

STAFFORD COUNTY PLANNING COMMISSION

October 11, 2023

The meeting of the Stafford County Planning Commission of Wednesday, October 11, 2023, was called to order at 6:00 PM by Chairman Kristen Barnes in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Kristen Barnes, Albert Bain, Dexter Cummings, Steven Apicella, Martin Martinez, Laura Sellers, Willie Shelton, Jr.

MEMBERS ABSENT: None

STAFF PRESENT: Mike Zuraf, Lauren Lucian, Stacie Stinnette

DECLARATIONS OF DISQUALIFICATION

Ms. Barnes: Thank you. Okay, any declarations of disqualifications this evening? Alright, any changes to the agenda? Okay, so then I will move on to the next portion of our agenda, which is the public presentations. This is an opportunity for anyone to speak on any item except for the items scheduled for public hearing tonight. Items for public hearing will have a separate opportunity for public comment after the staff and applicant presentations. When you come forward, state your name and address once you do so. The green light at the podium will come on indicating three minutes to speak, the yellow light will come on when one minute remains and the red light will begin blinking when time has expired and that we asked you to conclude your comments. If you would like to speak to the Commission this evening please come forward. Welcome.

PUBLIC PRESENTATIONS

Mr. Cortez: Thank you. Daniel Cortez, the Aquia District. I would like to state my appreciation to the sentiments within Commissioner Martinez' prayer. Particularly with the actions that are going on overseas and the collective actions that you undertake to responsibly service and serve our constituents and our citizens in Stafford County. We were upon a critical issue. The closer we're getting to the election and your actions are generally going to influence votes. Because outreach and understanding is what must be at the forefront of all our collective actions. While we have made remarkable achievements in the aspects of racial relations, we are not there yet. And we do have individuals that have embarrassed this County, elected officials, with racist and racial actions that cannot be returned to office and their actions may affect in the future some of your mandates. That's why it is so important that we speak collectively about parity, about outreach, outreach, civility, and the nobility of our collective actions. I thank you for what you all collectively do. And in my association with the Attorney General, the Lieutenant Governor and the Governor. I speak highly about this particular Board and Commission and what you continue to do from an outreach perspective. Thank you.

Ms. Barnes: Okay, thank you very much. Anyone else like to come and speak to the Commission this evening? Okay, seeing none I will close the public presentations portion of the meeting this evening and move on to our first public at first and only public hearing, Conditional Use Permit, CUP2315504, North Stafford Office Complex Firestone and for that we recognize Evelyn Keith.

PUBLIC HEARINGS

1. CUP23155014; Conditional Use Permit – North Stafford Office Complex Firestone – A request for a conditional use permit (CUP) to allow for an auto service and repair facility in the B-2, Urban Commercial and HC, Highway Corridor Overlay Zoning Districts on Tax Map Parcel No.

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19-31J (Property). The Property consists of 1.816 acres, and is located on the east side of Furnace Road, approximately 300 feet south of Garrisonville Road, within the Rock Hill Election District.
(Time Limit: January 19, 2024)

Ms. Keith: Good evening, Madam Chair and members of the Commission. This is a request for a conditional use permit to allow an automobile service and repair facility in the B-2, Urban Commercial Zoning District and HC, Highway Corridor Overlay District. It's located on Tax Map Parcel 19-31J within the Rock Hill Election District. The applicant is Firestone Complete Auto Care. The owner is Fern 610 LLC. The agent, Rado Nedkov is the agent for the applicant, and will be representing the applicant this evening. The property is outlined in blue and zoned B-2 and the shaded area represents the B-2 Zoning District. The purple outline is the Highway Corridor Overlay District. The site is located on the east side of Furnace Road approximately 300 feet south of Garrisonville Road. Surrounding zoning districts are B-2 to the north, B-2 to the south and east and A-1 to the west. The property consists of a single parcel approximately 1.8 acres, which has been zoned B-2, Urban Commercial, since 2004 and subject to existing proffers. Originally the site was rezoned from A-1, Agricultural to B-2 Commercial Zoning on July 13, 2004, with proffers as part of the North Stafford Office Complex. On October 6, 2015, the proffers were amended pursuant to ordinance 1532 to modify internal road access and relocate the open space park area. This is an aerial view of the property. The site is currently undeveloped, but was previously graded as part of the overall North Stafford Office Complex and contains established ground cover. A sidewalk was previously constructed within the public right of way on Furnace Road. A Sheetz vehicle filling station and convenience store is located to the north, a Walmart retail store to the east and residential to the west. There are no environmentally sensitive resources or features present at the site.

