

BOARD OF SUPERVISORS
STAFFORD COUNTY, VIRGINIA
MINUTES
REGULAR MEETING
MAY 7, 2024

CALL TO ORDER – A regular meeting of the Stafford County Board of Supervisors was called to order by Meg Bohmke, Chairman, at 3:01 p.m. on Tuesday, May 7, 2024 in Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

ROLL CALL – The following members were present: Meg Bohmke, Chairman; Tinesha O. Allen, Vice-Chair; Deuntay T. Diggs; Darrell E. English; Monica L. Gary; Crystal L. Vanuch; Dr. Pamela Yeung.

Also in attendance were Craig Meadows, Interim County Administrator; Rysheda McClendon, County Attorney; Cheryl Giles, Deputy Clerk; various staff members; and other interested parties.

CHAIR REMARKS

Ms. Bohmke said that early voting for the June primary elections began on May 3 and would continue through June 15. The election was scheduled for June 18. She said that she wanted to remind everyone that the location for early voting and the office of the General Registrar had changed. She said that the General Registrar had moved to 124 Old Potomac Church Road, Suite 205, which was in the Germanna College building. She said that early voting would take place at this new office, located just south of here by making a left turn right after the Abberly Apartments. She said that if anyone had any questions, they should visit the General Registrar's page on their website.

Ms. Bohmke said that last week was National Volunteer Appreciation Week and that the previous year, they had over 700 volunteers dedicate more than 40,000 hours of service to Stafford County, equating to \$1.6 million in savings for Stafford County. She said that she wanted to recognize their volunteers and thank their Citizens Assistance staff members who managed their volunteer program.

Ms. Bohmke said that their Economic Development Authority (EDA) recently held its 30th annual Business Appreciation Reception to recognize businesses in their community for exceptional contributions. Ms. Bohmke congratulated uBreakiFix for winning the innovation award in its initiative, including a youth program and a senior tech troubleshooting program. She congratulated Focus Group Solutions for winning the Donald H. Newlin Community Stewardship Award for

their efforts in addressing mental health needs and creating employment opportunities. She congratulated Potomac Point Vineyard and Winery on being named Business of the Year for its growth, commitment to the community through charitable initiatives, and dedication to customer service. She thanked the EDA and their Economic Development staff for organizing this great event.

Ms. Bohmke said that she had another group to congratulate: the R-Board and the Aquia Harbor Host Lions Club. She said that they were awarded the Silver Medal Governor's Excellence Award for their E-Waste recycling program at the landfill, which was run by their landfill director, Phil Hathcock. She said that this award recognized their hard work preventing harmful E-Waste from entering the landfill and their extensive community support. She expressed her thanks and congratulations to them. She said that for those who had not been to their landfill, the E-Waste facility was a well-organized, large cabinet-type facility with clear instructions on where to place items. She said that the layout ensured that visitors knew exactly where to place items, making it very user-friendly.

Ms. Bohmke said that she and her colleagues attended the unveiling of the Langley Aerodrome experience at Stafford Airport. She said that Stafford had partnered with the Langley Foundation to help tell the story of the first heavier-than-air mechanical flight, Aerodrome No. 5, which took place in Stafford County. She said that the official opening of the exhibit was this Saturday, May 11, from 11:00 a.m. to 4:00 p.m., and she encouraged everyone to visit. She said that it was a wonderful experience, and they would not be disappointed.

PRESENTATIONS

PRESENTATION OF PROCLAMATION RECOGNIZING AND HONORING RICHARD CHICHESTER FOR HIS SERVICE TO STAFFORD COUNTY

Ms. Bohmke said that they would like to honor and recognize Richard Chichester for his service to Stafford County. She asked Betty Van Morrogh to join her at the dais. She said that Mrs. Morrow was the daughter of Richard Chichester. She said that she was present to accept the award on Mr. Chichester's behalf since he could not accept the proclamation. She said that they were honoring Richard Chichester for his exemplary representation of Stafford County around the state, the country, and the world.

Ms. Bohmke read the proclamation.

Betty Van Morrogh accepted the proclamation. She said that she knew her dad was missing being here and would be so proud. She thanked all the members of the Board for this very distinguished honor.

Ms. Bohmke thanked Ms. Van Morrogh for coming down from northern Virginia to accept the proclamation. She said that Mr. Chichester is a friend of the entire Board of Supervisors and a great friend of the community. She said that there were a lot of things she loved about Mr. Chichester, particularly that whenever she received a piece of mail from him, it never said from Fredericksburg, it always said Falmouth.

ADDITIONS – DELETIONS AND APPROVAL OF THE REGULAR AGENDA

Ms. Bohmke asked if there were any additions or deletions to the agenda.

Mr. Meadows said that they did have a couple of additional attachments to Agenda Item 18, which were a revised Proposed Ordinance O24-04, revised proffer statement dated May 2, 2024, a revised proffer analysis dated April 26, 2024, and a revised impact statement also dated May 2, 2024. He said that all of these documents were related to Agenda Item number 18.

Ms. Vanuch motioned, seconded by Mr. Diggs, to approve the regular agenda as amended.

The Voting Board tally was:

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

Nay: (0)

PRESENTATIONS BY THE PUBLIC – I (3 MINUTES EACH)

1. Jim Moore, 1087 Aspen Road, Stafford, VA 22554 said that he was there to ask for their support in putting a Buc-ee's on Courthouse Road. He said that Buc-ee's represented a unique American brand that was highly prized and would serve as a catalyst to attract new and varied businesses to Stafford. He said that in short, introducing this brand would enable their hardworking commercial developers to extend an invitation to Texas and the West, telling them to come here because Buc-ee's did.

Mr. Moore said they lived along the major interstate corridor between New York and Miami. He said that those in Embrey Mill and chose to live there. Anyone who lived in Austin Ridge could have easily afforded a home anywhere else in Stafford County. He said that they did not have the right to hold the entire County hostage because they were suddenly worried about the impact of development around an interstate that built this neighborhood, nor could they pretend

that they lived in some planned community in some corner of the community and that their needs were the only thing that mattered.

Mr. Moore said that they could bear the burden of more traffic and construction for the good of the County, but the agreement must be that the rest of the County ensures that the burden was not unduly high, or that it was increased due to ineffectual government, which was the job of the Board of Supervisors. He said that if they looked out for them and acted like the Buc-ee's was going next door to their own homes, they would be able to come to a good agreement on this. He said that other people may discuss crime and related issues, but he would state that merely Googling for crime data and Buc-ee's is not crime data, and that was not how they make public policy. He said that that was how they incite and terrorize people.

Mr. Moore said that in Stafford, they were known for saying they did not know why they could not have this or that, followed by a list of things they all enjoyed in suburbs that they used to live in 30 years ago. He said that no one seemed to notice they were tearing down malls now and no one seemed to notice that theaters were barely able to make a profit. He said that they did not have those places they grew up with because they did not live in the neighborhoods they lived in 30 years ago. He said that it was not their job recreate the communities from their childhood. He said that in 2024, the Bureau of Labor Statistics states that there are three sectors that are creating jobs. He said that they are government, healthcare, and hospitality and tourism.

Mr. Moore said that Buc-ee's wants to be here, and they do not get to pick the jobs that they want in their neighborhood any more than they get to pick the businesses that they want. He said that they will create excellent jobs with better pay and benefits than their competitors. He said that oddly, some of his friends and neighbors are going to tell the Board later today that that is a bad thing. He said that to him, it seems like they would want their friends and neighbors to have better wages and benefits. He said that they should want Sheetz and Wawa to pay more to compete with Buc-ee's. He said that if Buc-ee's wants to be here and they want to address those concerns, then they should welcome them.

2. Caitlin Goodale-Porter, 515 Embrey Mill Road, Stafford, VA 22554 said that she would like to bring up the current problems with the Virginia Military Survivors Independence Education Program to the Board's attention and ask for their support with their local legislators. She said that she did not realize until this morning that this was an option, and was actually told in a different municipality that it was not appropriate to speak about a state issue in front of a Board of Supervisors meeting. She said that this was in Fredericksburg. She said that she was happy to live in Stafford and have their ear today. She said that the Virginia Military Survivors

Independence Education Program is a wonderful program that was expanded in 2019 and is beloved by veterans throughout the state.

Ms. Goodale-Porter said that they tell each other about it and try and advertise its existence because a lot of people just simply do not know about it. She said that until 2006 it was the Virginia War Orphans Program and so it changed and it has become more usable since then as an unfortunate result of what happened post 9/11. She said that two wars will tend to make more veterans be rated high enough to make their family members eligible for this. She said that as they get closer to Memorial Day, she stood here alive and able to advocate for the families of those people who died in uniform and were not here to advocate for their families because what happened in this session in Richmond was absolutely atrocious.

Ms. Goodale-Porter said that they are a state that has a veterans compact where they are obligated to try and make things better for veterans and families of Gold Star service members, and yet what happened in February was that rather than passing a bill to restrict the usage of this program, language was slipped into the budget bill, which is about that thick, and legislators literally have apologized to them for not having read it. She said that when they went to reconvene day April 17, a lot of people started to realize what they had done. She said that luckily, given the special session that will convene on May 13, and hopefully the budget will finally be voted on May 15, no one, none of those 140 legislators can now claim that they do not know what is in the budget. She said that hopefully the 21 lines of text that turn this from an earned benefit into a needs-based one will have been eliminated by that point.

Ms. Goodale-Porter said that luckily they were able to work as a ragtag band of veterans and survivors with the governor and get two amendments issued, which came out on April 8. She said that unfortunately, because of the issues with the budget, they were never voted on, so their goal post keeps moving. She said that that was why their support with every legislator that has a tie to Stafford would be wonderful, or to those who are on the budget committees. She said that they need to make sure that this benefit stays viable, is well funded, and available for the families, especially of those who died in uniform, who have made entire educational plans dependent upon this, who have until July 1 to figure out how in some cases they were sending their kids.

3. Howard Rudat, 10 Hayes Street, Stafford, VA 22556 – *(comments attached)*
4. David Fauth, 18 Antietam Loop, Stafford, VA 22554 said that he would like to discuss Item 15 regarding the revised Board meeting structure. He said that over the weekend, he reviewed the proposed changes and was surprised upon reaching page 313 with the chart. He said that he understood they had not voted on it, but he was shocked that it only had only one public

comment for A day and none for B day, both at 3:00 p.m. He said that he recalled reading an article in the Potomac Local which stated that the Board of Supervisors believes these changes will not only facilitate better decision-making but also enhance public participation.

Mr. Fauth said that the proposed agenda structure was initially presented during the February 2024 advance meeting. He said that he told himself to review the details from that meeting to better understand what was proposed. He said that he looked online and found the agenda and packet for this meeting but noticed there were no minutes provided. He said that this was unusual, because there was only one line on it. He said that maybe they approved them or did not approve them, but he went through several minutes, just as the Chair had reviewed several School Board meeting minutes, and did not see them in there.

Mr. Fauth said that maybe those minutes do not exist or maybe it was okay not to have them. He said that as they discussed this item during today's meeting, he requested the Board to please explain the rationale about the public comment. He said that he thought it would be wise to have it during both sessions. He said that there were things they would want to talk about and address that make sense to have public opinions on B day. He asked the Board to please discuss this and inform the public of the rationale behind this proposal.

5. Nancy Rueter, 42 Boulder Drive, Stafford, VA 22554, said that today she would be speaking on the Buc-ee's situation. She said that she was very proud to live in Stafford County. She said that it is a good place to live and work, and George Washington grew up here. She said that she did brag about that to people out of town. She said that she would admit she did not know much about Buc-ee's before this issue arose. She said that a couple of people had mentioned they had stopped at a Buc-ee's and were awed by it. She said that it is a stop, not a community builder. She said that her vision for this land that was cleared 10 years ago was a multi-use library, maybe a community center, open space with fountains, sitting spaces, small shops, sit down and take out restaurants, maybe a movie theater, music, art, dance studios, a place for people to walk and make their way around a community builder.

Ms. Rueter said that she imagined it to be some place that is quiet at night, like the rest of the community. She said that this is why the zoning was not homogenized. She said that it was meant to be diverse. She requested the Board to not give Buc-ee's this change of zoning request. She said that there are better places for Buc-ee's than at this intersection. She said that maybe at the airport exit, not next to two major housing developments. She said that the impact on the families living there is major, 24/7, with noise and traffic. She asked if they would want this 100 yards from theirs or their children's bedroom.

Ms. Rueter said that she did a very unscientific driving experience this morning. She said that at 9:15 a.m. this morning, she started at the intersection of Austin Ridge and Courthouse, and then turned left. She said that from the time the light changed until she got to the intersection at the Sheetz, it took about 2 minutes and 45 seconds. She said that she saw four school buses on this short ride. She said that when she got there, there were two trucks and eight cars waiting to turn left onto Courthouse as they were leaving. She said that as she left the Sheetz, there were three trucks and eight cars leaving Sheetz. She said that Sheetz has 14 pumps, and to equate that to Buc-ee's 80 to 120 gas pumps as quoted in Wikipedia, that is roughly four times more pumps.

Ms. Rueter said that this means that at any given time, there will be 40 vehicles waiting to turn onto Courthouse Road. She said that this means traffic on Austin Ridge and Courthouse will be greatly impacted. She asked them to let that sink in. She asked if they remembered the Lidl grocery store that wanted to locate at Mine and 610. She said that it was not a good fit. She said that they listened to their citizens and rejected a bad idea. She said that this Buc-ee's at this location is a bad idea. She asked that they maintain their community pride, pride in Stafford County, and reject this bad idea. She said that they can do better than Buc-ee's.

6. Al Watkins, 12 England Run Lane, Fredericksburg, VA 22406 said that believe it or not, he had no intention of coming and speaking today, but once he also saw item number 15 for the potential revised schedule for meetings and committee structure, that he felt that he needed to also come and say, like several other speakers have, that there should really never be any kind of a limitation for public opportunities to provide input, whatever the different fashion. He said that he would ask the Board to consider that, such as if they would recall several months ago at the FAMPO Board, there was a potential limitation for what was going to be provided for public input.

Mr. Watkins said that then, ultimately, the committee there decided to accept and remain in accepting the current format. He said that that was very appreciated by the public. He said that he would like this group to be able to do the same thing. He said that the other thing that he would like to say, a different topic, is that if they really wanted to limit himself and Kristin Maxson from coming twice a month to speak to them, they did not have to take this type of action.

Mr. Watkins said that finally, the EDA luncheon that was held at the Riverside Center was a great thing. He said that also recently, the gymnastics participants here in Stafford County received a great honor and the opportunity to hold the state meet here in Stafford County also was also given to them. He said that the unfortunate thing is, as many people have talked about having an event center, is that the EDA luncheon had to take place at a place that was not really

the County's. he said that the other thing is, the gymnastics meet that will take place for the state will occur at the Fredericksburg Expo Center, where it will be rented out for that meet because Stafford County does not have an event center.

7. Daniel Cortez, 19 Hidden Springs Lane, said that as a member of the Governor's Joint Leadership Council, he also wanted to congratulate Mr. Richard Chichester, and thanked them for the righteous thing that they have done. He said that he is a great American, and everyone in Stafford knows the leading family of this community is named Chichester. He said that as a marriage commissioner for the 15th Judicial District for over 32 years, he recently had the honor of joining in matrimony Spain's military envoy to the Quantico Marine Base, Lieutenant Colonel Alejandro Sanchez-Machizo and Beatriz Montes Carrion at the Stafford Armed Forces Memorial.

Mr. Cortez said that the courtesy of Stafford's remarkable Clerk of the Circuit Court, Kathy Stern, to Colonel Machizo and his wife, are notable in the ongoing professionalism in that department. He said that however, special recognition must go to their Stafford Sheriff's Department's Captain Steve Carey, who volunteered to aid in the ceremony by taking numerous professional photos of the nuptials, and the individuals for their posterity. He said that Carey and Stern clearly demonstrate what is needed more in Virginia: simple respect and courtesy. He said that he also attended the 49th anniversary of the Fall of Saigon with other veterans and Vietnamese leaders at the War Memorial in Richmond in somber remembrance of what communism and socialism can do. He said that in 1975, Vietnam lost their nation, and they, like Israel, fight to preserve theirs as they see what is occurring in their educational facilities.

Mr. Cortez said that he would like to thank again Supervisor Darrell English, who publicly had the moral courage to state he stood with Israel, as their Governor, Lieutenant Governor, and Attorney General, who correctly demand that any lawful protest be peaceful on Virginia's institutions of higher learning, and not infringe upon the rights of any student or law enforcement through verbal or physical intimidation or attack. He said that the public record must note who on this Board refused to condemn anti-Semitism or actions against any community, seeking peaceful education in their institution, and demanding those individuals using anti-Semitic violence or impending students' rights in their Virginia campuses be arrested and expelled. He said that citizens must have an un-fringed voice in all matters in a transparent and efficient manner.

Mr. Cortez said that today, as this Board discusses eliminating committees and a revised Board meeting, the right of the public open comments must remain unchanged. He said that the public must be allowed to speak without restriction as it is now, with increased time, not decreased

time for comment, and any public official that eliminates the public's right should be primaried and eliminated from their office. He said that free speech must be protected. He said that Madam Chairman, they put this in her lap because she is a fair woman, and they know that she will do what is right and not negate their responsibilities of free speech.

8. Kristin Maxson, 1816 Richmond Highway, said that she wanted to thank Speaker 2 for their wonderful three minutes. She said that she was so thankful that Speaker 4 read the packet because she could not read it due to headaches. She said that Buc-ee's was a little too large and she was concerned about safe surveillance. She said that they have a very dangerous corridor on I-95, and she requested the Board take that into consideration. She asked the Board to be careful about using the words "target," "targeted," and "area." She said that this might victimize the public, but it is not a good word to use. She said that she did run into a Good Samaritan who said they are all in this together.

Ms. Maxson said that this reminded her of someone on the Board, and she thought it was a lovely statement. She said that on Friday, May 3, she tried to search documents and links and could not access remotely the Stafford webpage, and she did not know if anyone else had trouble on Friday or if it was only her situation. She said that the US-1 Improvements Stafford Courthouse VDOT link is broken on the Stafford page; rather, they can find this under VDOT projects Fredericksburg District Route 1 Improvements at Stafford Courthouse. She said that Route 1 Improvements at Stafford Courthouse is cropped off, so one cannot see the south of the Courthouse intersection and it was not showing the complete project.

