23-03 (C) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE
STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED
MEETING ON JANUARY 17, 2023

WHEREAS, the Board has, on this the 17th day of January, 2023, 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 17th day of January, 2023, 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.

ADJOURNMENT

At 9:52 p.m., Chairman Yeung adjourned the January 17, 2023 Stafford County Board of Supervisors meeting.

Randal E. Vosburg
County Administrator

Dr. R. Pamela Yeung
Chairman

From: Darrell E. English
Sent: Wednesday, January 11, 2023 10:31 AM
To: Cheryl D. Giles
Subject: Fwd: GFL Environmental

Sent from my iPhone

Begin forwarded message:

From: "Darrell E. English" <DEnglish@staffordcountyva.gov>
Date: January 11, 2023 at 10:24:07 AM EST
To: Leo Russell <lrussell067@yahoo.com>
Subject: Re: GFL Environmental

Thank you for your email Mr.Russell

Sent from my iPhone

On Jan 11, 2023, at 9:22 AM, Leo Russell <lrussell067@yahoo.com> wrote:

Leo & Dottie Russell here. 67 Rainwater Ln Hartwood. GFL failed to collect our curbside trash last week. This monopoly is very poorly run. They buy up most small local dependable companies then deliver poor service and near zero communication. The "Next Door" app is full of complaints about them as well. Thank you sir. Hope you are able to rectify the situation.

Respectfully,

Sent from Yahoo Mail for iPhone

From: Darrell E. English
Sent: Wednesday, January 11, 2023 10:31 AM
To: Cheryl D. Giles
Subject: Fwd: GFL 60 Rainwater Lane Complaint

Sent from my iPhone

Begin forwarded message:

From: "Darrell E. English" <DEnglish@staffordcountyva.gov>
Date: January 11, 2023 at 10:28:11 AM EST
To: Alex Smith <aj333@yahoo.com>
Subject: Re: GFL 60 Rainwater Lane Complaint

Thanks

Sent from my iPhone

On Jan 11, 2023, at 9:53 AM, Alex Smith <aj333@yahoo.com> wrote:

Our trash his not been picked up in over a week. In fact all of Rainwater Lane has not been picked up and trash cans are over flowing along the street. There are about 11 residents on Rainwater with trash cans filled.

I checked the area this morning and the following streets have trash cans set out with visible trash.

Richland Road between Hartwood Road and Route 17

Debbie Drive
Merchant Drive
Winslow Road
Summy Street
Colyer Road
Cascade Lane
Stork Road

We have called GFL twice and we're told last week they would pick up this Monday or Tuesday. That did not happen. We are expected for normal trash pickup on Thursday's.

Our recycling gets picked up on Mondays. That was a change recently from everything being picked up on Thursdays.

We also received a recent letter from GFL increasing the fee.

Alex Sanchez

60 Rainwater Lane

<image0.jpeg>

<image1.jpeg>

<image2.jpeg>

<image3.jpeg>

<image4.jpeg>

<image5.jpeg>

<image6.jpeg>

Sent from my iPhone

From: Darrell E. English
Sent: Wednesday, January 11, 2023 10:30 AM
To: Cheryl D. Giles
Subject: Fwd: GFL Environmental

Sent from my iPhone

Begin forwarded message:

From: "Darrell E. English" <DEnglish@staffordcountyva.gov>
Date: January 11, 2023 at 10:24:07 AM EST
To: Leo Russell <lrussell067@yahoo.com>
Subject: Re: GFL Environmental

Thank you for your email Mr.Russell

Sent from my iPhone

On Jan 11, 2023, at 9:22 AM, Leo Russell <lrussell067@yahoo.com> wrote:

Leo & Dottie Russell here. 67 Rainwater Ln Hartwood. GFL failed to collect our curbside trash last week. This monopoly is very poorly run. They buy up most small local dependable companies then deliver poor service and near zero communication. The "Next Door" app is full of complaints about them as well. Thank you sir. Hope you are able to rectify the situation.