Mr. Bain: I'm sorry to interrupt. So, on that slide, if you go back to it, just one second. Yeah, the complex to the north of the site is a Sheetz. The one that's sort of east or maybe northeast. Which was that one?

Ms. Keith: Northeast is an Autozone.

Mr. Bain: Autozone. Okay, that's what I couldn't remember. Alright. Thank you.

Ms. Keith: You're welcome. Um, this is the street view of the property from Furnace Road. This is the GDP that depicts the proposed layout of this Firestone Auto Service and Repair Facility, which consists of a single-story, 5,798 square foot building with eight service bays, and a 10,000 square-foot park area as required by the approved proffers. The property access will be provided through two new entrances along the internal shared access drives utilized by the overall North Stafford Office Complex with no direct access on Furnace Road. The drive aisles are two-way around the building and parking areas are located along the north, south and west sides of the building. Sidewalk will be provided around the perimeter of the site to connect to the existing entrances along Furnace Road and the two proposed internal site entrances. A loading space is proposed on the east side of the building and dumpster enclosure is proposed on the south side and will be appropriately screened from view from Garrisonville Road as required by HCOD development standards. As required by the Zoning Ordinance, a street buffer is proposed along Furnace Road and street trees are proposed to the north, south, and east sides of the site. However, the location of the required planting areas are encumbered with existing utility easements, which will impact the applicants ability to provide the required plantings. A Departure from Design Standards may be required. Street trees proposed along the south property line will be provided outside limits of existing easements. A detailed landscape reveal will occur at the time of site plan. Any questions? These are some of the renderings that was provided, the top left elevation is facing Garrisonville Road. The bottom is the west elevation facing Furnace Road. Due to the property location

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within the HCOD Overlay District, the building must conform to architectural standards and the Neighborhood Design Standards Plan. This review would occur prior to the building permit approval. Staff notes that the proposed building design conforms with several of the architectural guidelines of the Neighborhood Design Standards Plan and incorporates architectural treatment standards referenced in the proffers. The Comprehensive Plan identifies the property in a Commercial node within the Suburban Future Land Use designation. Commercial nodes are intended to encourage commercial activities where there are adequate transportation facilities to accommodate proposed uses. These are some of the proposed conditions. The following, which will help offset any potential negative impacts: One is development of the site shall occur generally as shown on the GDP. There shall be no new driveway entrances onto Furnace Road. All vehicle service or repair shall be conducted within designated service bays. Sidewalk shall be constructed along the perimeter of the property and crosswalk shall be installed across the two existing entrances along Furnace Road and the two proposed internal site entrances as depicted on the GDP. And the building shall be constructed in general conformance with styles and materials depicted on the architectural renderings and shall comply with the Neighborhood Design Standards. Staff finds that the positives are that the site is generally consistent with land use recommendations in the Comprehensive Plan, the use is consistent with the established development patterns within the vicinity. The proposed building design incorporates architects with treatment standards, referencing the proffers that apply to the property and consistent with the Neighborhood Design Standards Plan. This proposal is in compliance with the proffers established in 15-32 and the proposed conditions will help ensure any potential negative impacts are mitigated and no negative impacts are noted. Staff recommends approval of the application 23155014 with conditions pursuant to resolution 23-232. This concludes my presentation. Does anyone have any questions?