Ms. Maxson said that a Commissioner during last Wednesday's meeting announced that traffic reports had not been done and the projects were set forth and voted on without them. She asked the Board to please keep that in mind. She said that the hopper in the Stafford homepage rezoning, underbar caps underbar comp underbar plans slash amendment slash development space review meetings slash new applications will give them the CIPs, hopefully complete, but she did not think so. She said that here, the public can see the CIP hopper and traffic reports, which are not all tallied with each other. She said that some traffic reports are copied and cut and paste from another study.

9. Bridget Lucas, 9 Sherman Ridge Road, Stafford, VA said that a vote for Buc-ee's was a vote to bring human trafficking to Stafford County. She said that she goes to college in Washington, D.C. and works in politics there. She said that when her parents called her and told her that they were bringing a Buc-ee's right off Courthouse Road, she was amazed. She said that they have three schools located within less than a three-mile distance from where it would be put, and the biggest company they put there is Publix.

Ms. Lucas said that Publix is a Christian-based company, so the fact that they would put a gas station with 120 gas pumps, the largest gas station in the world, would be put within a radius of three miles is bringing in human trafficking and fentanyl. She said that if those things were what they were going to vote for in Stafford County, it is not a community. She said that a fellow neighbor brought up wonderful points when she brought in the fact that they are a very small community. She said that bringing in this large corporation will bring in human trafficking, and that is the number one thing she would like to share.

REPORTS BY BOARD MEMBERS

Mr. English – thanked Mount Ararat for Bright Night held last month, which was a prom night for disabled citizens. He said that over 150 people attended and that it marked the third or fourth year of this initiative. He said that he attended Hartwood Elementary School's anniversary celebration on Friday, where they unveiled a beautiful mural painted by one of their parents and depicted a timeline. He said that they had a great turnout and wanted to thank Brian from Hartwood Elementary School for a great job.

Mr. English said that he attended the Langley event last night, which was also a great event. He said that he encouraged everyone to visit the airport to see it. He said that the Horning family's did a great job, and Sue Henderson and Scott Mayausky also worked on that project. He said that regarding early voting, he encountered some difficulties and reached out to Ms. Hash for assistance.

Mr. English said that he told Ms. Hash that whatever she needed from them, they would provide. He said that he suggested that the Sheriff's Office place a signboard directing people towards the early voting location, as it can be challenging to find without proper guidance. He said he was having difficulty locating the room, as it was situated on the second floor and not well-marked. He said that regarding the school bus parking situation at Stafford High School, they can discuss this further during their joint meeting with the School Board. He said that it was essential to avoid conflicts with graduation ceremonies.

Mr. English said that on Facebook, there was something mentioned about two male subjects on the dais who said that if they did not like Buc-ee's, they could move out. He said that he did not say that and he was sure that Mr. Diggs did not say that, so he was not sure where that rumor got started. He said that he was waiting for all the information to come in on Buc-ee's, and he never said that. He said that he was sure Mr. Diggs would comment on that, too. He said that for those getting on Facebook and putting stuff out there, sometimes they need to make sure their facts are right before putting stuff out there like that. He said that again, he did not say that, and he knew Mr. Diggs did not either.

Ms. Gary – thanked Ms. Bohmke for delivering her the plaque from the 5K they ran at the hospital. She said that they actually won and had about 55 people who showed up from the Aquia District. She said that she wanted to share with all of them since it was given to her. She said that maybe someday they would have offices and she would get to hang it.

Ms. Bohmke clarified that while Ms. Gary ran, she walked.

Ms. Gary said that was true; however, they both completed it. She congratulated the Aquia Harbor Lions Club for their recognition by the governor. She said that they had been doing wonderful work at the landfill for many years now, ensuring that it was improving and minimizing the impact on the environment. She said that she attended the VRE Operations Board meeting on April 19 and the Aquia Harbor Property Owners Association meeting on April 24.

Ms. Gary said that as a heads up to her colleagues, the association is planning to undertake some dredging, with initial funding coming from their own resources. She said that they may require assistance for a larger operation and are seeking grants and support from state legislators. She said that she also attended the Mental Health and Law Enforcement Roundtable with Senator Warner on April 26, which provided valuable insights into the challenges faced by law enforcement agencies in the region, particularly regarding housing and its impact on recruitment and retention.

Ms. Gary said that she participated in three PRTC meetings this month: an information session, a strategic planning committee meeting, and their regular PRTC meeting. She asked Ms. Allen to verify that the reductions in service would not affect Stafford County. She said that Prince William County voted to fund differently, so their routes will be impacted, but not theirs with the OmniRide buses. She said that she also attended the Willowmere Inclusive Playground Ribbon Cutting and expressed her gratitude to everyone who worked on that event.

Ms. Gary said that she also wanted to thank everyone who came out to support the Brooke Volunteer Fire Station annual fish fry, where they had a great turnout of about 200 people, including Senator Durant and Delegate Milde. She said it was awesome to see so many people turn out for Brooke. She said that they needed to address some air conditioning issues at that fire station, and she wanted to bring this to the Board's awareness as they may need to have some discussion about solving the maintenance problems in that building. She said that lastly, she would mention that they had the unveiling of the model of Langley's Aerodrome, which was very exciting. She said that she would provide the rest of her announcements online for those interested.

Ms. Vanuch – congratulated Barley Naked Brewery, a local establishment in Rock Hill, for their recent achievement of winning the World Beer Cup Gold Medal in April for their Rock Hill Irish Red. She said that this recognition signified that they had created a world-class beer. She thanked

Barry and Melissa, the owners of Barley Naked, for contributing to putting Rock Hill and Stafford County on the map with their exceptional brew. She thanked them for their dedication to being a welcoming place for all members of their community and supporting local small businesses. She said that their efforts in hosting food trucks, vendor shows, and providing various forms of entertainment had helped foster a vibrant cultural scene in their area.

Ms. Vanuch gave her congratulations on this awesome milestone and achievement, and she looked forward to visiting with a special surprise later that week. She said that regarding Buc-ee's the Board had received lots of community engagement regarding this item, and she understood the County Administrator would be making comments about the timing as well. She said that WRAL incorrectly reported that the item would be in front of the Board today, and that was definitely not the case. She said that she wanted to clarify that there was no Board action on Buc-ee's today. She said that the earliest that it may come before the Board of Supervisors was in the fall. She said that when dealing with land use cases, it was essential for Board members to direct the public towards the Planning Commission to provide comment.

Ms. Vanuch said that there tons of ways to be involved in the community engagement process and the public hearings there, and that way they could push forward the best application possible to be presented to the Board of Supervisors. She said that the by-laws restricted the Board of Supervisors from engaging in an application actively under consideration by the Planning Commission. She said that all these comments should be directed to the Planning Commission because they were the ones who made a recommendation to the Board of Supervisors. She said that she wanted to encourage all members of the public to make sure they know who their Planning Commissioners are and that they should reach out to them.

Ms. Vanuch said that in response to Ms. Goodale-Porter's comments, she would like to remind everyone that Delegate Milde and Senator Durant represented Stafford. She said they should feel free to reach out to them directly if they have not already. She said that if the Virginia Association of Counties (VACo) supported this issue, the Board could send a letter expressing its stance. She said that unfortunately, that meeting was happening prior to it being able to come back on the next agenda of the Board. She said that she would work to send a letter to their delegation and would encourage the rest of the Board members to do the same, but given the timing, unless VACo was supportive of it, the whole Board would not be able to send a letter on that issue. She said that they had her support.

Dr. Yeung – thanked everyone for their well wishes regarding her pollen allergy she was suffering from these past two weeks. She said that she had been recommended to drink lots of water, soup, and honey, amongst other things. She said that the legislative meeting was scheduled for Friday, May 10, followed by another meeting on May 24. She said that the purpose of these meetings was

to gather information for the Board's 2025 General Assembly Program with their ADVANTIS group, which they anticipated concluding in June.

Dr. Yeung said that on April 19, she participated in a VRE meeting and later cut the ribbon for Nothing Bundt Cakes, located in Stafford Marketplace. She said that this establishment offered cakes, retail merchandise, party supplies, and decor and gifts for all celebrations. She said that on May 2, she had the pleasure of cutting the ribbon at Wawa, a neighborhood store in Embrey Mill that sold sandwiches and gasoline. She said she attended Senator Warner's roundtable discussion on April 26, focusing on the federal grant awarded to Rappahannock Regional Criminal Justice Academy for first responder mental health and resilience training, as well as other resources and tools.

Dr. Yeung said that she met with Fredericksburg Regional Alliance to discuss industry data and their role in serving Stafford and the surrounding area, particularly in terms of jobs and businesses. She said that on April 29, she held an important meeting with the Transportation Department and Parks and Rec to address ongoing projects and initiatives. She thanked everyone for granting her that time. She said that the rise in pollution and traffic on Garrisonville's major roads had been a concern. She said that those roads included Austin Ridge, Mine Road, Embrey Mill, Park Ridge, Eustace, Onville, and parts of Garrisonville Road.

Dr. Yeung said that they discussed trails, community and County parks, sidewalks that stopped and restarted, and the connectivity between Garrisonville and Griffis-Whitewater. She said that many individuals walked to work or school and used the trails for their mental health and overall wellness. She said that this was why the pollen had affected her significantly over the past couple of weeks. She said that yesterday, she shared time with her colleagues and members of the community to celebrate the importance of aviation's impact on humanity through the creation of educational programs, events, and exhibitions. She said that regarding the proposed Buc-ee's project, she wanted to clarify that the preliminary plan was currently under review by County staff and that information about the plan could be found on the County's website, which had been created upon her request.

Dr. Yeung said that the process would take several months before any discussion occurred at either the Planning Commission or the Board of Supervisors meeting. She said that these meetings would allow for public comment and would be advertised in advance. She said that she encouraged her constituents to feel free to come and speak at these Planning or Board meetings, exercising their freedom of speech. She said that she was available to talk about any concerns they may have via email, and she made an effort to respond to each message. She said that if they had not received a response from her, please let her know so that she could address their concerns promptly.

Ms. Allen – reported that she had an update on the VDOT process for widening Decatur and Brent Point Road areas. She said that the first phase had begun and would involve repaving, followed by the actual widening in a second phase. She said that although she did not have an exact date, it was estimated that both tasks would be completed before the end of the year. She said that this was due to contracting seasons and other logistical considerations. She said that she would not enumerate the things she had recently done because she wanted to address something important regarding their schools. She said that during budget sessions throughout her five years of tenure on the Board, they had consistently been asked to support their schools from a funding perspective, which they had done to the best of their ability while ensuring that they did not place undue burdens on the taxpayers.

Ms. Allen said that at the same time as constituents asked them to fund their schools to support their school staff and teachers, she would also ask parents to make sure they were holding their children accountable for their behavior in the schools. She said that she had received way too many complaints regarding bullying. She said that it had become a Stafford County Public Schools problem and she would not single anyone out. She said that they must make sure that they had a workplace that was both warming and welcoming for their students to learn as well as their teachers and support staff to be able to do their jobs.

Ms. Allen said that however, coming in every day knowing that they would be dealing with problems like bullying and disruptive behavior was just as much of a problem for their recruitment and retention as was salary. She said that as much as citizens addressed the Board to hold them accountable for that financial aspect to make sure their kids had a bright future and the education they deserved, she needed parents to hold themselves accountable for their children's behavior. She said that parents should have a zero-tolerance policy in their household when it comes to their child's conduct at school. She said that she had always been told since she was a little kid that school is a place to go for an education, to learn to be respectful, and to learn what it means to be a functional adult.

Ms. Allen said that if children were going to school and the first thing that was coming into their mind was if they were going to get bullied and they were unable to learn, that was a fundamental problem that began at home. She said that she implored all parents, including herself, and whoever else in this chamber who had children, to please hold their children accountable for their behavior. She said that the teachers, support staff, and children in Stafford County Public Schools deserved a system that works financially and functionally. She said that right now, from a functional standpoint, she did not believe it was working. She said that they could not hold them accountable for not funding them while also not holding themselves accountable for their children's behavior.

Mr. Diggs – stated that he would speak off the cuff today. He said that he would not go through all the events he had attended, as there were about eight to ten meetings or events per week. He said that the point of that was to be out in the community so that the constituents and community members understand who he is and how he speaks. He said that sitting in this position meant that they are leaders in the community, and as leaders, their job is to provide the facts, keep things calm, and serve their constituents.

Mr. Diggs said that he would discuss what Mr. English had mentioned in reference to Buc-ee's and the comments that went out into the community. He said that not only was it on social media, but they also received emails that said a male on the Board said that if constituents did not like the fact that Buc-ee's was coming, then they could move. He said that this was a lie and was not a misrepresentation. He said that he would never say anything like that, nor would Mr. English. He said that when things like this were going on, it creates angst and stress in the community, which for him was a problem.

Mr. Diggs said that they may disagree on serious decisions or development that comes into the community, but he would always listen to a constituent's voice and how they feel about it. He said that he did not believe in being in an echo chamber. He said that he wanted to focus on this today because while they had responded to the comments and emails, he wanted to make sure that he said it from this position to the community. He said that he respected their voice and is here to serve. He said that unfortunately, someone lied to them.

Ms. Bohmke – reported that she enjoyed being at the inclusive playground at Willowmere with Ms. Gary and Mr. English. She said that she encouraged anyone who had not visited the park to do so because it was really wonderful. She said that two Board members had brought up the Criminal Justice Academy Grant that was received, and she would like to add that it was interesting to sit around a room with law enforcement from this region where many of those sitting in the room had been in their positions for many years and heard from them that they would have benefited from having mental health help when they were younger in their career.

Ms. Bohmke said that it was a testament to what their public safety staff go through in terms of what they see on a daily basis during their careers. She said that she was glad they had the wits to share that with the room, because for many years, law enforcement had been primarily a male-oriented field, and now that there was a lot of women in the field, it was great to see many of the men saying how great of a program it was, how much they loved it, how much they wished they had had it when they were younger, and how it was definitely something they needed to have in the system.

REPORT OF THE COUNTY ATTORNEY

Ms. McClendon said that she had no report at this time.

REPORT OF THE COUNTY ADMINISTRATOR

Mr. Meadows said that he had several things he wanted to mention to the Board. He said that first, he would like to talk about the concerns regarding the timing of Buc-ee's. He said that this also applied to any development going on in the County. He said that he appreciated the residents for their active engagement and contributions to the process. He said that whatever the issue may be, an engaged and informed citizenry is an integral part of the local government process. He said that this was why the Board is here and why County Administration is here. He said that it was not unusual to see new businesses express an interest in establishing operations within Stafford County; they were a very growing community and attracting a lot of interest from a variety of businesses and industries.

Mr. Meadows said that he also understood that some projects could elicit varying opinions based on the particular business or proposed location it may be. He said that he wanted to reassure the public that a structured process was in place for the review of any new businesses proposed for the community. He said that there was a process in place for that which was governed by their ordinances. He said that before any decision was made by this Board, staff conducted a thorough vetting process of an application that comes in for their review to ensure it was ready for the public review at the Planning Commission and the Board level.

Mr. Meadows said that the public process will be advertised well before a Planning Commission meeting or Board of Supervisors meeting where it may be discussed. He said that again, being active and informed means paying attention to when those things come up on an agenda for Planning Commission or Board of Supervisors. He said that furthermore, each step of the process is meticulously documented through their televised broadcast of their meetings and recorded minutes. He said that the County highly valued citizens' input and believed it was crucial to the success of the process they have. He said that opportunities for public input are provided at various stages, are easily accessible through their website, specifically designated for public hearings and participation.

Mr. Meadows said that he wanted to share that today because, as everyone knows, there is a tremendous buzz about Buc-ee's in particular right now, but he also was aware that in the past there have been other issues as well that create a lot of interest in the community. He said that there is a process, and it would likely be at a minimum several months before the Buc-ee's application comes before the Planning Commission. He said that it was still being reviewed by staff right now,

and comments would be sent back to Buc-ee's based on ordinances and regulations the County has. He said that he asked folks to bear with them; there will be opportunities for public input and certainly opportunities for this Board to have discussion and make an ultimate decision.

Ms. Bohmke asked if the public could access information online about the Buc-ee's application if they were interested in following it in the process.

Mr. Meadows said that he believed they did through the Planning and Zoning section of the County's website. He said that this was true for any application that comes through the County. He said that they could always find out what was going on with various developments through that website.

Mr. Meadows said that he also wanted to bring attention to a potential opportunity for the County and schools to apply for a literary loan for school construction. He said that this loan would replace the VPSA and offer a 3% interest rate based on the current LCI of .3312. He said that the Department of Education had allocated \$123 million in total for this cycle, with a maximum award of \$25 million. He said that applications were due by May 23 for school projects.

Mr. Meadows said that the schools were currently working on identifying projects to present at the School Board meeting on May 14 for approval. He said that if approved, these projects would then be brought before their Board on May 21, likely as a time-sensitive item. He said that he wanted to mention this item because it may be an opportunity to obtain additional funding for school funding projects at a 3% interest rate. He said that nothing would be decided until it comes to the Board for discussion.

Ms. Bohmke said that regarding that item, if it needed to be deemed time-sensitive, the schools would identify the projects they wished to fund and present them to the Board of Supervisors for approval.

Mr. Meadows said that was correct.

Ms. Bohmke said that they would only have one bite at the apple.

Mr. Meadows said that was his understanding.

Ms. Bohmke asked when they became aware of this opportunity.

Mr. Meadows said that he was made aware of it about two weeks ago.

Ms. Vanuch asked if May 14 was when the School Board would vote on it.

Mr. Meadows said that the application was due May 23. He said that the schools were working on identifying projects, which would be presented to the School Board on May 14, which would then be forwarded to the Board of Supervisors on May 21.

Ms. Vanuch said that while they did not typically vote during work sessions, if there were five members, they could vote to waive the by-laws and vote at the work session on May 15, which was the day after the School Board meeting. She said that in that case, they would not have to wait until so close to the deadline and the item could potentially come back again at the May 21 Board meeting. She asked if the schools were selecting projects from the existing Capital Improvement Plan such as the Elementary School 18 or another item.

Mr. Meadows said that he would ask the schools. He said that he would let them know that if they get that to the Board the next morning that they would have it for discussion on May 15.

Ms. Vanuch said that getting the options to the Board at least over email would help them understand the request. She said that she would be open to having the item come before the Board on May 15 so they could have more time in case an issue would arise.

Ms. Bohmke said that their Board materials would be made available this Friday for the Tuesday meeting.

Mr. Meadows said that they would not know their action from the May 14 meeting.

Ms. Bohmke asked if Mr. Meadows could send that information to the Board when it became available.