Respectfully,

Sent from Yahoo Mail for iPhone

From: Darrell E. English
Sent: Wednesday, January 11, 2023 10:31 AM
To: Cheryl D. Giles
Subject: Fwd: GFL trash company

Sent from my iPhone

Begin forwarded message:

From: "Darrell E. English" <DEnglish@staffordcountyva.gov>
Date: January 11, 2023 at 10:26:40 AM EST
To: Joanna Berger <joannaberger9394@gmail.com>
Subject: Re: GFL trash company

Thank you for your email Ms.Berger

Sent from my iPhone

On Jan 11, 2023, at 9:35 AM, Joanna Berger <joannaberger9394@gmail.com> wrote:

Hello,

My husband and I used to take our trash to the Stafford county dump but found that it was impossible to keep doing that after we injured our backs and while we were sick this fall so we decided to get trash pickup service.

We did research and called Davis disposal and other trash companies and were told that they could not come to our road, Clark Patton Rd.

So, our only trash collection option was GFL. We did not like that GFL was not locally owned because we would rather support a local family business. We really did not like that GFL was the ONLY option for our road. We have GFL now because it is the only option. I don't think they should be allowed to have a monopoly on trash service here in our neighborhood.

Sincerely,

Joanna Berger

107 Clark Patton Rd Fredericksburg VA 22406

From: Darrell E. English
Sent: Wednesday, January 11, 2023 10:55 AM
To: Cheryl D. Giles
Subject: Fwd: GFL

Sent from my iPhone

Begin forwarded message:

From: Cheryl Perrin <cherylaperrin@yahoo.com>
Date: January 11, 2023 at 10:34:42 AM EST
To: "Darrell E. English" <DEnglish@staffordcountyva.gov>
Subject: GFL

I was advised you were going to bring up the GFL issues at the next meeting.

When Shifflets first switched over we had no issues with GFL. Now there is a trend of trash not being picked up on its scheduled days. I have Monday recycables and Friday regular trash pickup. Several times the recycables have not been picked up. This week they picked it up a day late. I have had to call the office several times concerning these issues but nothing is done. During the holidays their website said trash would run a day late but it did not. They ran right on schedule so we missed it that week. They are not consistent.

The price for the service has gone up 3 times since the switch over. We are never notified when increases are going to occur.

Thank you for taking the time to hear my concerns. Hopefully GFL can get back on track and provide the service we are paying for.

Thank you

Cheryl Perrin
192 Richland Rd 22406

From: Cheryl D. Giles
Sent: Wednesday, January 11, 2023 12:27 PM
To: Tiffany Myers
Subject: FW: GFL Trash Issues

Another one.

From: Darrell E. English <DEnglish@staffordcountyva.gov>
Sent: Wednesday, January 11, 2023 12:27 PM
To: Cheryl D. Giles <CGiles@staffordcountyva.gov>
Subject: Fwd: GFL Trash Issues

Sent from my iPhone

Begin forwarded message:

From: Christine Williams <cpwilliams9384@gmail.com>
Date: January 11, 2023 at 12:22:53 PM EST
To: "Darrell E. English" <DEnglish@staffordcountyva.gov>
Subject: GFL Trash Issues

Good afternoon,

I have heard that you will be bringing up issues with GFL Trash Service at the next meeting for Hartwood area. I would like to bring up the problem I have with GFL -- their rates have gone up 3 times without any notice to me as their customer. Each time I log in to my account to pay my bill, I've noticed it has gone up another \$1 or \$2 every month.

I also do not like how GFL is the monopoly in this area. I have no other option other than going to the dump myself. I know this isn't a problem for GFL, but it is a complaint and would love to have other options so GFL can't continue to raise their prices without competition.

Thanks so much for listening to our voices,
Christine Williams

Begin forwarded message:

From: Robert Warren <rlwarren78@hotmail.com>
Date: January 11, 2023 at 5:53:52 PM EST
To: "Darrell E. English" <DEnglish@staffordcountyva.gov>, "Darrell E. English" <DEnglish@staffordcountyva.gov>
Subject: Fwd: pay bills

Mr. English, I was told that you are gathering information on GFL & their business practices.

They stopped my service, with no notification. When I called, they told me I owed them \$47 & my account was in arrears. However, I have auto pay. So, that made no sense. I requested a copy of my account. I reviewed the billing & payment schedule. I am forwarding my reply, with a copy of my acct from March 31st to Dec of last year. Their accounting makes no sense.

Regards,
Robert Warren

Sent from my T-Mobile 5G Device
[Get Outlook for Android](#)

From: Robert Warren <rlwarren78@hotmail.com>
Sent: Monday, December 26, 2022 9:52:21 AM
To: Amanda Spivey <aspivey@gflenv.com>
Subject: RE: pay bills

Hello Amanda. Thank you for sending the Account Inquiry Listing. But, now I have a couple of issues regarding the Invoice & Payment listings.