Ms. Barnes: Okay, before we go on, I'm going to ceremoniously pass the gavel. Traditionally, when the application is in the Chairs' District then the gavel is passed to the Vice-Chair. So, take it away Al.

Mr. Bain: Any questions for Ms. Keith?

Ms. Barnes: I have a couple that I know we've already discussed this, but I'll just asked them very quickly anyway. As far as on the west side, I know we had discussed this, I would like something in there possibly to indicate that we have 70% evergreens on that side. Is that a possibility we could add that as a condition tonight? Or is that more appropriate some other time?

Ms. Keith: If you have a motion on it, we can add, I can read off the proposed condition. And if you make a motion on it, we can add it.

Ms. Barnes: So, when I when I make a motion, I'll just add that on. Can you read that for me?

Ms. Keith: Absolutely. Within any landscaped street buffer provided along Furnace Road, such planting shall meet the minimum planting requirements for buffer yards, as outlined in Section 110 of the Design and Construction Standards for Landscaping, Buffering and Screening, except that a minimum of 70% of the total required plant units shall be evergreen.

Ms. Barnes: Okay, thank you. And there is a reason why I do that is because there's residential across the street and I'm a big fan of those dense evergreens. They're a much nicer buffer, I think, to residential than deciduous trees. So, are we going to have a departure from design standards in the future and it's going to come back to us, correct?

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Ms. Keith: Possibility. That will be determined at site plan submission. If it is required, it will come before the Commission at a later date, yes.

Ms. Barnes: Okay, and we're not including the hours of operations in the conditions?

Ms. Keith: The hours of operation is a proffer. So, I don't think it's necessary to include it as a condition. The applicant is showing that they are in compliance with that proffer.

Ms. Barnes: Okay. I think you're talking about the original proffer for deliveries, et cetera.

Ms. Keith: That's correct. It was also in the amended proffer 15-32 as well, but yes.

Ms. Barnes: Okay and that was done in 2015?

Ms. Keith: Correct.

Ms. Barnes: They're adding four crosswalks, correct?

Ms. Keith: That is correct.

Ms. Barnes: They are doing the sidewalks around the entire parcel?

Ms. Keith: Yes.

Ms. Barnes: Okay. Thank you for that. That was important for me. So, the other the only other thing I have to ask is that there is a 10,000 square-foot park that was part of the original proffer back in, I don't remember what the date was, 2008?

Ms. Keith: 2004.

Ms. Barnes: 2004, we're going way back. Okay. That proffer was for a park for 10,000 square feet. That is not part of this application and it just happens to be part of that parcel?

Ms. Keith: Exactly. That was part of the proffer.

Ms. Barnes: Okay. So, I just want to make sure. Okay, that's all I have.

Mr. Bain: Any other questions? No, seeing none. Would you like to have Firestone come up? If you have a presentation you're welcome to come and do that now.

Mr. Nedkov: Good evening, Rado Nedkov, CEI Engineering. We're based out of Philadelphia. I have Todd Hamula, he's with Zaremba Group, and Michael Donoftio, he's with Firestone. Thank you, Evelyn for the presentation. It was very thorough. As Evelyn mentioned, we have 5,800 square feet of building with 35 parking spaces on it. It will not generate a lot of traffic, we utilize the existing access points that have been identified for this development. We provide the sidewalk the park, and we landscape, all four sides of the development. I understand the concern with the evergreen buffer that you recommend on the west side, we absolutely can provide that as well. It's pretty straightforward site plan. Like I said we utilize all the infrastructure that was already put in the development when it comes to sanitary sewer

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water and stormwater. And pretty much I don't think I have too much to add to whatever Evelyn said. If you have any questions, I'm here to answer that.

Mr. Bain: I have one question if nobody else does. In your operation, is the work area, inside those bays, air conditioned and heated year-round?

Mr. Nedkov: Just heated.

Mr. Bain: Just heated it. In the summer, when you're working on, let's say changing tires, and you have that impact wrench to undo the lug bolts, will the doors be open or closed?