Mr. Meadows said that staff would get as much information as soon as possible. He said that what piqued his interest with this item was that it was an opportunity to obtain funding at a 3% interest rate, which should be pursued if they were interested.

CAPITAL PROJECTS QUARTERLY REPORT (FOR INFORMATION ONLY)

CONSENT AGENDA

Ms. Vanuch motioned, seconded by Mr. Diggs, to approve the consent agenda except for Items 10 and 11.

The Voting Board tally was:

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

Nay: (0)

ITEM 1. COUNTY ADMINISTRATION; APPROVE APRIL 16, 2024 BOARD OF SUPERVISORS MEETING MINUTES.

ITEM 2. COUNTY ADMINISTRATION; APPROVE MARCH 28, 2024 BOARD OF SUPERVISORS BUDGET WORK SESSION MINUTES.

ITEM 3. CAPITAL PROJECTS TRANSPORTATION; RESOLUTION R24-158; APPROVE THE INSTALLATION OF WATCH FOR CHILDREN SIGNS AT THE BROOKSTONE DRIVE (SR-1348) AND SCOTTSDALE DRIVE (SR-1768) ENTRANCES OF THE BROOKSTONE SUBDIVISION.

ITEM 4. CAPITAL PROJECTS UTILITIES; RESOLUTION R24-159; AUTHORIZE THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE A TASK ORDER WITH RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC. FOR THE DESIGN AND BID SERVICES FOR THE LITTLE FALLS RUN WASTEWATER TREATMENT PROCESS.

ITEM 5. COMMUNITY ENGAGEMENT; PROCLAMATION P24-06; PROCLAMATION RECOGNIZING MAY AS ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH.

ITEM 6. COMMUNITY ENGAGEMENT; PROCLAMATION P24-26; PROCLAMATION RECOGNIZING AND HONORING RICHARD CHICHESTER FOR HIS SERVICE TO STAFFORD COUNTY.

ITEM 7. ECONOMIC DEVELOPMENT; APPOINT MS. JANETTE HOLLAND TO THE STAFFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY (EDA) REPRESENTING THE AQUIA DISTRICT FOR A TERM ENDING JUNE 30, 2026.

ITEM 8. FIRE AND RESCUE; RESOLUTION R24-171; AUTHORIZE EXECUTION OF A LEASE AGREEMENT WITH WHITE OAK VOLUNTEER FIRE ASSOCIATION, INC. LOCATED AT 12 NEWTON ROAD, AND TO BUDGET AND APPROPRIATE RESERVE FUNDS FOR THE LEASE PAYMENT.

ITEM 9. INFORMATION TECHNOLOGY; RESOLUTION R24-170; APPROVE AND ADOPT THE STAFFORD COUNTY DEPARTMENT OF INFORMATION TECHNOLOGY

MULTIFACTOR AUTHENTICATION POLICY AND PROVIDE AUTHORITY TO MAKE MINOR AMENDMENTS TO THE SAME.

ITEM 10. PLANNING AND ZONING; RESOLUTION R24-160; APPROVE A REQUEST TO REDUCE THE FIVE-YEAR OWNERSHIP REQUIREMENT FOR A FAMILY SUBDIVISION ON TAX MAP PARCEL NO. 40-29 (HUGHES FAMILY).

Ms. Bohmke asked if Dr. Yeung would like to address Item 10.

Dr. Yeung asked the Board to consider establishing clear criteria for staff to follow when transitioning from a five-year to a two-year timeframe in this case. She asked if someone could provide the reasoning behind this change and confirm if it was due to an urgent need. She said that she believed subjectivity would always be present in these decisions, as they depended on the individual request and the specific person. She said that in the past, she had requested specific criteria for such cases but had not seen any progress on that front.

Ms. Bohmke said that one reason for adding the item to the consent agenda was that during recent applications, there had been an overemphasis on examining families' personal information. She said that this may have been unfair to some applicants, especially when they did not voluntarily share such details in closed sessions with the Board. She said that therefore, this item was included on the consent agenda.

Dr. Yeung said that she did not wish to pry into families' personal information, but did believe that set criteria should be set.

Ms. Bohmke said that they did.

Ms. McClendon said that her office and Development Services had taken Board direction and looked at this item. She said that they were working on bringing something back to the Board to allow for some type of different process. She said that there was some legal review that goes into this section, so they were working on that and would return to the Board at a future meeting.

Dr. Yeung said that this was all that she wanted.

Ms. Vanuch motioned, seconded by Ms. Gary, to approve Item 10, R24-160.

The Voting Board tally was:

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

Nay: (0)

ITEM 11. SHERIFF; RESOLUTION R24-163; AUTHORIZE THE CONVERSION OF A TEMPORARY PART-TIME DEPUTY POSITION TO A REGULAR PART-TIME DEPUTY POSITION FOR THE COURTS DIVISION OF THE STAFFORD COUNTY SHERIFF'S OFFICE.

Ms. Bohmke asked if Dr. Yeung would like to address Item 11.

Dr. Yeung asked if more information could be provided regarding this item. She said that she understood that it said that after several years of it being a temporary position, they wanted to make it permanent. She asked what kept them from making it permanent in the first place. She asked if this was one of the positions that they had filled in temporarily because they did not get anyone to fill it permanently.

Major Jason Dembowski said that this position had been filled for the last three years and would continue to be filled. He said that they currently had someone in the position. He said that annually, the role must be vacated for 30 days, requiring permission to make it temporary again before reassigning the staff member. He said that this process incurred additional costs each year. He said that they requested a permanent absorption of this position to streamline operations.

Dr. Yeung motioned, seconded by Ms. Vanuch, to approve Item 11, R24-163.

The Voting Board tally was:

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

Nay: (0)

ITEM 12. UTILITIES; RESOLUTION R24-118; AUTHORIZE ADVERTISEMENT FOR A PUBLIC HEARING TO CONSIDER AUTHORIZING EXECUTION OF AN AMENDMENT TO THE LEASE AGREEMENT WITH MILESTONE TOWER LIMITED PARTNERSHIP-IV FOR THE MINOR ADJUSTMENTS TO THE SITE LAYOUT AND ACCESS ROAD ORIENTATION.

ITEM 13. UTILITIES; RESOLUTION R24-156; RATIFY THE CONTRACT AND AUTHORIZE THE INTERIM COUNTY ADMINISTRATOR TO APPROVE ADDITIONAL EXPENDITURES WITH FIVE STAR SEPTIC INCORPORATED FOR WASTEWATER BYPASS HAULING SERVICES.

UNFINISHED BUSINESS

ITEM 14. CAPITAL PROJECTS TRANSPORTATION; DISCUSS PROPOSED FY2025-FY2030 SECONDARY SYSTEM SIX-YEAR PROGRAM (SSYP).

Matt Lehane, Transportation Planning and Funding Manager, said that staff wanted to provide the Board with what was discussed at the last Board meeting. He said that this item would be considered for approval at the next Board meeting during the joint VDOT public hearing.

Ms. Bohmke asked if there was any discussion on this item and heard none.

NEW BUSINESS

ITEM 15. COUNTY ADMINISTRATION; DISCUSS REVISED BOARD MEETING AND COMMITTEE STRUCTURE.

Donna Krauss, Deputy County Administrator, said that she had brief comments to provide the Board followed by Andrew Spence, Head of Public Information, who would discuss some details. She said that Ms. McClendon had a few points related to by-laws she would share with the Board as well. She said that as a growing community, they recognized the need to assess the effectiveness and efficiency of their Board meeting operations. She said that the current paused committee-based system consisted of four standing committees: Finance, Audit, and Budget; Infrastructure; Community and Economic Development; and Public Safety.

Ms. Krauss said that this structure was not common within the Commonwealth and had been established during her tenure there, which had been almost 25 years. She said that the committee-based system posed logistical challenges for Board members and staff due to the early timing of meetings, typically starting at noon, followed by regular Board meetings. She said that not all Board members served on these committees, so this often led to repetition of information during Board meetings so that the information presented in the committee meetings could be shared with the full Board.

Ms. Krauss said that to address these issues, they had reassessed both the standing committee structure and meeting structure. She said that in their analysis, Mr. Spence examined over 25 Virginia jurisdictions to identify best practices. She said that as a result of this review, they drafted options that were presented to the Board at their advance meeting in February. She said that the preferred structure as identified at that meeting was contained in the Board packet for today's meeting. She said that after the advance meeting, staff performed further outreach with Board

members to address further questions, provide additional information, and receive feedback on the options presented.

Ms. Krauss said that Mr. Spence would review the nuances, and she would like to make clear that it was at the Board's discretion to modify the details according to what they wished to achieve. She said that if the Board chose to move forward, it was staff's recommendation to implement the new meeting structure in September when the Board reconvened after their recess. She said that this timeline allowed staff sufficient time to address all necessary behind-the-scenes adjustments and communicate any changes to the public effectively.

Andrew Spence, Chief Director of Information Services, said that their primary goal was to provide a basic template for the Board to use effectively. He said that during the advance meeting, they had presented three options for the Board's consideration and discussion, leading them to this point. He said that currently, their structure consisted of four standing committees: Finance, Audit, and Budget (FAB); Infrastructure; Community and Economic Development (CDC); and Public Safety. He said that they had other standing committees with distinct functions and roles outside the agenda day.

Mr. Spence said that as Ms. Krauss mentioned earlier, their early meeting start times often resulted in long days for both Board members and staff, requiring them to handle numerous decisions and information throughout the day. He said that considering their community's growth, he emphasized that it was essential to recognize that an additional day of discussion was likely warranted in the future. He said that to address this, they had presented an option with a three-day structure: one focused on business, another on policy, and a third for public hearings. He said that these meeting structures would start at specific times without interruptions or breaks during the day.

Mr. Spence said that there was currently a lot of miscommunication; he just got off the phone with a reporter and had to clarify that they only had one meeting, but there was a break in between the sessions. He said that a clear distinction between meetings ensured better understanding and avoided confusion regarding the number of meetings held. He said that on A-Day, which primarily focused on addressing business matters, they would ensure meticulous preparation of the consent agenda for the Board to make informed decisions.

Mr. Spence said that then, they would have presentations, presentations by the public, focusing on the opportunity for reports by Board members, the County Administrator, and the County Attorney. He said that agencies and action items were provided as opportunities for departments and partners to report their progress. He said that VDOT often reported to the Board, so this would be a dedicated time for those items. He said that action items consisted of business-related matters

that required the Board's attention outside the consent agenda, and A-day would conclude with closing the meeting and adjourning.

Mr. Spence said that B-Day was dedicated to public hearings, ensuring clarity for community members regarding when their input was sought. He said that public hearings may vary in length, but this structure ensured they had a designated time slot. He said that additionally, large discussion items, such as transportation, required ample time and attention. He said that integrating work session opportunities into the business day allowed them to distribute the efforts of their four standing committees effectively into the agenda. He said that B-Day focused on larger discussions and public hearings while also providing another opportunity for departments to present information as needed during that day.

Mr. Spence said that C-Day addressed the growing community's needs by dedicating the fourth Tuesday each month for work sessions and other business matters. He said that this structure maintained the existing schedule of first and third Tuesdays for A and B-Day meetings and the fourth Tuesday would be scheduled in. He said that with seven schedules to manage in terms of confirming a day for discussions around work sessions, this would help solidify the Board's and staff's calendars by providing a stable day for work sessions and any other pertinent business matters.

Mr. Spence said that they did not change anything from the initial proposal because staff wanted to keep it stable, but as Ms. Krauss pointed out, they did have a few meetings with several Board members who shared valuable feedback. He said that for example, start times could begin at 4:00 p.m. to bring consistency as well as adding another presentation by the public in the B-Day and C-Day were some of the nuances that the Board could incorporate if they wished. He said that if the Board would like to change the nomenclature of these sections, they were more than welcome to do that as well.

Ms. Krauss said that to clarify the purpose of C-Day, it was not just a work session but another full Board day dedicated to decision-making. She said that when looking at the long-term scheduling of this, if there were situations where there was something that required action, that was an opportunity for the Board to do so because it was a full meeting of the Board. She said that it was important to state this because they would be in session three days per month rather than the two days.

Ms. McClendon said that her points would likely be for the Board's consideration at the end, as there were nuances as Mr. Spence and Ms. Krauss mentioned. She said that the Board did however have a few options before it with regard to how they would like this item to return to them. She

said that this was discussed as something the By-laws Committee would address, so she wanted the Board to understand all the issues before the By-laws Committee.

Ms. McClendon said that currently before the By-laws Committee were the by-laws revisions. She said that the first part of that was regarding the changes to the agenda and meeting structure. She said that however, a number of other by-laws revisions had been requested or suggested during meetings over the past year or so, which she had kept track of, so there would need to be revisions considered for those items as well. She said that in addition, questions had been raised about revising the Board's court of performance. She said that also, they should consider taking up the electronic meeting policy, which required updates due to state law. She said that ultimately, there were a few options before the Board.

Ms. McClendon said that there were three main options: Option 1 involved the By-laws Committee taking up all revisions at once and presenting them back to the Board as a whole. She said that for Option 2, the committee could focus on the structure-related revisions discussed today while other by-law revisions, documents, and general by-laws updates would be addressed separately by the committee later. She said that this choice might enable the Board to implement the schedule change more quickly. She said that in Option 3, the Board would retain primary responsibility for the first part of the revisions concerning schedule changes and by-laws modifications; however, staff members would drive the revisions based on the directions received from the Board today.

Ms. McClendon said that meanwhile, the By-laws Committee would continue working on the other two documents and revising the remaining parts of the by-laws after the Board had updated the structure. She said that to provide clarity on the process, she had prepared a detailed table in their add-on folder at the dais. She said that while they did not need to read it now, this table outlined each step involved in drafting revisions, obtaining recommendations from the By-laws Committee, and seeking Board feedback for adoption. She said that if they had any questions regarding these steps or the process as a whole, she encouraged them to ask.

Mr. English said that he believed they should keep public comments available for the public on all three days if need be. He said that he would prefer all the start times to be at 4:00 p.m. as a standard so they could eliminate any confusion. He said that again, they needed to be transparent and he wanted the public to have the opportunity to have the ability to speak twice at each of the three days if they so desired. He said that he would recommend increasing the time allotted for public speakers to three and a half or four minutes. He said that many people came to them with comments that they were unable to finish during the current three minutes.

Ms. Bohmke said that the time limit could be forward to the By-laws Committee for discussion and consideration.

Ms. Krauss asked for clarification from Mr. English that he would recommend there be two opportunities for public comment on each of the three days.

Mr. English said yes.

Ms. Bohmke asked if there would still be a recess during meetings under the new meeting structure.

Ms. Krauss said yes. She said that to clarify, the current structure was that they had two meetings, a 3:00 p.m. meeting and a 7:00 p.m. meeting. She said that under the new structure, they would attend the meeting until it concludes, and the Board would recess for dinner or any other suitable time.

Ms. Allen asked if Board members would still be able to add items to the agenda for discussion on the selected days.

Ms. Krauss said yes. She said that she and Ms. McClendon had discussed this. She said that how that happened would be up to the Board's preferences. She said that they discussed the possibility of incorporating the discussion item into their Board comments, which were designed for reporting to their colleagues and discussing matters important to them all. She said that for example, if she attended a meeting and wanted to share information or seek feedback from her colleagues before taking further action, that could be an opportunity to bring up an item for Board discussion and refer it to staff for additional work or any other necessary steps. She said that the manner in which the Board chose to handle this would depend on the order of the meeting and their preferred approach.

Ms. Allen said that this was her only question because she wanted to ensure that even though they were shortening the meetings, people still had the opportunity to add items. She said that with constituents or even among themselves, things may arise after the initial Option A meeting. She said that having that option available was important. She said that she would suggest maintaining public comments at all their meetings. She said that they absolutely had to have them. She said that to clarify, she was not implying that any Board member or staff had suggested removing public comments.

Mr. Meadows said that as he listened to some of the comments today, he did not believe that this Board had intended to limit public input. He said that he understood it may not be seen in the proposed new structure, but if during a work session there was a need to hear from the public on an item, they could open the floor for comments. He said that while reviewing the agenda and work session structure, they aimed to streamline meetings and improve efficiency. He said that he

wanted to emphasize that any Board member had the ability to add back such items if they deemed them important.

Ms. Allen said that she wanted to share her thoughts on committee effectiveness since joining this Board. She said that in her opinion, committees had been inefficient and time-consuming. She said that this was because they would discuss an issue, and even if a decision was made at the committee level, it often returned to the full Board for further discussion. She said that this repetition was burdensome for staff and Board members alike. She said that it would be incredibly effective to consolidate discussions into one meeting where all seven of them could hear the same information simultaneously.

Ms. Allen said that this approach would eliminate miscommunications and disagreements that arose due to not having heard the information at the same time as the committees had. She said that having one meeting with shared information would be more effective in her view. She said that her suggestion included maintaining public comments and allowing Board discussion. She said that she also preferred scheduling meetings at 5:00 p.m. instead of 4:00 p.m. to encourage greater community engagement.

Dr. Yeung said that she had met with the staff but unfortunately could not recall the specific details she shared. She said that to clarify her stance, it would be helpful if they could provide her with the information discussed during their meeting. She said that two key points she remembered mentioning were starting meetings at 5:00 p.m. to avoid confusion and to consider renaming the current "public hearing" section as "public speaking/hearing." She said this way the public would understand they were allowed to speak at that time. She said that regarding transportation and other committees, such as Workforce Committee, she would like to know if they would be work sessions or committee work sessions.

Ms. Krauss said that currently, there were four standing committees temporarily paused. She said that she would not name them again since they had mentioned them previously. She said that additionally, there were other committees such as the Legislative Committee, By-laws Committee, and Workforce Committee. She said that these committees were also considered committees of the Board. She asked Ms. McClendon if they were also considered standing committees or ad hoc committees.

Ms. McClendon said that they were regular ad hoc committees.

Ms. Krauss said that those committees would not go into work sessions. She said that they run as needed.

Dr. Yeung asked if they would be with the elected officials that want to participate in those committees.

Ms. McClendon said that she wanted to clarify that the work session structure was separate from the Board's direction regarding ad hoc committees. She said that the work session structure brought items to the entire Board for discussion, and they were currently focusing on changes related to this structure. She said that the Bylaws Committee would address ad hoc committee revisions in the second part of the revisions process. She said that their goal was to establish a clear structure for addressing subject matters but that they were not proposing any changes to scheduling ad hoc committees at this time. She said that the second round of revisions would determine how the Board wanted to handle these subject-based committees.