1. Payment -COMERICA 6834: There are odd invoice & payment amounts on all of the COMERICA transactions.
2. Payment – all: There several instances of multiple transactions in the same month as well. I count 13 Payments from 31 March to 15 Dec. Many of the transactions, prior to 05 July 2022 are not even in chronological order.
3. Invoice vs. Payment – I added up all of the Invoice amounts for Mar through Dec. Then did the same for my Payments. Your Invoices for those months totaled \$310. My payments over the same period totaled \$236.25. That would mean I would owe \$73.75. However, the amount I was Invoiced for those months should have been \$24.00 for 4 months & 26.00 for 5 months. That means I only owed GFL \$226.00. But, I was billed \$310.00 & paid GFL \$236.25. Therefore, I both overcharged & I over paid GFL for those 9 months. GFL owes me \$10.25 credit on my bill for my over payment in 2022. Also, I would like the \$47.00, I supposedly owed returned to my credit card ASAP.

Regards,
Rob Warren

Sent from [Mail](#) for Windows 10

From: Amanda Spivey

Sent: Friday, December 23, 2022 10:40 AM

Subject: pay bills

Account Inquiry Listing

Account: 060778-0000 ROBERT WARREN
Address: 78 COBBLESTONE WAY, FREDERICKSBURG, VA 22406
Last Payment Date: 12/05/22

Phone: (540) 752-7160
Fax:
Closed
Collect:
Average Days to Pay: 54

Invoice #	Date	Reference	Transaction Type	Amount
0000040811	Mar 31, 2022		Invoice	\$26.50
0000040811	Jul 06, 2022	270346956	Payment - COMERICA 6834	\$2.75
0000057603	Jan 31, 2022		Invoice	\$26.50
0000057603	Apr 06, 2022	VANCO	Payment - COMERICA 6834	\$18.25
0000057603	May 06, 2022	vanco	Payment - COMERICA 6834	\$8.25
0000062063	Dec 31, 2021		Invoice	\$0.50
0000062063	Apr 06, 2022	VANCO	Payment - COMERICA 6834	\$0.50
0000062975	Feb 28, 2022		Invoice	\$26.50
0000062975	May 06, 2022	vanco	Payment - COMERICA 6834	\$10.50
0000062975	Jul 06, 2022	270346956	Payment - COMERICA 6834	\$16.00
0000097607	Apr 30, 2022		Invoice	\$24.00
0000097607	Jun 13, 2022	1	Payment - LOCKBOX	\$24.00
0000149599	May 23, 2022		Invoice	\$24.00
0000201431	Jun 15, 2022		Invoice	\$26.00
0000201431	Jul 05, 2022	*****0618 008071 (43502635939)	Payment - VISA	\$26.00
0000253007	Jul 15, 2022		Invoice	\$26.00
0000253007	Aug 08, 2022	1	Payment - LOCKBOX	\$26.00
0000304038	Aug 15, 2022		Invoice	\$26.00
0000304038	Sep 02, 2022	1	Payment - LOCKBOX	\$26.00
0000354309	Sep 15, 2022		Invoice	\$26.00
0000354309	Oct 05, 2022	0	Payment - LOCKBOX	\$26.00
0000404276	Oct 15, 2022		Invoice	\$26.00
0000404276	Nov 04, 2022	0	Payment - LOCKBOX	\$26.00
0000454072	Nov 15, 2022		Invoice	\$26.00
0000454072	Dec 05, 2022	0	Payment - LOCKBOX	\$26.00
0000503290	Dec 15, 2022		Invoice	\$0.00

AGING IN DAYS

0 - 30	\$0.00
31 - 60	\$0.00
61 - 90	\$0.00
91 - 120	\$0.00
Over 120	\$47.75
Total:	\$47.75

Amanda Spivey | Customer Service Rep

GFL Environmental

10954 Houser Drive, Fredericksburg, VA 22408

| aspivey@gflen.com | www.gflen.com

Confidentiality Notice: This email message (including attachments, if any) is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, proprietary, confidential and exempt from disclosure. If you are not the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and erase this email message immediately.