Mr. Nedkov: They'll be open.

Mr. Bain: They'll be open so there is a potential for a noise issue. Hopefully it won't be significant. But it's something that I think you should be aware of because as, Ms. Barnes has pointed out, there are residences nearby, not a lot, but enough that it could become an issue. So, we do have noise ordinances, and you should familiarize yourself with those to make sure you stay in compliance. That's all. Any other questions?

Mr. Shelton: I have a question. Your facility will be doing oil changes and those things also, am I correct?

Mr. Nedkov: That's correct.

Mr. Shelton: Do we have an oil/water separator planned?

Mr. Nedkov: We do have one, yes.

Mr. Shelton: What type of fire protection do you provide?

Mr. Nedkov: So, we have a fire line and fire sprinklers.

Mr. Shelton: Say again?

Mr. Nedkov: Fire sprinklers.

Mr. Shelton: Fully sprinklered?

Mr. Nedkov: Yes.

Mr. Shelton: Thank you very much.

Mr. Bain: It is a proffer. Good. Alright. Any other questions? Seeing none, thank you. At this point, we'll see are there any members of the public that would like to speak about this topic? If so, you will have three minutes to speak. The green light will be turned on when you start speaking. You have two minutes, then it goes to yellow. And then at the end of that third minute, it goes to red and you'll have to stop speaking. Anyone here that wants to talk? No. Okay, then we will close the public presentation portion of this application, bring it back to the Commission. Ms. Barnes, this is in your area. What would you like to do?

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Ms. Barnes: Okay, I'd like to recommend approval for CUP23155014.

Mr. Apicella: Is that... what's that additional condition?

Ms. Barnes: Thank you. Thank you, Steven. I'm so glad you're here. With the condition that Evelyn had read earlier. Do we need to reread that or is that good enough?

Ms. Lucian: I think it's already on the record.

Ms. Barnes: Okay it's on the record. So, approval with that extra condition regarding the 70% evergreens on the west side up against the residential.

Ms. Sellers: Second.

Mr. Bain: Okay, we have a motion and a second. Any comments?

Ms. Sellers: I have a comment. So, looking at the proffers from 2015, I was on the Board during that and I might have been one of Mr. Sterling's last public hearings for Rock Hill at the time so I do remember this property. I do remember this project. I'm kind of glad to see it starting to come together. Hopefully we get some business and activity down in that area. Because that's certainly what Mr. Sterling envisioned when we discussed that area was to get some businesses in there. So, I'm glad to see it's working out.

Mr. Bain: Okay, any other comments?

Ms. Barnes: I just want to thank Evelyn for working on this and answering the questions and thank the applicant for providing a sidewalk, completing the sidewalk all the way around, there is a couple of schools right down the street. And I actually went and sat there, right after the school got out and watched the kids. It's a hop, skip and a jump. They came and they walked up and that sidewalk goes right into Walmart. And there's a lot of kids. So, I'm glad to see that there. I think that's really important. And like Laura said, I'm glad, this is the last parcel there. I'm glad to see something going there. I do read all the comments online about you know, we're gonna get another tire shop or we're gonna get another vape shop or we're gonna get you know, all these other things. But this is a business that is willing to come in, take the risk, hire people, pay taxes, it's the last parcel that needs to be developed. And so, I'm very grateful to have them come in and take a risk and come to Stafford and open up their business.

Mr. Bain: Okay, no other comments? Then I will call for a vote on the motion. Please cast your votes. And that passes 7 to 0. Congratulations, gentlemen. Good luck with your project. Thank you. And I will return the gavel sadly to Ms. Barnes.

Ms. Barnes: Okay, thank you gentlemen. Good luck.

Mr. Nadkov: Thank you. Have a good night.

Ms. Barnes: Okay, so we'll move on to Unfinished Business. There is none. New Business. There is none. Planning Director's Report and we will go to Mike for that this evening.