Dr. Yeung said that she wanted to address the FAMPO Committee, which had intense conversations and topics in the evenings. She said that while it was not directly under GWRC, its effectiveness should be considered. She said that Ms. Bohmke had discussed taking responsibility for ensuring that decisions made in this committee were properly communicated back to them for voting purposes. She said that she wanted to emphasize the importance of maintaining focus on this aspect.

Mr. Diggs said that he supported the 5:00 p.m. start time. He said that when considering the initial suggestion of a 4:00 p.m. start time and the later 6:30 p.m. public hearing start time, he believed the latter would be more convenient for working individuals traveling from D.C. or other areas who wished to participate in their meetings. He said that similar to Ms. Allen's statement, he was surprised by concerns that they might limit constituent voices. He said that their intention was to hear from everyone, so incorporating public comment opportunities on those three days would be important. He asked if C-Day was meant to be as needed, so they would not have three meetings each month.

Ms. Krauss said that the purpose of scheduling a C-Day was to have it planned in advance; however, if there were no items to discuss on C-Day, they did not necessarily have to meet.

Mr. Meadows said that the intention was to reserve the fourth Tuesday of every month on both personal and County calendars for their meetings. He said that in his experience thus far, he anticipated having several C-Day meetings due to the high volume of business before the Board. He said that he believed that in months with less business, this flexibility would be beneficial as it could be canceled. He said that moreover, reserving this time ensured that no other meetings or events were scheduled, as there was a likelihood that the Board may meet on the fourth Tuesday.

Ms. Krauss said that she would like to note that during the budget season, they would hold budget work sessions. She said that scheduling could be challenging, especially during this time when multiple work sessions were needed. She said that having C-Day already scheduled would assist in this process because all parties involved would know when they had their work session.

Ms. Vanuch said that she agreed with a lot that was said here. She said that she had a couple of questions that they discussed when staff presented this during their advance meeting, but believed it was important to ask these in public. She asked if any Board member had contacted Ms. Krauss or any staff member prior to presenting this information at their advance session in February and attempt to offer feedback, recommendations, or structure regarding what should be presented to the full Board.

Ms. Krauss said no. She said that what was presented was based on their research of the 25 localities.

Ms. Vanuch said that she also wanted to say that no one ever committed to or discussed removing public comment. She said that when she saw B-Day, she saw there were presentations by the public. She said that when she called Mr. Diggs, she recommended they move the public presentations to sometime after 6:30 p.m. because it did not make sense to have it so early in the day if the purpose was to increase transparency and public engagement. She said that she was supportive of her colleagues' suggestions to change the start time to 5:00 p.m. for clarity and consistency. She said that this would allow them to address any necessary work session business beforehand and accommodate working citizens who may not be able to attend earlier meetings.

Ms. Vanuch said that regarding C-Day, she initially believed it would not be an extra Board day but would be held on the calendar as an as-needed work session. She said that she was worried about it being on the public County calendars as a date because it may cause confusion when it was canceled. She said that she was not opposed to holding it, but wanted to know how they would handle canceling the meetings if it were on the calendar. She said that it would be better if it were as needed, because she hated when people thought they were just canceling meetings.

Ms. Vanuch said that in terms of their committee structure, she believed that this would be shifting a significant portion of their in-depth discussions and debates to the work session day. She said that while these sessions were still considered Board meetings, they differed from regular Board days where they focused on being streamlined, efficient, and effective. She said that during committee meetings, they delved into topics thoroughly. She said that their committee-structured days did not include opportunities for public comment because they were prohibited from taking action and action required a two-thirds majority vote to make it time-sensitive. She said that she

would recommend they provide some restrictions while allowing them to thoroughly examine issues presented on the work session agenda.

Ms. Bohmke said that she was very excited about this. She said that she had been on the Board for ten years now, and it would be so nice to not have to arrive at 12:00 p.m. to attend committee meetings. She said that she loved the work, but it made for a very long day, and then they were making very important decisions on their public hearings. She said that at that point in time, they all became tired regardless of the content of the meetings. She said that she believed these changes would be a lot better for the Board. She said that the Board used to be composed of more retirees who could easily attend the work sessions, but now they had a lot of working people.

Ms. Bohmke said that the Board dynamics were very different and it was important to make those shifts and changes. She said that she also looked at other counties' different structures and believed this was a move in the right direction. She said that for the record, they never had any intent to limit public comment. She said that the best part of their meeting was listening to the public, although they did not always agree. She said that they had to listen to the public because it was their right. She said that she wanted to state for the record that the Board never had any intentions of limiting that. She said that she was amenable to the 4:00 p.m. or 5:00 p.m. start time.

Ms. Bohmke said that she appreciated the question about add-ons to agenda items. She said that there were years where she had not looked and copied everything from their organizational meeting, which was when they voted on the agenda for the entire year. She said that she kept a paper version and a version on her phone, and they must ensure they had everything blocked off. She said that she was excited and would love to have this item come back at their June 4 meeting as unfinished business so they could make progress on this. She said that it would be for the betterment of the entire County and Board, especially as they continue to grow.

Ms. Gary said that she also supported the 5:00 p.m. start time for meetings. She said that it should be consistent and easier to keep track of. She said that she agreed that having public comments at all the meetings was important. She said that regarding the Board dynamics and the ability to show up, she had a comment related to that. She said that she knew all of their situations were different, and that she had the ability to dedicate a generous amount of her time to this, for which she was grateful.

Ms. Gary said that she went to all standing committee meetings and believed they had been very helpful. She said that if they shift into the new structure, she hoped they could do them in a way in which everyone still had a voice and could address the issues as needed. She said that regarding the housing committee, it was described as a regular ad hoc committee, but they did not have a regular meeting time for that group. She said that this was because the Board would have had to

vote to change the bylaws to provide staff support, and this was the last thing that happened with it. She asked if that meant it was a regular ad hoc committee as referred to by Ms. McClendon.

Ms. McClendon said that she believed the Board's vote was for a standing committee; however, moving forward, if the standing were dissolved, it would be more of a regular ad hoc committee. She said that this meant it was subject-based. She said that ultimately, Ms. Gary was correct that staff support for that committee required some provision in the bylaws to provide it.

Ms. Gary said that with the current structure, each Board member had two agenda items they could put per meeting. She asked if there was an issue that typically went to a standing committee, would it require support from the Board for it to be addressed on C-Day. She asked, for example, if they were not doing the workforce and affordable housing committee and she had an item she would like the Board to take up regarding that topic, would that be addressed on C-Day or at another juncture.

Ms. Krauss said that historically, staff members were responsible for creating agendas for standing committees. She said that if a Board member approached them with an interest in discussing or providing information at a standing committee meeting, they would include it on the agenda and submit it to the committee for review. She said that the committee members would then discuss and approve the agenda items. She said that now, there was a growing list of requested work session topics, making it challenging to accommodate them all within the planned three work sessions. She said that she did not envision that process would change.

Ms. Gary said that her concern was explicitly that they had a lot going on, so taking away the standing committees and folding everything in together would leave things unaddressed because of the amount of work to be done. She said that they were a growing community, and she understood how difficult it was for the Board and for staff, but they must figure out how they would continue to do that work. She asked how they would continue to accomplish this work while also addressing their individual priorities.

Ms. Krauss said that if the Board expressed interest in pursuing a topic further, the item would either go to a work session or could appear at presentations by departments on B-Day. She said that if it did not require a work session and staff felt comfortable making a recommendation to the Board for action, they could come to the Board and do it during those presentations by departments. She said that there would actually be more opportunity to address specific topics. She said that if there were many options that staff wished to discuss with the Board, they could take the matter up in a work session.

Mr. Spence said that he would like to clarify the reason for the lengthy list of items. He said that over the past five months, they had paused standing committees, which had contributed to the current workload. He said that implementing this new structure would help address this issue and provide multiple avenues for sharing information with both the Board and staff.

Mr. Spence said that this approach allowed for various methods of communication, such as agency reports and partnerships within the community like VDOT. He said that by establishing a clear agenda structure, they could better identify which requests were best served by each method. He said that his intention was to highlight the importance of this new system in facilitating information exchange and guidance between all parties involved.

Ms. Allen said that she wanted to point out one reason she supported the new structure was its increased transparency for the public. She said that in their previous standing committees, the public often only heard audio recordings of their discussions and did not have a visual representation. She said that with these new meetings, the public could see the information they reviewed in real-time, promoting greater transparency. She said that the new structure eliminated any potential concerns about manipulation or misrepresentation of data, as everyone would have open access to the same information simultaneously.

Ms. Vanuch said that she would like to try to summarize the key points discussed by her colleagues and then address the possibility of incorporating the proposed changes into their bylaws for visual representation. She said that as suggested, they could consider this at their first meeting in June. She said that Ms. McClendon could draft the bylaws structure change for them to review.

Dr. Yeung said that regarding work sessions, these sessions were intended for in-depth discussions among board members without the need for public hearings. She said that the public was welcome to attend and listen, with their input typically provided through emails or other means. She said that she knew they all said that they did not want to refuse public hearings, but the issue was how it was written as “presentations/department” which was confusing to individuals. She said that they should not say that was not what they meant; they knew what they meant but it was typed this way to be quick and cohesive.

Dr. Yeung asked how scheduled meeting dates would be affected by the proposed schedule, using the legislative committee as an example. She said that they currently have specific dates for their meetings and staff communicated that to them. She said that they should be able to do that with the workforce and affordable housing committee because they had goals and priorities set forth. She said that those would dictate how they moved forward and was different than if a Board member had a topic they wanted to bring forward as a new item.

Dr. Yeung said that they were a growing County and needed to be able to discuss these things regularly in order to provide adequate housing for their population. She said that it was not just an item for discussion. She said that most importantly, they should not have meetings running until 2:00 a.m. or 3:00 a.m. because it was impossible to function properly. She said that they must ensure that they were taking the time and working through things. She asked if unfinished topics would be moved to the C-Day in that case.

Ms. Krauss asked if Dr. Yeung was referring to when they hit midnight.

Dr. Yeung said yes.

Ms. Krauss said that the Board would have to vote when that happened.

Ms. McClendon said that the bylaws of the Board required a vote to continue the meeting past midnight. She said that if the Board decided against continuing, an alternative option was available, which was scheduling a continued meeting. She said that this allowed the business to be resumed before the next regularly scheduled meeting. She said that there were measures in place to prevent meetings from concluding excessively late if desired.

Dr. Yeung asked whether they could use the C-Day as a continuation of the meeting in question.

Ms. McClendon said that no, a continuing meeting could not be held on C-Day. She said that such meetings must occur before the next regularly scheduled session. She said that however, the Board could decide during the current meeting to defer the remaining items to the C-Day and address them later, prompting staff to create an agenda for that purpose.

Dr. Yeung said that it was possible to use the C-Day to address those items that they were unable to finish at the previous meeting.

Ms. Bohmke said that was only if necessary.

Ms. Allen said that it was said they were behind by five months, and Ms. Bohmke mentioned they would be bringing this item back in June. She asked how many meetings they would have before their recess. She said that she did not want them to come back from recess with an inundation of meetings because they went six months without the standing committees. She asked if they should take action today or wait until the June meeting.

Ms. Krauss said that the Board had three work sessions scheduled for May 18, May 15, and another in late June. She said that those schedules were created and they would be catching up. She said

that they had four meetings before summer recess as well. She said that she would defer to Ms. McClendon because if they were just talking about implementing the structure of the meeting and the bylaws, she was unsure of how long that would take. She said that in that case, they were looking at Option 3, so she would defer to Ms. McClendon regarding the timing of that.

Ms. Allen said yes. She said that this basically was administrative oversight.

Ms. McClendon said that if the Board was considering Option 3, it may be the quickest option; however, materials for the next Board meeting were due from staff by Thursday. She said that considering what was before the Board, they would not be able to provide revisions for their review by May 21. She said that they could deliver the revisions by June 4. She said that the bylaws required having the amendments at one meeting and then acting on them at the next meeting. She said that they could act on the bylaw revisions by the second meeting in June.

Ms. Allen said that it seemed that it did not make any difference.

Ms. Krauss said that she would note that that was one aspect. She said that there were numerous other tasks handled by Board Administrative Services, such as timelines, calendars, and Civic Clerk procedures. She said that it was not simply a matter of amending bylaws and instantly being prepared. She said that additional considerations needed to be addressed. She said that this was why she recommended implementing the changes after the recess concludes, allowing them sufficient time for preparation. She said that they had three work sessions scheduled already. She said that the decision ultimately lay with the Board.

Ms. Bohmke said that they could begin this process during their single meeting in August.

Ms. Krauss said that was correct. She said that it was at the end of August.

Ms. Bohmke said that if Ms. McClendon brings it back as unfinished business on June 4, then it could be voted on at the second meeting in June.

Ms. Allen said that she understood Ms. Krauss's statement that it was at the Board's discretion, but they also should ensure it was a smooth transition for staff. She said that they should make sure there were as few of issues as possible so the public was not frustrated. She said that she would ask for some grace from the public as they transition, as the current structure had been in place for more than 20 years. She said that as they transitioned to a new structure, she would ask the public to consider they may have technical difficulties as they work through the process. She said that she would like to defer to staff as to when the best timing was for the process.

Ms. Vanuch asked if the Board members had any concerns with starting the meeting at 5:00 p.m.

Mr. English said that he would prefer starting at 4:00 p.m. so the meeting was not pushed too late into the evening.

Ms. Vanuch said that to ensure a quorum for voting on bylaws revisions, they must have at least five board members in favor. She said that it was crucial to address any potential disagreements beforehand. She said that work sessions were valuable for discussing such nuances and reaching consensus. She asked if Mr. English was totally opposed to beginning the meetings at 5:00 p.m.

Mr. English said that he wanted to be on the record as supporting a 4:00 p.m. start time, but he would support the majority of the Board to make it a smooth transition. He said that to reiterate, he would rather it be at 4:00 p.m.

Ms. Bohmke confirmed there was consensus from the Board for a 5:00 p.m. start time.

Ms. Vanuch asked if everyone was okay with moving the B-Day comments to the 6:30 p.m. time rather than at the very beginning of the meeting at 5:00 p.m., while leaving it as-is on the A-Day.

Ms. Bohmke confirmed there was consensus from the Board on that change.

Ms. Vanuch asked if anyone was opposed to calling the C-Day a work session and not a regular Board meeting at which the public would be expecting them to work and the intent was that it would be as needed based on the Board schedule.

Dr. Yeung asked what would happen if they needed to vote on something but it was a work session.

Ms. Vanuch said that if it was a work session, they would say there would be no action. She said that either they wanted to have the work session and allowed public comment or said that because it was a work session with no action, they could have longer discussions. She said that those meetings would run longer because they would have to work through their discussions, and then the items could be required to come back to the Board on an A-Day or B-Day, at which the public would have the opportunity to comment on them.

Ms. Vanuch said that this was similar to the committee structure, where they would work through the details before bringing the items before the full Board on the agenda and the public would comment on them. She said that she would rather it be known as a work session and then the items would have to come back before the Board on an A-Day or B-Day unless two thirds of the Board decided to allow action on it. She said that they could even put it in the bylaws for noncontroversial

items. She said that for example, they voted on the County Administrator after budget work sessions.

Dr. Yeung said that on the B-Day, they had listed work sessions. She asked what the difference was between those work sessions and the C-Day work sessions. She asked if there were two sets of work sessions in that case.

Ms. Vanuch said that the point of the C-Day was that it was as needed. She said that according to staff, B-Day served as a platform for topics such as FAB, public safety, and infrastructure matters. She said that on the other hand, C-Day was designated for less frequent but more comprehensive discussions, like the six-year transportation plan, comp plan updates, or compliance reviews.

Ms. Bohmke asked Ms. Krauss if she could share the new topics or items that had been collected since the beginning of the year for their upcoming work sessions.

Ms. Krauss said that the majority of the items were dealing with planning and zoning, transportation, and infrastructure.

Mr. Morris said that most items were related to the Infrastructure Committee and the CDC. He said that tomorrow's work session was about transportation and the May 15 session would discuss utilities items. He said that there was a growing list of planning and zoning-related items, including ordinance changes, zoning updates, and comprehensive zoning modifications. He said that since October, approximately 12 to 13 such items had been identified for discussion and consideration.

Ms. Krauss said that she would like to add a comment regarding the structure of this process. She said that it appeared that the professionals hired by the County Administrator were addressing challenges and developing potential solutions. She said that instead of presenting multiple options during a work session, they may come to a B-Day meeting with a recommendation based on discussions and analysis. She said that this approach allowed for more efficient decision-making without lengthy dissection of all possible options. She said that some items on the list could be presented in this manner, as staff could provide their analysis and recommendations for consideration. She said that she was trying to differentiate between these two approaches.

Mr. Spence said that to simplify, he would like to avoid comparing it to their current structure, as they were introducing a new format. He said that their goal was to provide various methods of delivering information to them, including agency reports, action items, or presentations from departments. He said that they should embrace this opportunity to expand the ways staff could share information with them and how they could request things. He asked the Board to not to limit their perspective by comparing it to their existing practices.

Mr. Meadows said that prior to his appointment as their Interim County Administrator, discussions were already underway regarding potential streamlining of the meetings. He said that upon observing one meeting, he noticed a significant amount of ground being covered. He said that in other communities, this proposed structure is similar to what was used. He said that while committees play an important role, it is also crucial for all seven Board members to receive the same information simultaneously. He said that this approach could greatly enhance the efficiency of their decision-making process and allow for better governance.

Ms. Vanuch asked if everyone was in agreement that the C-Day should be a work session and not a third working Board day. She said that they should probably have the precedent of there being no action unless a two-thirds majority that agreed to make it time-sensitive and move it forward, otherwise it would come back on an A-Day or B-Day and allow the public to comment on it. She said that this would allow them to focus on their work session days.

Ms. Bohmke asked if Ms. Krauss could provide information regarding the intent of that day.

Ms. Krauss said that regarding Ms. Vanuch's point, they should imagine C-Day as how their budget work sessions operated. She said that she was unsure if having public comment during that timeframe makes sense because they were not making decisions. She said that the decision they would make would be on A-Day or B-Day, which was when the public would come in and comment. She said that the opportunity here was that it gives the public the time to understand what was digested and comprehended by the Board, allowing everyone to be more informed before they came to comment.

Ms. Bohmke said that she agreed that public comment was not necessary on C-Day.

Ms. Vanuch said that this was her point. She said that she understood multiple Board members did not want it to be perceived that they were limiting public comment, and she was trying to explain that it should be a work session day with laser focus. She asked if the process could be started after their summer recess during August.