Begin forwarded message:

From: Robert Warren <rlwarren78@hotmail.com>
Date: January 11, 2023 at 5:53:52 PM EST
To: "Darrell E. English" <DEnglish@staffordcountyva.gov>, "Darrell E. English" <DEnglish@staffordcountyva.gov>
Subject: Fwd: pay bills

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Rob Warren

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From: Amanda Spivey

Sent: Friday, December 23, 2022 10:40 AM

Subject: pay bills

Account Inquiry Listing

Account: 060778-0000 ROBERT WARREN
Address: 78 COBBLESTONE WAY, FREDERICKSBURG, VA 22406
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Phone: (540) 752-7160
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Amanda Spivey | Customer Service Rep

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| aspivey@gflenv.com | www.gflenv.com

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Cheryl D. Giles

From: Darrell E. English
Sent: Friday, January 27, 2023 10:44 AM
To: Cheryl D. Giles
Subject: Fwd: GFL

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Cheryl
Can you add this to the GFL file
Thanks
D

Sent from my iPhone

Begin forwarded message:

From: Royal Hills Estates HOA <royalhills_hoa@hotmail.com>
Date: January 27, 2023 at 10:29:49 AM EST
To: "Darrell E. English" <DEnglish@staffordcountyva.gov>
Subject: GFL

This message is in response to the Facebook post on the Hartwood Community page regarding the trash company GFL.

Our subdivision, Royal Hills Estates off Hartwood Rd., has noticed fluid leakage stains on the street at the point of trash pickup. We placed a call to GFL to report the problem and were told someone would respond but to date, no one has. Pictures are attached.

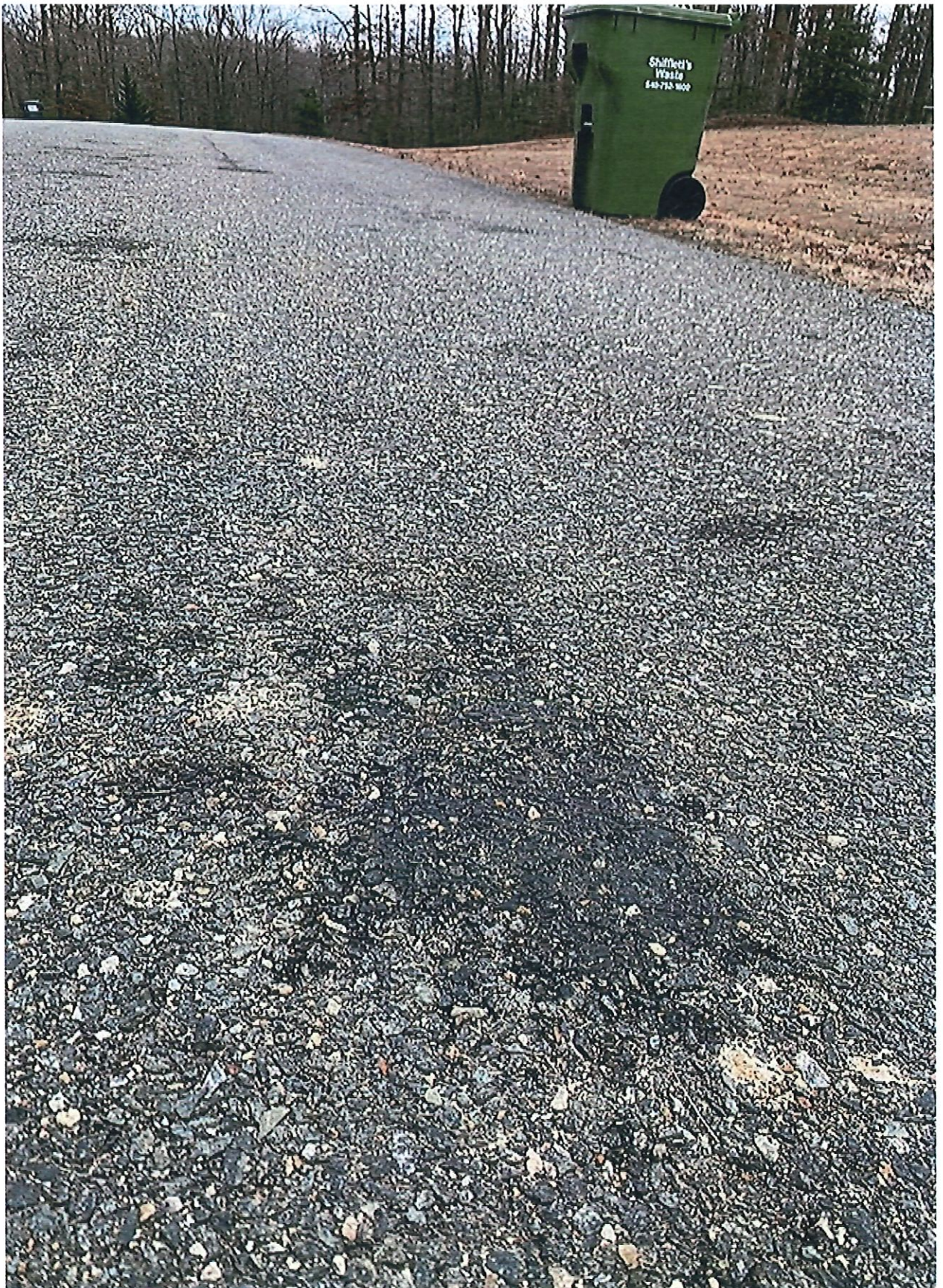
Your assistance in addressing this issue and encouraging a response or further guidance on how we can resolve the problem is appreciated.