UNFINISHED BUSINESS

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NONE

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

2. Project Pipeline Report (For Information Only)
3. Proposed Pro-rata Changes to Subdivision Ordinance

Mr. Zuraf: Madam Chair, I have two items to update you on. You received your regular Project Pipeline Report, which outlines upcoming future Planning Commission meetings and what cases might potentially be on the agenda for public hearings. So that's just for information purposes. The next item to make you aware of is a potential public hearing coming up at your November 8th meeting. At the next Board of Supervisors meeting on October 17th, they're gonna be considering sending down a Subdivision Ordinance Amendment to the Planning Commission. This is regarding off-site utility improvements and related Pro Rata Program and pro rata payments. There's a need to amend the Subdivision Ordinance regarding that. And so, the request likely would result in scheduling the public hearing for your November 8th meeting with a request that the Planning Commission act at that same meeting and that the Board actually would be looking to schedule their public hearing the following week, on November 14th. So, we will keep you advised as to what happens next week, and if that's going to be upcoming.

Mr. Martinez: So, Mike, just real quick, they want us to discuss and come up with a decision on the same day.

Mr. Zuraf: Yes

Mr. Apicella: Just process question, how does that work in terms of the advertisement if we're taking it up one week and then the Board's taking it up the immediate week thereafter?

Mr. Zuraf: There will be overlap on the advertising.

Mr. Apicella: Okay.

Ms. Sellers: They're asking for an up down vote basically.

Mr. Zuraf: Yes.

Ms. Sellers: And they're not letting us change it.

Mr. Zuraf: I am not certain how that resolution is being worded. We will let you know.

Ms. Lucian: I'm sorry. I'm looking at it now. Actually, it does not give authorization for changes.

Ms. Sellers: Then is doable to do it in one night.

Mr. Zuraf: That ends my report.

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Ms. Barnes: Okay, go ahead.

Ms. Sellers: So, looking at the pipeline report shows the 25th we have nothing. Are we going to hold a meeting that night?

Mr. Apicella: I thought we have the public hearings on the Potomac Data Center.

Mr. Zuraf: Yeah, October 25th you have public hearing for the Potomac Church Data Center.

Ms. Sellers: What the heck am I looking at?

Ms. Barnes: There was there was an email went out with the advertisement.

Ms. Sellers: I thought that was on the 17th.

Ms. Barnes: That's the joint public hearing for the Ordinance and Comp Plan Changes and Amendments. You're a busy lady.

Ms. Sellers: It is, yay.

Ms. Barnes: Okay. Any other questions for Mike? Okay. Alright. So, we will move on to County Attorney's Report.

COUNTY ATTORNEY'S REPORT

Ms. Lucian: Good evening Planning Commission. We can't have the shortest meeting ever so I have a very long report this evening. I'm just kidding, of course. I have no report. Thank you.

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

4. New TRC Submissions

- 23155259; Leway Ind Pk Banks Ford Self Storage – George Washington Election District
(*Electronic*)

Ms. Barnes: Okay. Committee Reports. I do not believe we have any Committee Reports this evening. Chair Reports. I do not have anything as well. Other Business. We have new TRC submissions looks like Banks Ford Self Storage in the George Washington Election District you get in everything these days. Approval of Minutes. We have none. And with no more business in front of the Commission, we are a...

Ms. Sellers: Can I ask a procedural question? What happens with the election? So, does this agenda stay the same if people lose?

Mr. Zuraf: As far as the pipeline report?

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Ms. Sellers: Yeah.

Mr. Zuraf: Yeah. Because the Planning Commission is not restricted to considering land use cases.

Ms. Sellers: Okay Just checking. Sorry.

APPROVAL OF MINUTES

NONE

ADJOURNMENT

Mr. Shelton: Madam Chair, motion to adjourn.

Ms. Barnes: Okay, well, I don't need one but I appreciate one. Thank you. We are adjourned.

At 6:29 PM, Chairman Barnes adjourned the October 11, 2023, Stafford County Planning Commission meeting.