Ms. Krauss said yes. She said that they could be ready for that.

Ms. Vanuch said that it seemed they were all in agreement on the path forward. She said that the strategy here was to allow Ms. McClendon to draft what was discussed into the bylaws so they could review the draft in June. She said that then it could be up for action in the bylaws in June with the effective date of August 20.

Ms. Gary said that regarding the other items reduced and removed, she saw that underneath that was Board comment time. She said that she believed it was important to keep that item and would propose expanding their time to five minutes instead of the current three minutes.

Ms. Bohmke said that that would be in the bylaws discussion.

Ms. Gary said that she understood, but wanted to clarify her perspective on the matter. She said that she believed it should be on A-Day and B-Day, and her personal preference was to expand the time allowed to five minutes. She said that people representing organizations from the public were allowed five minutes, and as Board members represented an entire district, she believed it would be consistent.

Mr. Diggs asked if they would be polling the Board on the three options. He said that he thought they were all in agreeance.

Ms. Vanuch said that she believed they were all in agreeance.

Ms. Bohmke said that she would elicit the rest of the Board's comments first.

Mr. English said that the A-Day and B-Day should have two opportunities for public comments.

Ms. McClendon said that based on the feedback she had received, if the Board meetings were beginning at 5:00 p.m. on A-Day, public comment would happen organically when the Board reached that item. She said that on B-Day, Ms. Vanuch suggested and the Board agreed that public comment time would begin at 6:30 p.m. and would be that set time. She said that based on the start time of the meeting, she was unsure of where they would program that in again.

Mr. English said that the public wanted their comment periods, so this was where he stood.

Ms. Gary said that it was confusing for everyone if the public comment would happen organically. She said that it should begin at a set time.

Ms. McClendon said that this was the current format. She said that ultimately, public comment would happen as scheduled on the agenda as it currently did. She said that it would be in order, but the difference would be that on B-Day, all business would stop and public comment would be addressed specifically at 6:30 p.m. She said that this was the difference.

Ms. Gary said that she understood. She said that she would request that they consider Board comments to happen on both A-Day and B-Day.

Mr. Spence said that to clarify, the public could only speak on one topic at one time. He said that if they put it at a later time, he did not know if it was necessary to have two sections of public comment.

Ms. Bohmke asked if this matter should be deemed time-sensitive to move it forward.

Ms. McClendon said no. She said that staff was seeking direction and she had taken copious notes. She said that the most important direction they needed, which she believed they had received but would ask for confirmation of, was that the Board would proceed with Option 3. She said that this would mean the Board would be presented with revisions on June 4.

Ms. Bohmke asked if Ms. McClendon could summarize what she had heard from the Board.

Ms. McClendon said that she could provide a summary of key points discussed by the Board. She said that the preferred agenda option was before them. She said that changes to the agenda included a 5:00 p.m. start time for all meetings. She said that public comments were proposed to be scheduled for Day A and Day B, with Day B having public comments at 6:30 p.m. She said that Day C would be designated as a work session day without any action unless there was a two-thirds vote of the Board to deem it time-sensitive or take a vote. She said that the procedural change would have an effective date of August 20.

Ms. Gary asked if Ms. Bohmke could poll the Board on the proposal to remove Board comments from B-Day and only have them on A-Day. She said that it would be difficult.

Ms. Vanuch said that she believed the Board was supportive of adding time to the comments for A-Day in lieu of having a Board comments on B-Day.

Dr. Yeung said that she was willing to serve as a test subject for any updates or changes required, and she offered to review and provide feedback on these matters. She said that regarding Board days, their meetings were not limited to half of the month, as they also had separate meetings with various agencies during the second half. She said her previous experience on the School Board, one meeting was dedicated to Board comments while another focused on comments regarding other meetings. She said that given the diverse nature of their responsibilities and meetings, she believed it was necessary to maintain two distinct Board comment sessions to ensure that their constituents' work received proper attention.

Ms. Bohmke said that she would like to propose an idea. She said that she had thought about how at the end of the year, they did not receive a report from all their different partner agencies and what took place at the partner agency for the year. She said that they could allocate time during

either Day A or Day B to have each Board member report on their respective meetings and discuss any significant events that took place at those meetings.

Ms. Bohmke said that this would allow them to share important updates from various partner agencies such as PRTC, GWRC, Healthy Generations, and FAMPO. She said that although they attended numerous events like ribbon cuttings and visited places like the Aerodrome and Willowmere Park, she believed it was crucial for them to report back to their colleagues on these important issues that arose at their respective meetings.

Ms. Gary said that she appreciated the staff for providing links to various events and organizations she was involved in, making it accessible not only to their colleagues but also to the public. She said that she believed that requiring all Board comment time to be used for reporting may not be practical due to the numerous activities they attended. She said that instead of controlling the content of Board comment time, she suggested maintaining the current three-minute limit and having two separate meetings with Board comments.

Ms. Gary said that this approach allowed each member to communicate important information to their constituents or the Board without restrictions on the topic discussed. She said that she had been subject to her microphone and the camera shut off during her comments, so she thought this was a step in the wrong direction. She said that she believed they should keep the comment periods as they currently were at A-Day and B-Day meetings.

Ms. Vanuch asked if Ms. Bohmke could poll the Board on adding Board comments to B-Day without restriction to the content of the comments after Mr. Spence shared his comment.

Mr. Spence said that he would like to propose an alternative approach for Board reports during their meetings, which had been observed in other localities. He said that he would suggest adding a segment for committee reports on Day B, preferably after the public hearings session. He said that this way, not only would it serve their colleagues better by keeping them informed about ongoing activities, but it would also benefit the public who watched the meetings on television or streaming platforms.

Ms. Krauss said that if that was something the Board would commit to, then they would commit to reporting out on the committees. She said that they would be able to segregate the time for that specific purpose, and it would be work on the Board's part to do that.

Ms. Allen asked Mr. Spence if other localities did not have multiple Board comments on multiple days and had one meeting out of the set schedule that was allocated to that.

Mr. Spence said that it varied, and he did not include it in the proposed changes because he was unsure if they would be amenable to having it so late in the meeting. He said that it would be consistent to add it.

Mr. Meadows said that that was exactly how they did it in Montgomery County. He said that Montgomery County had two meetings per month with Board reports at the end of the meeting each time. He said that however, that was also the time Board members used to report out from various committee meetings as well. He said that they could have a hybrid in which A-Day had Board reports at the beginning and then on B-Day have Board reports at the end of the meeting to report out activities from various outside committees and commissions.

Ms. Bohmke said that that would work, but she was concerned about if there was a time-sensitive matter that should be brought up with the Board, such as the FAMPO river crossing.

Ms. Allen said that if was time-sensitive it would still be in the same meeting, regardless of if it was at the beginning or end of the meeting.

Ms. Krauss said that it could be done in either meeting.

Dr. Yeung said that she would like to reiterate a point she made earlier regarding their Board meetings. She said that it seemed unnecessary to wait for B-Day to discuss a report that could have been presented on A-Day, especially if seeking feedback from fellow Board members. She said that she was unsure why they limited such discussions to only one of the two days.

Ms. Krauss said that there were no limitations on what the Board members would like to say during either time.

Dr. Yeung said that although she usually shared her comments during Board meetings, she also provided updates to her constituents about these meetings and their related details. She said that there was no reason why some of her reports might be presented later than others.

Ms. Bohmke confirmed there was consensus from the Board to have two sections for Board comments and reports, with the B-Day comments being held after public hearings.

ITEM 16. PLANNING AND ZONING; RESOLUTION R24-172; CONSIDER A REQUEST TO PROVIDE RELIEF FROM STAFFORD COUNTY CODE SEC. 28-185(B)(5) AND ALLOW ENON ROAD SOLAR FARM, LLC TO FILE A NEW CONDITIONAL USE PERMIT (CUP) APPLICATION FOR A PROPOSED SOLAR FACILITY PROJECT ON TAX MAP PARCEL NO. 45-127.

Mike Zuraf, Assistant Director of Planning and Zoning, said that on October 4, the Board had denied the Conditional Use Permit (CUP) request for a solar facility on Tax Map Parcel number 45-127. He said that the County Code section stated that once an application was denied, the applicant could not refile it within one year. He said that the applicant, Enon Road Solar Farm LLC, had requested a waiver for this time limit.

Mr. Zuraf said that they were prepared to make modifications to their initial proposal based on Board and community feedback to mitigate impacts further. He said that if the Board granted the waiver and approved Resolution R24-172, it would lift the one-year restriction on refiling the use permit application and the applicant could refile it within a few weeks. He said that any new application would need to go through the full process, including a public hearing with the Planning Commission and another presentation before the Board.

Ms. Bohmke asked if there were any questions from the Board for staff. Seeing none, she said that as new business this item would return to the Board at their next meeting as unfinished business.

CLOSED MEETING

At 5:38 p.m., Ms. Allen motioned, seconded by Ms. Vanuch, to adopt Resolution CM24-15 to authorize closed session.

The Voting Board tally was:

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

Nay: (0)

Resolution CM24-15 reads as follows:

A RESOLUTION TO AUTHORIZE CLOSED MEETING

WHEREAS, the Board desires to hold a Closed Meeting for (1) consultation with legal counsel and briefings by staff members pertaining to *Board of Supervisors v. Thorsen Properties LLC* where such consultation and briefings in an open meeting would adversely affect the litigating posture of the Board; and

WHEREAS, pursuant to Virginia Code § 2.2-3711 (A)(7) such discussions may occur in Closed Meeting;

NOW, THEREFORE, BE IT RESOLVED by the Stafford County Board of Supervisors on this the 7th day of May, 2024, that it be and hereby does authorize discussion of the above matters in Closed Meeting.

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

At 5:52 p.m., Ms. Allen motioned, seconded by Ms. Vanuch, to adopt Resolution CM24-15(C) to certify the closed meeting.

The Voting Board tally was:

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

Nay: (0)

Resolution CM24-15 (C) reads as follows:

A RESOLUTION TO CERTIFY THE ACTIONS OF THE
STAFFORD COUNTY BOARD OF SUPERVISORS IN A CLOSED
MEETING ON MAY 7, 2024

WHEREAS, the Board has, on this the 7th day of May, 2024, 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 7th day of May, 2024, 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.

Ms. Allen motioned, seconded by Ms. Vanuch, to approve Resolution R24-173, a Resolution authorizing the Interim County Administrator and the County Attorney to execute any and all documents necessary to settle *Stafford County Board of Supervisors v. Thorenson Properties LLC*, Case Number CL22-3004.

The Voting Board tally was:

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

Nay: (0)

RECESS

At 5:52 p.m., the Board recessed its meeting.

At 7:00 p.m. Chairman Bohmke called the evening session to order. Mr. English gave the invocation. Dr. Yeung led the Board in reciting the Pledge of Allegiance to the Flag of the United States of America.

PRESENTATIONS

PRESENTATION OF PROCLAMATION RECOGNIZING MAY AS ASIAN AMERICAN AND PACIFIC ISLANDER HERITAGE MONTH

Ms. Bohmke asked everyone to welcome Scott and Jarvalen Rabe, along with their children Brennan, Peightyn, Aiden, London, and Harper, to the dais for this occasion. She said that the Rabe family had been invited to accept a proclamation on behalf of the Asian American and Pacific Islander community in celebration of Asian American and Pacific Islander Heritage Month. She thanked them for their presence tonight and said that they would join them at the dais.

Ms. Bohmke read the proclamation.

Ms. Bohmke thanked the family for attending and accepting this proclamation on behalf of the community. She asked if they would like to share anything with the community.

Mr. Rabe introduced his family to the public. He said that he wanted to share something he found on the internet. He said that on March 12, 1983, then President Ronald Reagan had a radio address to the nation in which he said, "America is a melting pot. And education has been a mainspring for our democracy and freedom. A means of providing gifts of knowledge and opportunities to all citizens, no matter how humble their background, so they could climb higher, help build the American dream, and leave a better life for those who follow." He said that they were honored tonight to accept this proclamation from Stafford County.

Mr. Rabe said that they were honored to represent hardworking men and women of Asian American, Native Hawaiian, and Pacific Islander descent who serve their country and community right here in their own backyard. He said that their own bloodline in their family was a melting pot of Chinese, Japanese, Okinawan, Korean, Filipino, Mongolian, and of course Hawaiian ancestry. He said that in 2021, they had traveled over 4,813 miles to arrive here from Honolulu, Hawaii, leaving their friends and family behind. He said that coming from an island that measures just 30

miles from coast to coast and knowing less than ten people in the state of Virginia took a big leap of faith.

Mr. Rabe said that their friends and family told them to watch out because it was the mainland. He said that it was during a time that had an undercurrent of Asian hate stemming from COVID-19, and they really did not know what to expect. He said that when they first arrived in Stafford, they pulled up in front of their new house, and their new neighbor came running down the street at them, waving her hands in the air. He said that he leaned over and told his wife that either she was really happy to see them or they were in big trouble. He said that she was indeed happy to see them and as they nested into this community, they found that people were amazingly kind, friendly, and warm.

Mr. Rabe said that while part of their hearts will always be in the islands, they had found their new home. He said that they spoke about the Pledge of Allegiance tonight, and the Hawaiian state motto was "Ua Mau ke Ea o ka 'Āina i ka Pono," which translates to "the life of the land is perpetuated by righteousness." He said that they looked forward to being a part of this community and this melting pot, and allowing their hearts and their aloha to impact the community around them and to leave a better life for those who followed. He said that they hoped that a little bit of that aloha spirit got to each of them tonight.

Ms. Bohmke said that her husband knew Mr. Rabe from his Rotary Club, and later, she met him at a Chamber event. She said that she felt that he would be an ideal candidate for Asian and Pacific Islander Heritage Month due to his demeanor, love, and persona.

PRESENTATIONS BY THE PUBLIC

1. Greg Goldstein, 4 Dewitt Road, Stafford, VA said that he was here not in support of Buc-ee's, and he realized that it was going to zoning and commissioning. He said that his time was equivalent to 102 cars being on Austin Ridge Drive, so he would be quick to give them an idea of how much traffic that this proposal from Buc-ee's would create. He said that he really appreciated the communication with the Board of Supervisors, so he thanked them for that. He said that he consider them their neighbors because they are and he appreciated everything they were doing. He said to Mr. Meadows that he had not met him but as he learned more and more about Buc-ee's, he and his role were really important. He said that he would explain why.

Mr. Goldstein said that he wanted what was best for Stafford and he was sure everyone in this room did. He said that as he learned more, he had been contacting other localities that have Buc-ee's and there were certainly positive aspects of Buc-ee's as well as a lot of negative aspects. He said that he felt that their County was not doing due diligence on really

understanding this. He said that additionally, it had been very non-transparent on the way the economic development in this County has been utilizing conversations with something that is equivalent to a Magic Kingdom amount of visitors per day and then wondering why people were going to be upset at this.

Mr. Goldstein said that when talking about over 20,000 cars a day, Magic Kingdom on average gets 46,000 people. He said that Buc-ee's put out a press release in 2019 and said they had more visitors than Disney World and Land. He said that this was a significant issue for this County. He asked why they were just hearing about it in the press. He said that this was what started this whole thing. He said that the real issue that he had with this was how non-transparent this had been. He asked how the people that work for this County have had several discussions in his opinion that have not come to light yet. He said that he had to literally FOIA, which he was expecting a huge bill for, to find out what conversations are happening for the public after he paid thousands of dollars a year in taxes.

Mr. Goldstein asked that the County Administrator take a look at this in his role to help them bring more transparency to this County because it impacts them directly. He said that the one great thing about what Buc-ee's had done is he got to meet a lot of his neighbors and many of them were right where he was. He said that not everyone was, but many were. He said that this was a significant issue for those in Austin Ridge and Embrey Mill. He said that the way the traffic was up was like they were shoehorning that in. he said that four entrances, three exits, with two of the three right in, right out, put them right in the middle of Austin Ridge and Embrey Mill.

2. Sean Matthews, 111 Ginger Lane, Stafford, VA 22554 said that he was also speaking about Buc-ee's and realized that this was a long haul. He said that they were not going to have this in front of them or really kicking off until late fall, but he just kind of wanted to paint a picture right now for them all to think about throughout summer as things do heat up, traffic and everything else. He said plop, plop, fizz, fizz, oh what a relief it is, it is potty time, you can hold it, potty like a rock star, let us plan your next potty, stopping the Pee Dance since 1982 are all billboards that they would find on their way to Buc-ee's. He said that to him, it sounded like Buc-ee's wants to turn Stafford into one big toilet.

Mr. Matthews said that he really did not like that idea. He asked if this was what they want to be known for in Stafford. He said that no one stops at a Buc-ee's, goes inside, uses the restroom, fills up with gas, looks around and says, hey, this is a town they want to live in. He said that they come back out to their car and they ask what did these people do to deserve this. He said that they get back in their car, drive another four hours, and repeat the process down the road.

He said that yes, they need business in Stafford. He said that they need economic growth. He said that however, they need the right kind of economic growth.

Mr. Matthews said that there was a reason a lot of people in Stafford go to Fredericksburg right now to eat, to dine out, to shop. He said that it was because they have the right type of economic growth. He said that they have the places that they want to go like Old Town Fredericksburg. He said that they had places where they can walk and do not have to worry about tons of traffic speeding by. He said that it was a place where kids feel safe. He said that they did not have any upscale restaurants here in this area. He said that the highest rated restaurant they had was Mission Barbecue.

Mr. Matthews said that he loved barbecue, but they could do better than that. He said that they can do better than a gas station for out-of-staters. He said that 20,000 cars per day on their estimate was not something for Stafford. He said that it was something for out-of-staters. He said that they should put the money into Stafford. He said that they should do things for them and for their neighborhoods. He said that they should create things that they can enjoy. He said that Buc-ee's might bring jobs, but they were going to poach those from other businesses in Stafford. He said that it was not like people were going to drive 30 miles for these. He said that they might be above average paying, but they were still low paying jobs on the scheme of things. He said that they did not need that here. He said that they were better than that in Stafford.

Mr. Matthews said that this was what he wanted them to think about right now. He said that yes, the economic impact looks good, but in the long run, there were a lot of costs that were going to be involved that they were going to wind up having to pay for in Stafford. He said that it was going to come in the way of residential building being killed because no one was going to want to live across from these. He said that Embrey Mill was thinking of expanding to 55 and older. He said that this was not going to happen. He said that no one was going to want to move in and look at that across from them.