Thank you,
Jackie Huber
Secretary, Royal Hills Estates HOA
951-551-9953









From: noreply=revize.com@turbo-smtp.info on behalf of noreply@revize.com
To: [Cheryl D. Giles](#)
Cc: [Julia E. Holmes](#)
Subject: Speaker Card
Date: Friday, January 13, 2023 12:31:06 PM

First-Name = William
Last-Name = Stewart
Address1 = 108 Windsor Cir.
City = Fredericksburg
State = VA
Zip = 22405
Subject-Comments = Presentations by the Public 3pm
Written-Comment = n/a
Plan-to-speak = None
Client IP = [96.247.204.65](#)

From: noreply=revize.com@turbo-smtp.info on behalf of noreply@revize.com
To: [Cheryl D. Giles](#)
Cc: [Julia E. Holmes](#)
Subject: Speaker Card
Date: Sunday, January 15, 2023 9:09:29 PM

First-Name = John

Last-Name = Hatzis

Address1 = 23 Saint Adams Drive

City = Stafford

State = VA

Zip = 22556

Subject-Comments = January 17, 2023 Ordinance O23-02 - Chick-Fil-A Proffer Amendment

Written-Comment = Hello Board of Supervisors,I am writing to urge you to support the Chick-Fil-A Proffer Amendment. Chick-Fil-A is a staple of our community, but is always packed. The opening of a new Chick-Fil-A would spread out business, reduce lines (while still being more then profitable), create a new hangout spot for North Stafford High School students, and draw in new revenue. Please don't pass up a much-needed opportunity to get more good food in Stafford!

Plan-to-speak =

Client IP = [72.83.16.133](#)

From: noreply=revize.com@turbo-smtp.info on behalf of noreply@revize.com
To: [Cheryl D. Giles](#)
Cc: [Julia E. Holmes](#)
Subject: Speaker Card
Date: Monday, January 16, 2023 12:56:23 PM

First-Name = Richard

Last-Name = Sabey

Address1 = 5926 Avery Point Dr.

City = Fredericksburg

State = Virginia

Zip = 22406

Written-Comment = My major concern regarding Celebrate Parkway becoming a major connecting highway is the additional debris, trash and graffiti on the route. Currently, the Celebrate Parkway entrance area at the underpass between Rt.17 and Banks Ford Rd. (near Giant Food) is a roadside garbage dump. Also, the walls of the underpass have frequently been covered with graffiti, once with a spray painted F-bomb and a drawing of male genitalia. The garbage and graffiti remained/remains for months without state maintenance. (The graffiti was eventually painted over by a Celebrate resident.) Celebrate Parkway provides well maintained sidewalks for cyclists, walking exercise and dog walks. Past experience of volunteering to pick up roadside litter for my church found the litter included considerable broken bottles, used condoms and drained drug syringes. This will be unsafe and unacceptable. Please take a drive through the underpass off of 17 and also see the trash on the I-95/Rt.17 interchange and several intersections along the Rr. 17 route to the Celebrate exit. Then drive along the existing beautiful Celebrate Parkway route and imagine the filth and unsafe conditions that massively increased amounts of litter 24-hours of sustained new traffic will create. I will not be speaking at the meeting.

Plan-to-speak =

Client IP = [173.71.209.172](#)