3. Laura Carlson, 19 Patriot Way, Stafford, VA 22554 said that she was a 21-year resident of Stafford County. She said that she had moved here from Michigan. She said that she too was here to discuss Buc-ee's. She said that she understood that it had not been to the Board yet but was trying to think forward like the other two speakers mentioned. She said that they all know that Buc-ee's was going to be their mega rest stop with a convenience store larger than Target. She said that with that comes expansion of utilities. She asked if the electrical grid was going to need how many transformers or more substations. She asked if they would need natural gas for heating. She asked if their line extensions were going to be needed or if they needed more regulators.

Ms. Carlson said that they talked about water in Stafford County, and they all are residents there. She said that they all know at times there are water pressure problems throughout the County. She asked how that was going to be handled. She said that wastewater treatment, as they know, as the gentleman before told her, kind of trying to make Stafford County look like a toilet. She said that that toilet needs to also be processed. She said that with that becomes more costs for not only treating it, but also testing it, both water and wastewater. She asked who was going to pay for these upgrades. She asked if the taxpayers were going to pay for it or if Buc-ee's was going to.

Ms. Carlson said that these were just some things to consider. She said that once it was, she would like to know how she would obtain the info of the study that Stafford County was doing. She said that as the constituents before her have stated, the transparency had not been all that great with the Board of Supervisors. She said that the second point she would like to bring up is, as Mr. Goldstein discussed the traffic, they now had the response of their Fire Rescue paramedics and EMTs. She said that they were neighborhood with 800 homes plus Westgate plus Embrey Mill. She said that already, times to get to them were a little difficult. She asked what will the actual impact be with those time responses with the roads being the way they were.

Ms. Carlson asked what expansions on the roads they were considering. She said that additionally, she would like to know how they would address Fire Rescue and all of that for their safety as citizens. She said that with regard to school impacts and traffic, she would like to know if buses would be delayed getting children to school on time and to and from after-school activities. She said that safety for their new drivers was also a concern, and she wanted to know how it would be addressed with 20,000 more cars on the road. She said that she agreed with the two speakers before her that economic growth was important but that they needed the right kind for their residents.

4. Adriana Torres, 41 Fife Street, Stafford, VA 22554 said that as a longtime Stafford County resident, an employee of Stafford County Public Schools, and an active member of their community, she felt compelled to express her concerns regarding the proposed Buc-ee's establishment. She said that while new businesses were often welcome, they must carefully consider their potential impacts, especially when it comes to their schools and safety of their children, bus drivers, and school staff members. She said that the proposed location of Buc-ee's was alarming, particularly due to its close proximity to several schools with distances as close as 1.4 miles from Anthony Burns Elementary, 2.5 miles from Colonial Forest High School, and 3.2 miles from Winding Creek Elementary.

Ms. Torres said that the potential traffic congestion poses a significant risk to their students, to their young inexperienced drivers, and the efficiency of their schools' operations. She said that already, their community faced challenges with traffic delays, and the addition of an estimated 20,000 daily visitors to Buc-ee's will certainly increase this issue, especially during school hours. She asked if they could imagine the chaos and potential hazards that such congestion could introduce when school is in session.

Ms. Torres asked if the well-being of their students and the overall safety of their community should not take precedence over any potential tax revenue. She said that while economic growth was important, it should never come at the expense of their children's safety and the tranquility of their neighborhoods. She said that instead of blindly pursuing tax revenue, they should explore alternative locations for Buc-ee's that would not have such a detrimental impact on their community. She said that there were are certainly other businesses that can contribute positively to their local economy without passing risk to their schools and residents.

Ms. Torres said that for those board members who support this idea, she asked how they would feel if Buc-ee's were built in their area or near their child's school. She said that if that were the case, she was confident they would feel differently. She said that in conclusion, she urged the Board of Supervisors, their community leaders and decision makers, to prioritize the safety and well-being of their students, teachers, bus drivers, and residents above all else. She said that they should work together to find a solution that fosters responsible development while preserving the integrity of their neighborhoods and the quality of their children's education.

5. Caroline Grant, 307 Apricot Street, Stafford, VA 22554 said that she moved here in 2016 and the big draw with Embrey Mill was the community, the neighborhood feeling. She said that it was filled with sidewalks, parks. She said that it was not unusual to walk down the street and see a parent with a baby in a buggy, a kid on a tricycle, and two dogs on a leash in tow. She said that on Sunday mornings, they can see folks walking from Publix with their groceries back to the community. She said that this was a good investment. She said that it was good revenue for their community because the people who live in Embrey Mill go there and they shop there. She said that they spend their money there. She said that she works at the Jeff Rouse Women's Sports Center which had also become a social and active hub for families in this neighborhood and in this area.

Ms. Grant said that kids and adults go there for exercise and it was good money spent. She said that they spend their time as Stafford residents going there and spending their time there. She said that the kids in their communities walk, bike, and run to Publix to enjoy the services that they were getting. She said that they have to cross Mine Road to get to the Jeff Rouse Women's Sports Center. She said that she had been a dogwalker in her neighborhood professionally and

is dog owner. She said that she was out on the street all the time. She said that she literally had to run across Mine Road at a designated crosswalk, because people were not abiding by the speed limit.

Ms. Grant said that they did not have the lights and the buttons except at the crosswalk at the Publix. She said that it was the only safe space for pedestrians to cross. She said that still, people were turning right into Publix and right into Jeff Rouse, and they were not looking for people walking. She said that 20,000 cars in that right-in, right-out would push traffic into Austin Ridge. She said that the people coming to use those services were from out of town areas and would have their faces in their phone, following Waze to get the easiest way back to the highway.

Ms. Grant said that they would not be looking for their kids walking into the street, a ball rolling unexpectedly into the street, or the parents with kids on the side of the sidewalk. She said that they were not here to pay attention to them; they were rushing back to where they want to go for a clean pit stop. She said that revenue was well-spent when the people here were invested in it and going to those places. She said that a Buc-ee's was going to service the people on the highway and put their children at risk. She said that they have bus stops on those streets and they already have Stafford County Sheriffs putting speeding signs to slow the traffic down.

Ms. Grant said that this was just with the existing local traffic. She said that they have parents stepping into the middle of the street to stop cars from passing stopped school buses who were picking up children in the morning for school. She said that she did not understand how this was in the best interest of the communities that would be adjacent to this building and safety. She said that they were talking about kids getting hit by cars, pedestrians, car accidents. She said that it was obviously not an appropriate place to put a business of this size adjacent to neighborhoods with kids and people out walking. She asked them to bring them stuff that they can frequent, where they can spend their own money, where they can be proud of Stafford.

6. Jeremy Witmer, 31 Raleigh Ln, Stafford, VA 22554 said that as stated, they were early in the process and many of them had become familiar with this process as a result of looking at this. He said that he did not support putting a Buc-ee's here, and one of the biggest concerns the public had at this point in the process was the transparency and integrity of the process itself. He said that for a large business like Buc-ee's to consider putting something of this scale into a residential neighborhood, he believed that they as the citizens and the residents of this area were asking that the Board and the Planning Commission and the County government here be completely transparent with them throughout that process.

Mr. Witmer said that if a business of this size was the right answer for economic development, for tax revenue, and he personally doubted that it was, they would hear many concerns about traffic and safety and all these other things. He said that they should be kept fully aware of the process as this moves forward and that as the Board, they should be completely transparent about this.

Mr. Witmer said that if a business of this scale wanted to come to Stafford, they should see them go through the entire process of looking at all the effects of it on utilities, on traffic, on public safety, on schools, and again on tax revenue. He said that he believed they could recognize that this and many other businesses would bring tax revenue to the area. He said that they would like to see full transparency in this process. He said that if a business of this size wants to come, there should be no waivers. He said that they should be forced through all the processes for rezoning, for properly planning, for properly developing, for paying for infrastructure.

Mr. Witmer said that there should be no tax breaks. He said that if they get a benefit out of building something of this scale and size here in Stafford, then they can build it here on their own dime. He said that if infrastructure changes need to be made, then they should build those on their dime. He said that if that was the correct answer for Stafford County, and he personally felt that it was not, but at this point, as early as they were in the process, maybe the fact that they feel one way or another was not the most important thing.

Mr. Witmer said that however, what they would like to see was transparency and integrity in the planning process for a project of this scale. He said that this was not a Starbucks; they had heard 20,000 cars per day, heard the square footage of the facility itself, and heard the number of gas pumps. He said that all those things needed to be weighed. He said that as citizens and residents, as this does or does not move forward, they would most like to have full transparency from the Commissions, from the Board, and from the government here in the County.

7. LaToya Caldwell, 108 Ginger Lane, Stafford, VA 22554 said that recent establishment of a Buc-ee's store in Stafford has raised significant concerns regarding its potential impact on the local sewage system and water resources. She said that a recent email discussed between Claudia Wright and Scott Paul highlights the necessity of evaluating the need for a system 8209. She said that failing to construct the sewage system and allowing sewage to run up Austin Ridge Lane will not only impede other businesses and residential communities from assessing the system, but also leads to substantial environmental consequences and imposes heavy financial burden on residents. She said that it is crucial to emphasize the potential impact of Buc-ee's and safeguard the County's infrastructure and resources. She requested the Board to please reconsider. She said that 8209 needed to go up and did not need to be pushed aside.

8. Darla Stencavage, 12 Booth Court, Stafford, VA 22554 said that her address directly abutted the proposed Buc-ee's territory. She said that Mr. English may possibly remember her from 2014. She said that she and her family moved to Stafford County in 2013 when she was still on active duty and assigned to the Pentagon. She said that her husband and she picked this County over other areas closer to her job because of the quality of schools, natural beauty of the area, and with the hope of a safe, secure, and healthy community for their children.

Ms. Stencavage said that before purchasing their home, they did their job and researched the area. She said that they saw there would eventually be some commercial development near Courthouse Road and also saw that there was a buffer area zoned for residential use, proffered to be a park for their HOA. She said that however, not long after they moved in, they were notified that the developer did not want to follow through on his proffer and instead wanted the buffer to be rezoned for commercial use. She said that many of her neighbors and she were immediately concerned and spoke out against the rezoning.

Ms. Stencavage said that she was sure that some of them heard many of their concerns from back then, and she hoped that they at least had done their job researching the history of the area. She said that unfortunately, some of the Commissioners and Supervisors valued supporting outside developers over its citizens and did not support them in their efforts, forcing them into a compromise with the developer. She said that the forced compromise they arrived at included three key provisions. She said that the first provision was that there would be no 24-hour businesses, the second was no gas stations, and the third was no noisy or odorous establishments.

Ms. Stencavage said that her neighbors and she believed that these restrictions were not only for the rezoned parcel to prevent light, noise, odor, and environmental pollution to the people along Booth Court, but also extending out into the area. She said that the families of Austin Ridge HOA, particularly those along Booth Court and Sentry then relied on their County officials to ensure the County would maybe now value its citizens over outside developers and ensure the agreed upon restrictions were in the final court documents. She said that she was a busy soldier and mom at the time and did not have the time to confirm the County followed through.

Ms. Stencavage said that she relied on the County to do its job and make sure its citizens were represented and provisions were included in the final registered document. She said that sadly, she recently found out that this did not happen. She said that the final rezoning documents and proffers failed to include some of the key restrictions included in the final agreement. She said that their County officials failed its citizens. She said that she and her husband did their research and did their job; now they asked for the County to do their job and protect its citizens from outside developers.

9. Connie Smith, 201 Larkspur Lane, Stafford, VA said that as Ralph Emerson once quoted, what lies behind us and what lies before us are tiny matters compared to what lies within us. She said that she had spent a lot of time over the past few months trying to figure out why Stafford County officials would entertain the magnitude of a business such as a Buc-ee's, a business that would literally be in the backyard of homeowners.

Ms. Smith said that it was a business that would utilize significant resources that Embrey Mill homeowners were funding over the life of their 30-year mortgage. She said that for the audience, each homeowner of Embrey Mill pays up to \$1,600 annually towards the Embrey Mill Community Development Authority, also known as the CDA. She said that the CDA funded public improvements and services to the entire Embrey Mill community to have amenities from day one.

Ms. Smith said that this includes things such as the expansion of Mine Road, the water tower, and to provide a convenient way to shopping. The CDA funded public improvements and services to the entire Embrey Mill community to have amenities from day one. This includes things such as the expansion of Mine Road, the Water Tower, and to provide a convenient and quick connection to shopping and restaurants. She said that there was nothing about a business that brings in traffic of over 20,000 cars per day that is convenient and quick-serving. She said that the proposed Buc-ee's project included 74,000 square feet of retail shopping.

Ms. Smith said that compared to businesses in Stafford Marketplace, Michael's had 24,000 square feet, T.J. Maxx had 30,000 square feet, Shoppers Food had 68,000 square feet, so clearly there was a huge difference in the infrastructure of Stafford Marketplace and Austin Ridge Road. She said that she believed someone at the 3:00 p.m. session stated that Stafford County did not get to pick what businesses come to the area, and she did not think that was factual. She said that the last she checked, the Board of Supervisors and the Planning Commission do get to have a say. She said that what residents want is high-quality development area, not development that would negatively impact homeowners.

Ms. Smith said that the Buc-ee's project summary states Buc-ee's is a pit stop known for their pristine bathrooms. She said that Stafford County needs to be more than just a pit stop. She said that the quote that she used to open up spoke about what lies within them. She said that they took for granted that elected officials and those working on behalf of the County's best interests should be of high character, honest, ethical, and have a moral compass. She said that this ensured that deals were not put together affording oneself personal benefits. She said that advancement, whether monetarily or politically, should not come off the backs of the surrounding homeowners.

Ms. Smith said that it was disappointing to hear that some people within the County have personal financial connections and political aspirations that would sell out fellow residents to their own personal agenda. She said that the adage of follow the money or power resonates with her. She said that not all development is good development. She said that she would encourage they all to visit places such as the Mosaic District or the Reston Town Center up in Fairfax to see for themselves how communities can thrive when development was centered around their constituents and fellow neighbors and not by people who have zero interest in the betterment of Stafford County.

10. Jessica Pierce, 260 Pepperidge Drive said that as Ms. Smith mentioned, they did pay a CDA fee of \$1,682 annually for single-family homes over a period of 30 years. She said that with about 1,500 single-family homes and taking out the townhomes that paid a different amount, it generated \$75 million that residents of Embrey Mill had paid towards infrastructure around the Embrey Mill neighborhood. She said that these were roads that would be destroyed by the traffic that Buc-ee's would bring, which had been mentioned, based on the CUP that Buc-ee's submitted, over 20,000 cars on average per day, with peak hours having 174 cars in and out of that area.

Ms. Pierce said that she was a member of the neighborhood watch committee for Embrey Mill and a member of the travel committee for the school district, and she thought it was interesting that Buc-ee's was saying they would have 833 parking spaces when they did not even have places to park their buses. She said that if there was anything she had learned since building a home in Stafford County, it was not to put much stock in the developers' or builders' promises. She said that they had promised Embrey Mill residents a school in the neighborhood when that was not actually a promise they could make. She said that the School Board decided where the school would go and it was not there.

Ms. Pierce said that they could not believe the promises of the developers of Buc-ee's and what they would bring to the neighborhood. She said that she was not a big math person, but she could guess that the more people in the area, the higher the chances were for crime. She said that the crime rate would likely increase and the Stafford County Sheriff's Office was amazing and did a lot with everything, but they were just as understaffed as everyone, so she could not imagine what the increase in people coming into the area would impact the crime, especially in the neighborhoods of Austin Ridge and Embrey Mill.

Ms. Pierce said that it was directly next to where they live. She said that the son of the co-founder of Buc-ee's was arrested in late 2023 for felony charges related to invasive visual recordings of people using the bathrooms. She said that while the crimes did not occur in Buc-ee's, she found it ironic that Buc-ee's advertised so much about toilets. She said that she would

say again that as a resident of the neighborhood that would be closest to this location, and as someone who frequented establishments to provide to their small businesses in their area, she did in fact love Buc-ee's when she was on a trip, but she did not want one in her backyard.

11. Ignacio J. Esteban, 10 Dallhan Court said that he was here a few weeks ago and did speak to the Board, addressing some of the concerns he had. He said that there were only a few of them who were here last time on April 16. He said that now there were a lot more of them, and they were getting more organized, getting more advanced with what was going on here, and a lot of them were not happy. He said that they had pretty much woken up a sleeping giant. He said that a lot of them did not know each other, but now they do know each other well.

Mr. Esteban said that this was just the first step of getting involved, not just with Buc-ee's and what was going on here, but other issues that they were seeing where what was missing here in this County with the school in Embrey Mill, with the library that was owed, with the Fire Rescue and the County parks. He said that there was so much to be done here that was not, and it was disappointing. He said that after the last meeting, because three minutes was really not much time to say anything, he did send the Board of Supervisors an email, very detailed email, to all of them, and discussing also putting aside the petition.

Mr. Esteban said that the petition had started with only a few hundred and now had gone over a thousand. He said that if they go to [change.org](https://www.change.org), they can see this petition here. He said that they can sign it. He said that there were over a thousand and counting every day,. He said that he had broken down what the issues they had, talking to communities here. He said that one of the biggest problems with him having with Buc-ee's here was the issue with crime in the community, being retired law enforcement, 26 years. He said that he had been here in Stafford now six years. He said that he came from Miami where there was a lot of crime, but they were seeing a lot of things he was not happy with.

Mr. Esteban said that violent crime was definitely associated and could not be denied with convenience stores and gas stations. He said that they got the biggest one of them all in your backyard with Wawa and Sheetz. He said that he could not imagine Wawa and Sheetz being too happy either with the investment they made with five gas stations. He said that they would get crushed by Buc-ee's, so he wondered what kind of promises have been made to them. He said that these were issues they have to look at Sheetz, their investment, Wawa, and why they bring Buc-ee's of all things. He said that he mentioned before that a park, tennis courts, pickleball courts, libraries, anything but a Buc-ee's.

Mr. Esteban said that the only thing worse would be a massive pawn shop or something there. He said that this was the level he put Buc-ee's at because of the violence and crime that was

involved with Buc-ee's. He said that he was also concerned why the Board of Supervisors wants to change their hours. He said that he believed 7 p.m. was better because it was hard for people to show up any time earlier than that. He said that it should be transparent at 7:00 p.m. because it was hard to come out here and not to eliminate anybody to talk once a month either. He said that he did not think that was fair either.

Mr. Esteban said that he saw they wanted to limit people talking once a month. He said that there were many different topics and issues they should be coming in and talk about because three minutes was really not that much at all. He asked what kind of deal was made and why Buc-ee's and how did it come about. He asked for more transparency. He said that there were rumors out there that the owner of Buc-ee's had contributed a lot to the governor's fund and that there was pressure from the governor's office. He said that there were a lot of concerns out there, and the buck stops here, so no Buc-ee's.

12. Russell Stegemoller, 358 Embrey Mill Road, Stafford, VA 22554 said that he moved here in 2017. He said that he liked the area and moved here for work. He said that he had a couple of concerns. He said that a lot of the folks here in the neighborhood have concerns. He said that one was that he did not learn about this until he saw it on a social media post on Facebook for the neighborhood. He said that it was not posted anywhere that he had seen on news and he watch news quite significantly, having been a prior military member. He said that he always had to be abreast of the situation. He said that two, they need better amenities for the neighborhood and a Buc-ee's is not that. He said that he did not know how many of them drive in and out to the D.C. area for work, but he knew a lot of them did.

Mr. Stegemoller said that coming down I-95 tonight to come home, it took him an hour and 40 minutes to get home because of traffic. He said that a rig was stopped on the highway, et cetera, et cetera. He said that adding 20,000 cars coming in through that interchange at the Stafford exit would only going to exacerbate that situation. He said that the I-95 expressway corridor was not helping as it was planned because the cost is exorbitant. He said that to go from Woodbridge to Stafford is \$25 on some nights. He said that tonight it was \$14.50. He said that the other is he read through some of the documents that have been posted on the website, and found it very interesting that some of the documents were submitted by Buc-ee's for one in particular, their traffic survey.

Mr. Stegemoller said that their max traffic capacity was quoted from September 2022, but he might have the year wrong, He said that it was done as a 7:00 a.m. to 9:00 a.m. on a Thursday morning was one max, and the other max was from 3:00 p.m. to 6:00 p.m. on a Sunday afternoon. He said that he did not know where they all lived, but those two periods of time are not the max traffic, especially not in September. He said that he would not going to talk

holidays, but if they talk about average traffic over the summer, I-95 is the midpoint between New York State and Florida.

Mr. Stegemoller asked who traveled from New York State to Florida. He said that it was everyone going to Disneyland. He said that 45,000 people or more to Disneyland and half of those people are stopping here because they're coming down I-95. He said that this did not bring into account the question regarding their pay into the CDA like everybody else in the neighborhood. He said that those roads were meant for them, not for Buc-ee's. He said that putting 20,000 cars through that neighborhood every day puts all the children at risk. He said that it would put everybody who attends any event at the Jeff Rouse Center at risk for crime.

Mr. Stegemoller said that he did not know if anybody knew the average trafficking of human beings up and down I-95 has increased by 25% over the last three years. He said that with 20,000 cars here, 120 gas pumps, 75,000 square feet was only going to increase that. He said that one last thing was that Buc-ee's is open 24-7, 365, all those lights. He asked what that was going to do to the neighborhood. He said that their sky was going to look like it was daytime 24-7. He said that where he lived, he would be able to see the Buc-ee's sign from his house on the top of the Embrey Mill Hill, which would not be a very good sight.

13. Brandon Grant, 307 Apricot Street, Stafford, VA said that he loved Buc-ee's and had a photo of himself with an inflatable Bucky in his front yard. He said that he had been to ten Buc-ee's in the United States and visited one every time he saw one. He said that he wanted to know some facts. He said that he wanted to know what was going on with the waivers for impact statements and stuff like that, which had already been addressed. He said that he would leave them with the issue of location. He said that he looked at 14 Buc-ee's on Google Maps. He said that in Athens, Alabama, it was the middle of nowhere; it was in rural country.

Mr. Grant said that in Auburn, Alabama, it was an industrial commercial complex. He said that the closest neighborhood was about three miles away. He said that in Leeds, Alabama, commercial, and was the only one where he could find a house within a mile and they put it in and there was about two acres worth of woods in between Buc-ee's and the house. He said that in Loxley, Alabama, it was in the middle of nowhere. He said that in Daytona, Florida, it was a commercial industrial complex.

Mr. Grant said that in St. Augustine, Florida, it was an industrial commercial complex. He said that in Calhoun, Georgia, it was an industrial commercial complex. He said that in Warner Robins, Georgia, it was rural, middle of nowhere. He said that in Richmond, Kentucky, his home state, it was rural, middle of nowhere. He said that in Springfield, Missouri, it was an industrial commercial complex. He said that in Florence, South Carolina, his favorite one, it

was commercial and rural. He said that the two in Tennessee were commercial, industrial. He said that in Denton, Texas, he heard from a gentleman tonight when he walked in that that one was near a neighborhood and they had to put up a giant wall so that the lights would not hit the neighborhood.

Mr. Grant said that the newest one in New Kent County, Virginia, which, as they all probably know, the fastest growing County in the United States. He said that it was in the middle of nowhere. He said that it was nowhere near a neighborhood. He said that they heard about the 20,000 cars. He said that he was a math guy and the budget folks in his old job used to laugh at him because he would break it down to the pennies. He said that he looked at Google reviews and believe it or not, they show traffic patterns for all these Buc-ee's. He said that between the hours of 10 a.m. and 7 p.m., about 70% of the occupants go through that building.

Mr. Grant said that this was roughly 14,000 cars during those hours going in and out of Buc-ee's. He said that Florida, South Carolina, two Saturdays ago, he was there at Buc-ee's getting his beaver nuggets, bringing his daughter home. He said that he had to wait through four traffic lights to get off the highway. He said that he was sitting on I-95 in traffic waiting to get to Buc-ee's. He said that he loved it. He asked them to look at Google Maps every once in a while on a Saturday and pick up a Buc-ee's and they would see a lot of red around them. He said that believe it or not, it shows it.

14. PJ Regan, 19 Hickory Road Drive, said that she was not here to speak about Buc-ee's. She said that she lived in south Stafford, so she was here about overdevelopment and everything that was going to be happening down in South Stafford. She said that she lived in Prince William County in Montclair, one of the nicest, most well-preserved, beautiful areas that they were going to find in all of northern Virginia because they really work at it. She said that she watched 234 get decimated. She said that she watched Route 1 get decimated. She said that she watched housing developments go up everywhere without the proper infrastructure, without the proper proffers. She said that she was asking that that not happen down in south Stafford. She said that the reality was, where she lived, there was no sidewalks.

Ms. Regan said that there no lights. She said that they did not have sidewalks or lights, so she wondered why they were going to start overdeveloping Morton Road, Leeland Road, all the way down, when they could not even get what they need for the existing houses that are there. She said that the infrastructure cannot support it. She said that she had been in her current home at 19 Hickory Ridge okay since 2022. She said that there been, just on her block, four major water main breaks that were all the responsibility of Stafford County because the piping was so old. She said that now they were going to start building all that land in the Clift Farms area all the way up and down.

Ms. Regan asked what they were getting for it. She asked what they all were going to do to make sure that they just did not end up with their two-lane road that they cannot get up and down and nothing to protect the people already there. She said that she was sorry to say she had already seen two houses go up for sale already on Morton Road on the corner of Leeland and Morton because they just did not want to be there anymore. She said that not everybody can afford a three to ten acre area which was what Clift Farms was being subdivided into. She asked what happened to all the other people and what happened to the services they need. She said that as she said, she did not even have sidewalks or a street light where she lived, which was okay with her, but it would not going to be okay with her if she had all this other traffic trying to go everywhere.

Ms. Regan said that when she bought, she understood what she was buying into but was not buying into that anymore. She said that she goes to Aquia Landing almost every day. She said that she had Australian shepherds, and those with Australian shepherds know they have got to run them. She said that she was not going to even be able to get up and down the roads anymore and she knew those roads like the back of her hand. She asked the Board to do the right thing. She said that change would happen, family farms would disappear, but she asked that they do so with their neighbors in mind.

15. Rachell Stanley, 20 Francis Court, Stafford, VA 22554 said that her family and she have lived here in this community for the past 17 years, specifically Austin Ridge and prior to that Hampton Oaks. She said that she was here to voice her concerns about the consideration of Buc-ee's at the corner of Austin Ridge and Courthouse Road. She said that she was not opposed to growth. She said that she thinks Stafford County actually needs growth, but she is opposed to this mega gas station being at this location. She said that as they already heard many mention and continue to mention, the location is less than ideal.

Ms. Stanley said that the traffic, the crime, and she would expect Mr. Diggs to even speak out even more as a Stafford Deputy about crime at gas stations. She said that everyone has these concerns, but there are other concerns that she would like to discuss and would like to bring forward as a Stafford resident. She asked what are the types of subsidies that they are going to be providing to Buc-ee's. She asked what they are asking for. She said that the tax revenue that they are going to get for gas is going to State and Federal. She said that it would not come here to Stafford County.

Ms. Stanley said that it is going to come from other districts, from other counties, other states. She said that when Buc-ee's has gone to those states and those counties, they have asked for subsidies. She asked who pays for those subsidies. She said that Stafford County residents are going to pay for those subsidies. She said that the State of Virginia is not going to give money

to redesign the already designed, yet horrible, Courthouse Road. She said that it was them, the residents of Stafford County. She asked where it would come from. She said that it would be from increased taxes. She said that she is already taxed enough, and now they are going to be asking if this is considered for Buc-ee's. She said that she does not think that it is the right decision.

Ms. Stanley said that personally, she believes they need to bring in businesses that are right for Stafford County and not more entry level jobs. She said that there are already 150 entry level jobs within a 20 mile radius of Stafford County. She said that they need medium to high income, high end tech jobs here. She said that they need to match that and need to grow that. She said that they have Quantico in their backyard and have professionals that live here. She said that she just wants the Board to rethink when it hits their desk that Buc-ee's is not the right decision for Stafford County residents.

16. Dawn McGarrity, 26 Wallace Lane, Stafford, VA said that she would like to tell them a quick little story. She said that she was driving back from Florida on Sunday and decided to stop at Buc-ee's. She said that she liked Buc-ee's because they had snacks and clean bathrooms. She said that as she was approaching from the south, heading north, the line at the exit was ridiculous, so she felt there was no way she could get in that line. She said that it was backed up onto the interstate.

Ms. McGarrity said that she really thought it was a great decision when the car to the left of her cut off the car in front of her to get over to Buc-ee's and then stopped in that lane so he could get in between cars to exit. She said that as she continued driving, and thank God she was not hit or anything, she looked at the overpass, and traveling eastbound on the overpass, it was complete gridlock. She said that cars were not moving. She said that then as she went underneath and looked in her rearview mirror, westbound, there was complete gridlock and cars were not moving.

Ms. McGarrity said that this was Sunday at 1:00 p.m. in Florence, South Carolina, about 48 hours ago. She said that then she got past and looked at the Buc-ee's. She said that it has a similar layout as they were proposing here with the exit on the north part of the property, a traffic circle, and three turn lanes to get out of there. She said that she had been in there for several iterations of the traffic light. She said that cars were not even moving out of Buc-ee's. She said that they could not because there was a complete gridlock. She said that all she thought to herself was her elderly father is at their house. She said that he lives in assisted living in the Hartwood area.

Ms. McGarrity said that if he falls, and bangs his head, and she calls EMS, Station 2 is what responds to her home. She said that they cannot get there because of all the traffic. She said that because of all the traffic, they would be delayed by minutes. She said that they would eventually get there, and then they have to get him to the hospital, and they go back in the other direction, and they have, again, delays to try to get him there. She said that she could not speak for any of them, but she can assure them that the \$2 million that Stafford might get from this, was not worth as much as her father's life. She said that he is 84 years old and his life is worth way more than that.

Ms. McGarrity said that her child goes to Colonial Forge High School. She said that if something happened in the high school, and emergency services could not get there, at the end of the day, these are lemons, and the juice is not worth the squeeze. She said that they have got to do better for Stafford County. She said that they have got to do better for their students, have to do better for their elderly residents who need EMS services, and that could hinder them there. She said that they were putting an assisted living place up near Walmart. She said that people are going to be exiting Garrisonville and heading south on Mine Road and Garrisonville Road. She said that she implored the Board to do better.

17. Conor McCarty, 26 Wallace Lane, Stafford, VA 22554 said that he believed most of his points have been visited by other people at this point, but he did want to bring up a point that has been not made yet. He said that it was brought up before that some members of the Board have been to a Buc-ee's before, and he assumed that they were just passing by and they saw it and they figured, they have got to visit that place, that they had heard about it and seemed like an interesting place to go to. He said that he had experienced that himself taking road trips down to Florida. He said that at the current moment, the farthest north Buc-ee's is in South Carolina, but if this one is built, to his knowledge, this one will be the farthest north one now. He said that this means that suddenly they become the spectacle.

Mr. McCarty said that suddenly they become the place that everyone is going on the road trip and saying, oh my gosh, that is a Buc-ee's, they have heard about it online and have got to visit it. He said that they might not just be getting the traffic of a normal Buc-ee's; they might be getting the increased traffic of a Buc-ee's that is suddenly a place that is a theme park now to visit, a Mount Rushmore kind of place. He said that he was not saying that it was necessarily a completely bad idea to build Buc-ee's here, but he believed that a lot of consideration must be made before it is built here and considerations that have been brought up before.

18. Sarah Bloom, 12 Francis Court, Stafford, VA 22554 said that her house was actually the first house that was ever built in Austin Ridge. She said that she lived there since 2009, and that is where her husband and she raised their four children. She said that it took her two minutes and

13 seconds when she was driving from her house here. She said that at that point, she reached where Buc-ee's would be. She said that she was here after working at Rodney Thompson Middle School as a special education teacher, and she cooked dinner for her family, but she needed this to be a priority. She said that she wanted to come to this meeting.

Ms. Bloom said that she felt that Buc-ee's in her neighborhood would damage it in a way that they would never recover from. She said that Buc-ee's sounds like a fun place to stop on a road trip, but it did not belong in their neighborhood. She said that Rodney Thompson is a school attended by students from her neighborhood. She said that her students tell her stories of spending the whole day at Rouse and enjoying that. She said that the traffic they would experience and the dangers they would encounter at a transient place such as Buc-ee's would be unfortunate and possibly tragic.

Ms. Bloom said that she is also expecting her first grandchild this fall. She said that she would hate to think of that precious child having an adventure in her neighborhood only to find out that they are in South Carolina because they were picked up and it was just that easy for them to be in harm's way. She said that she would like them to consider businesses that bring families together in a multi-generational way to grow their community. She said that Buc-ee's sounds like a good company, but it would be a detriment to her neighborhood.

19. Tongueneka Lewis, 947 Crab Apple Drive, Stafford, VA 22554 said that she had never been to a Buc-ee's. She said that it sounds awful. She said that she did not like crowds; she did not buy a home in Woodbridge because it was too crowded. She said that they chose Stafford because they thought they could retire here once her husband retired from the Army. She said that she was heartbroken that they would put a 75,000 square foot, in common words, a truck stop, in the neighborhood where she liked to walk, run, and liked neighbors being able to play soccer at the soccer fields. She said that someone said that they looked on Google at the Buc-ee's locations. She said that she looked at 23 of them.

Ms. Lewis said that four of the 23 are in residential areas. She said that one is in an area where they are building apartments; the apartments are under construction. She said that in her opinion, those people, if they choose to live in those apartments, that is their right. She said that she did not choose to live next to a truck stop. She said that she and her husband did their research. She said that they looked at where they wanted to be in an area that gave them a sense of community. She said that she does feel like she has a community here in Embrey Mill and Austin Ridge.

Ms. Lewis said that however, when she looked at the other four locations that were close to residential areas, three of them were rural areas. She said that they had a lot of space between them and the Buc-ee's. She said that she would just like to ask the Board, when it comes before

them, that they take a look at what it brings. She said that their unemployment rate at this point is 2.5%, so it was not like they have a lot of people who are looking for this entry-level job. She said that she does think they need a more advanced employment base. She said that she does think they need more community activities and places where they can go as a community and enjoy Stafford County.

20. Susan Depp, 8 Baldwin Drive, said that she would like to talk about Buc-ee's and had a special ask. She said that Buc-ee's start in the south, on I-10, I-20 between the Texas oil fields or the Louisiana swamplands. She said that I-95 is a different animal. She said that everyone from New York, everyone from Canada comes down 95, but it is not just tourists. She said that I-95 is a major illegal trade corridor. She said that illegal cigarettes going north, illegal drugs going north, illegal human trafficking going south and north, up and down. She said that they are at the halfway point. She asked if they were going to turn into an illegal trade way station.

Ms. Depp said that the size of Buc-ee's makes it so easy for things to go on in that parking lot under the radar. She said that it provides great cover for illegal transactions and illegal trade, trade-offs of materials and people. She said that she is hoping that their Planning Department could maybe get a consultation with federal law enforcement and find out how the I-95 Buc-ee's down in Florida and South Carolina are doing. She said that they are not that old and have only been around a couple years. She said that I-95 is just so different from other Buc-ee's locations that it would really be good for them to know what happens. She said that they should see if the ATF has any information, or the FBI or DEA. She said that they should get some real information on what that may look like.

21. Michelle Hoag said that she has lived in Stafford for 34 years. She said that she has lived in Austin Ridge for 23 years before moving to Colonial Forge. She said that she loved this area and raised her family here. She said that she knows a lot of people who live in this area and in the development in Austin Ridge. She said that the one thing she did not hear anyone else mention is about the diamond overpass.

Ms. Hoag said that she was genuinely concerned because it was a very unusual traffic pattern. She said that when they have people who do not know how to traverse that, they may be looking at head-on accidents because they were going down the wrong road. She said that this is her biggest concern, followed by crime. She said that it was a very unusual traffic pattern, and if people were traveling and tired in the middle of the night in a place they did not know, they may end up with some serious ramifications.

22. Hannah Johnston, 8 Gunston Road, said that she was here with her mom tonight because she is up in arms about the Buc-ee's thing. said that she is a senior at Texas A&M University. She

said that because the co-founder of Buc-ee's, Arch Alpin III, happens to be a former student of her chosen university, she feels she has a unique outside perspective on this topic. She said that Mr. Alpin has given \$50 million for a hospitality entrepreneurship program at Texas A&M. She said that it is one of the largest donations that her university has received from an individual donor. She said that this is to say, the beaver is not hurting for money.

Ms. Johnston said that as someone who calls Stafford home when she is not in university, she often misses her college town on breaks because of the sheer amount of offerings that she has that she does not get when she comes back to Stafford. She said that there are so many local businesses, restaurants, and places to hang out with her friends that do not exist here. She said that for example, there is an ice skating rink, an 18-hole golf course, and even a drive-through zoo within 20 miles of her university, and plenty of things to do within a 10-minute drive of her apartment. She said that she comes back for summers and breaks and often see the new things that pop up in her absence.

Ms. Johnston said that the only thing that she has personally noticed is gas stations and fast food places, which they already have. She said that it is great, but she would like some more food options. She said that they also already have locations of these off of Mine Road. She said that she believes this community needs more things to enrich the lives of those who live here and not just ones passing through. She said that she knows when she goes to a Buc-ee's, she never once has thought about the people who might live around that location while she waits anywhere between 15 and 45 minutes to get in or out of a location. She said that it is bad.

Ms. Johnston said that looking at the Bastrop one, it would be set up very similarly to how the Stafford location would be set up, and there are four entrances, four exits. She said that she would go out the back and still wait 20 minutes just to get onto the feeder road to get to the stoplight. She said that Arch Alpin has told a journalist for the Texas A&M Today journalism outlet, "I have to remember, I've got to stay a beaver. I've got to stay Buc-ee's. I've got to stay an Aggie and I've got to stay who I am." She said that the Board should keep that in mind as they continue to evaluate the comments of those who are full-time residents in the communities who will be most affected by Buc-ee's encroaching on their quiet but lively community.

23. Kristin Maxson, 1816 Richmond Highway, that something that was for the 3:00 p.m. meeting probably relates to this evening, but since it was 3:00 p.m. she was going to take the liberty to talk about it. She said that the add-on attachments for 18, which was a revised Proposed Ordinance 2404, a proffer statement revised May 2, proffer analysis April 26, impact statement dated May 2 all are not within the 30-day heads up. She said that it was recent. She said that it did not give people time to really actually catch up to all these changes to amendments.

Ms. Maxson said that she would like to speak for the people and say they need more time for these changes. She said that she was a little disoriented because she has a concussion. She said that I-95 is deadly. She said that if they have an issue on I-95, it is state police. She said that if they wait for a report, they might be waiting for a long, long time. She said that the people here were mentioning about I-95 and the traffic coming from New York to Florida. She said that if something happens, they have to actually work with the state police. She said that might be very complicated. She said that at the 3:00 p.m., number 15, the County Administration discussed revising the Board meeting and committee structure.

Ms. Maxson said that they should understand that they have not had a committee for the year 2024, so they have gone five, six months. She said that they have the addition with Diggs which has helped them in a lot of ways, but they were at loss of their committee. She said that she listened to the 3:00 meeting, and what is so important for the public is to see the representatives and to see staff, and not to separate staff from representatives from the people. She said that this is very important and they should keep that in mind. She said that also, number 17 today, utilities, considering amending and preordaining Stafford County code of general provisions related to mandatory water conditions. She said to remember that people came in front of them and were worried about the water conditions and the big data centers.

24. Ed Leslie, 5 Lafon Lane, said that he would like to bring up the issue of trash generated from the 20,000 cars that Buc-ee's would bring in, likely with two to three people in each car. He asked what the ripple effects were from that onto the environment and everything as well, as there would likely be runoff into the watersheds as well. He said that all the trash from I-95 would blow around the area and into the neighborhoods, so while they would have pristine toilets, they would be surrounded by trash.

Mr. Leslie said that regarding the impacts to public health, he had seen multiple studies that discussed the impacts of gas stations, and now they were considering a mega gas station, so it should probably be looked into. He said that he was sure that Buc-ee's would not be forthright on those effects. He said that lastly, it seems that Buc-ee's had done one thing for them, which is bring them together as neighbors and talk about it. He said that he wondered why this company from Texas was coming in and having opinions on what should happen here. He said that it did not seem that they had the best interest of the community in place.

25. Oliver Humbly, 25 Patriot Way, said that there were a lot of people present tonight and others in the overflow room upstairs, which he mentioned for the Board's awareness. He said that as mentioned before, he would be happy with anything but Buc-ee's. He said that he would prefer to raise his future family here and was the reason why he bought property in Stafford County. He said that it was close to work and was looking for family-friendly options for development.

He said that anything but Buc-ee's would be preferable. He said that if he had to settle for another vape shop, car wash, or storage unit, he would, but no Buc-ee's.

PUBLIC HEARINGS

ITEM 17. UTILITIES; ORDINANCE O24-11; CONSIDER AMENDING AND REORDAINING STAFFORD COUNTY CODE SEC. 25-71, "GENERAL PROVISIONS," RELATED TO MANDATORY WATER CONNECTIONS.

Chris Edwards, Director of Utilities, said that there was a conflict between their comprehensive plan and the utilities ordinance, specifically in Chapter 25. He said that the comprehensive plan prohibited connections to water and sewer for parcels outside the Urban Services Area. He said that Chapter 25 mandated the connection of a subdivision or major site plan if the cost to extend utilities to the property was less than \$1,100 per acre or \$2,000 per house.

Mr. Edwards said that due to substantial development outside the USA and existing infrastructure, this created situations where parcels could not be developed because they must connect but were not permitted to do so. He said that to address this issue, they had made several changes to Chapter 25.

Mr. Edwards said that it now outlined a multi-step process for developers seeking to connect parcels outside the Urban Services Area to the water and sewer system. He said that if a developer wished to connect such a parcel, they must apply for a comprehensive plan review. He said that if this application was denied, the developer must then appeal to the Board, and if the appeal failed, the developer may proceed with constructing a well system instead.

Mr. Edwards said that during this process, if any of these approvals were granted, the developer could then connect to the water and sewer system. He said that they were proposing an ordinance amendment to quickly resolve this conflict.

Ms. Bohmke asked for clarification regarding the context on why this issue had come to the attention of the Utilities Department.

Mr. Edwards said that there were two reasons for addressing this issue. He said that a similar change had been made about a year ago to another section. He said that there was also a development currently facing this situation, which required them to apply for a comprehensive plan review.

Ms. Bohmke asked whether the changes were more lenient or more restrictive for developers.

Mr. Edwards said that the changes provided developers with alternatives if they could not connect to the water and sewer systems. He said that despite this, they must still undergo a review process and present their case before the Board.

Ms. Gary asked how they determined the figures.

Mr. Edwards said that they were already included in the ordinance, and they had not changed.

Ms. Gary asked if they were able to change them if they were insufficient.

Mr. Edwards said that the figures could be adjusted for inflation.

Ms. Bohmke opened the public hearing. There was no one wishing to comment, so the public hearing was closed and the matter brought back before the Board.

Ms. Allen motioned, seconded by Ms. Gary, to adopt Ordinance O24-11.

The Voting Board tally was:

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

Nay: (0)

RECESS

At 8:28 p.m., the Chair called a five-minute recess.

At 8:34 p.m., the meeting reconvened.

PUBLIC HEARINGS

ITEM 18. PLANNING AND ZONING; ORDINANCE O24-04 (APPROVE); RESOLUTION R24-15 (DENY); CONSIDER A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE R-2, URBAN RESIDENTIAL – MEDIUM DENSITY ZONING DISTRICT ON TAX MAP PARCEL NOS. 46-79, 46-79H, AND 46-80 (PROJECT KNOWN AS CLIFT FARM).

Mike Zuraf, Planning and Zoning, said that he would combine the presentations for Item 18 and Item 19. He said that this presentation was for a project called Clift Farm, which involved a zoning reclassification and a concurrent conditional use permit. He said that the specific requests for the

zoning reclassification included rezoning 56 acres from A-1 agricultural to R-2 urban residential, and a conditional use permit to allow retirement housing in the R-2 zoning district.

Mr. Zuraf said that the project was located within the Falmouth Election District, with Gerald Properties as the applicant. He said that the site could be found on both sides of Clift Farm Road, north of the intersection with Leeland Road. He said that the site was zoned A-1 and was surrounded by other A-1-zoned properties to the northeast and south. He said that to the west, the site was bordered by R-1 suburban residential zoning.

Mr. Zuraf said there were no proffers on the subject properties. He said that the aerial view of the site showed mostly undeveloped land, with one single-family dwelling on the west end near Leeland Road. He said the site included open farm fields, tree cover in the middle, and a lot of land on the northwest corner where there was a perennial stream with associated wetlands and RPA buffers. He said the topography was generally level.

Mr. Zuraf said that surrounding uses consisted of rural residential to the north, south, and east, with a few undeveloped parcels on the south side of Leeland Road. He said that Hickory Ridge residential development was to the west of the site. He said that it was essential to note that the site contained three recorded historic archeological sites, considered military campsites, which had undergone Phase I reconnaissance surveys in 2007.

Mr. Zuraf said that two of these sites had been compromised due to road construction and extensive relic hunting in the past.

Mr. Zuraf said that the General Development Plan showed the proposed retirement community layout with up to 141 age-restricted single-family dwelling units, each on a lot size of approximately 7,000 square feet. He said that in total, there was an average density of 2.5 dwelling units per acre across the site. He said that lots would front on internal neighborhood streets with no direct access onto Clift Farm Road.

Mr. Zuraf said that other than the three neighborhood street connections, there was no direct access from the neighborhood to Leeland Road. He said that all traffic would go out Clift Farm Road to Leeland Road to get from the neighborhood out back to Leeland. He said that Clift Farm Road bisected the community, and a crosswalk across Clift Farm Road was proposed.

Mr. Zuraf said that sidewalks would be constructed along internal streets and along Clift Farm Road where the neighborhood was. He said that in addition, a paved trail would be constructed along Leeland Road and was proposed to be extended to Morton Road to the west. He said that

there would be a community center with a clubhouse and neighborhood amenities located on the western side of the site.

Mr. Zuraf said that a three-acre parcel would be carved out around the original house site in the lower left corner on the screen. He said that screening was proposed in this area, either through fencing or landscaping and varying screening methods. He said that the applicant provided an image of a typical privacy fence that might be utilized in this situation.

Mr. Zuraf said that the applicant submitted a traffic study to evaluate the impacts at the Leeland Road-Clift Farm intersection. He said that the proposal was estimated to add roughly 944 vehicles to the area. He said that a three-day trip analysis was conducted, based on a trip count that was a kind of high estimate back when there was a consideration of potentially going up to 180 dwelling units, but only 141 are proposed.

Mr. Zuraf said that the study concluded that the project would not degrade the level of service at this intersection. He said that VDOT reviewed the TIA and concurred with the findings. He said that the study recommended safety improvements at Leeland Road by requiring some lane striping to improve the geometry to provide a 90-degree intersection at the point where the roads meet and remove vegetation along Leeland Road to improve some site distance.

Mr. Zuraf said that the bike and pedestrian facility plan of the comprehensive plan recommended a shared use path along the frontage of Leeland Road. He said that the comprehensive plan future land use map classified the property within the suburban and resource protection future land use designations.

Mr. Zuraf said that the plan stated that suburban areas of the County were areas where suburban scale development was most appropriate, and they were designated to be primarily residential in nature. He said that single-family detached dwelling units were recommended to be on 0.25 to 0.5 acre sized lots, with 0.5 to 1 acre lots or larger towards the boundary of the Urban Services Area. He said that the maximum recommended density was 3 units per acre.

Mr. Zuraf said that the development density of the site at 2.5 units per acre was within the recommended density limits in the comprehensive plan. He said that since the site was on the edge of the Urban Services Area, the proposed lot size of 7,000 square feet would be inconsistent with the larger lot sizes recommended in the comprehensive plan.

Mr. Zuraf said that the applicant would be responsible for any necessary water and sewer utility connections and upgrades to serve the project. He said that the most significant need was for a

sewer pump station and force main. He said that the applicant proffered to construct these at a capacity adequate to serve the property and nearby parcels.

Mr. Zuraf said that regarding school impacts, there was a potential reduction in impacts on County schools due to the age-restricted limitation of this development. He said that the proffers did not prohibit school-age children from residing at the project. He said that for age-restricted communities, the state code required that at least 80% of the units must be occupied by at least one individual aged 55 or over.

Mr. Zuraf said that during the Planning Commission's deliberations, they looked at the number of students in two of the largest age-restricted communities in the County, Celebrate Virginia and Falls Run, and found that they only had two total students in those neighborhoods. He said that this was according to the school division.

Mr. Zuraf said that staff utilized the County parks utilization plan to identify if there was a need for parks in a given area. He said that the plan did not identify this area as a priority area in need of more parks. He said that the applicant was offering recreational amenities as part of the internal community benefit.

Mr. Zuraf said that public safety impacts would be mitigated with per-unit cash contributions that can be used for future facility upgrades. He said that the applicant corrected an initial oversight regarding the monetary contribution for fire and rescue by offering \$860 per unit or approximately \$121,000 for the project.

Mr. Zuraf said that the applicant proffered a number of Neighborhood Development Standards for building materials, architectural features, site layout, and landscaping. He said that the standards were consistent with the County's design standards in the comprehensive plan.

Mr. Zuraf said that proffers included a commitment from the developer to develop the project as proposed with a cap on the number of new dwellings. He said that they committed to a use restriction of age-restricted, single-family, detached housing. He said there were several transportation related improvements which were proffered, including right-of way dedication, road safety improvements, and construction of trails and sidewalks.

Mr. Zuraf said that proffers provided funding for future public facilities and expansion needs. He said that there was an amended contribution amount of \$121,000 for public safety. He said that proffers required the construction of a sanitary sewer pump station and neighborhood amenities, screening from adjacent properties, and design standards to ensure quality development.

Mr. Zuraf said there would be additional studies of archaeological resources to recognize the significance of the area, which included collaboration with the Historic Commission, street naming, and interpretive signage.

Mr. Zuraf said that the applicant submitted a Senior Housing Design Standards document based on recommendations from senior housing guidelines and the County's neighborhood design standards section of the comprehensive plan. He said the standards addressed site location, overall design, and building features. He said that an audit was included to assess compliance with County guidelines.

Mr. Zuraf said that regarding compliance with various factors for location, the site was situated in the Urban Services Area but not within the targeted development area as recommended in those guidelines. He said that the site was within recommended distances from shopping centers, hospitals, County parks, and fire stations.

Mr. Zuraf said that road design safety issues would be addressed during the concurrent rezoning process, and pedestrian accommodations will be provided. He said that although not along a transit route, the VRE station was 0.6 miles away on Leeland Road.

Mr. Zuraf said that the development offered many overall site design recommendations, including monument signage, pedestrian accessibility, adequate lighting, ADA-accessible clubhouses, and passive and active outdoor amenities with seating. He said that external building design standards will be implemented to ensure quality appearance.

Mr. Zuraf said that garages will meet recommended dimensions, and sprinkler systems will be provided as a buyer's option. He said that individual units provided many recommendations, including safety features such as front entryway access, internal access doors, and halls meeting dimension recommendations. He said that some internal ADA features in bathrooms and kitchens were offered as buyer options.

Mr. Zuraf said that the proposed residential land use was generally consistent with the land use recommendations in the comprehensive plan regarding residential use. He said that the development conformed to transportation plan policies and provided safety improvements.

Mr. Zuraf said that proffers ensured that development aligned with what was envisioned in the application. He said that the proposal would reduce potential school impacts. He said that monetary contributions will mitigate potential public safety impacts. He said that building design standards were consistent with architectural design recommendations, and screening was provided from the closest adjacent properties to the north.

Mr. Zuraf said that there were two remaining negative points: development intensity exceeds what was contemplated in the comprehensive plan for this location, and a full understanding of archaeological resources and potential impacts remains unknown until completion of a phase one study. He said that the proffered study will be conducted prior to site plan approval.

Mr. Zuraf said that the applicant addressed the final negative point regarding public safety calculations. He said that staff recommended denial of the zoning reclassification due to development intensity exceeding the contemplated level in the comprehensive plan for this location. He said that a lower development density, more aligned with R-1 suburban residential zoning standards, one and a half units per acre, would be supported by staff.

Mr. Zuraf said that on February 28th, the Planning Commission voted 4-1-1 to recommend denial of the application.

Mr. Zuraf said for the conditional use permit, the proposed residential use was consistent with land use recommendations in the comprehensive plan. He said that the project committed to incorporating many recommended senior housing design standards from the Neighborhood Design Standards Plan, and it would install safety improvements at the Leeland Road/Clift Farm Road intersection.

Mr. Zuraf said that staff saw no apparent negative aspects of this aspect of the project and recommended approval of the conditional use permit, subject to approval of the concurrent zoning reclassification request. He said that if the zoning reclassification request is denied, the conditional use permit will no longer be an option.

Mr. Zuraf said that on February 28th, the Planning Commission voted 4-1-1 to recommend denial of the application.

Ms. Bohmke asked if a commissioner was absent from both of the votes.

Mr. Zuraf said yes.

Ms. Bohmke clarified that one commissioner voted for the proposal, and one abstained.

Mr. Zuraf said that four commissioners voted for the denial, one voted against the denial, and one abstained.

Ms. Bohmke said she wanted to ensure the public understood what the votes were.

Ms. Allen asked, regarding the fire and rescue proposals, how they reached the \$100,000 figure. She asked whether they were using the figure within their own metrics to determine impacts.

Mr. Zuraf said they had developed a standard calculation method for this purpose. He said that it was based on their comprehensive plan but considered the application of the cost of a new facility to the new development. He said that the per-unit cost was determined by assuming a new fire station was built within the same service area. He said that to calculate it, they divided the cost of the new fire station by the population in that service area, resulting in a per unit cost which was then applied to the new development.

Ms. Allen asked if the Planning Commission provided a recommendation on the number of housing units which would be in alignment with the comprehensive plan.

Mr. Zuraf said that they did not propose any alternative suggestions.

Ms. Allen asked if staff received feedback on which units would be required to meet the comprehensive plan recommendations.

Mr. Zuraf said that the focus was primarily on the larger lot sizes, with a density resulting in one and a half to one acre plots, which aligned with the comprehensive plan recommendations.

Ms. Vanuch asked what proffer analysis they were using.

Mr. Zuraf said that due to specific state code requirements, they had changed how they evaluated and collected proffers on a cash basis. He said that consequently, the categories were limited to transportation, schools, parks, and public safety.

Mr. Zuraf said that for transportation, it mainly involved considering what was recommended in a traffic impact analysis. He said that in terms of schools, it depended on whether they generated school-aged children. He said that since this development was age-restricted, no new school proffers were required.

Mr. Zuraf said that for parks and recreation, they used a parks utilization plan to identify areas with higher needs. He said that there were also the fire and rescue calculations mentioned earlier.

Ms. Vanuch said that they were underestimating payment in the proffers for public safety.

Mr. Zuraf said that with the adjustments proposed by the applicant, the calculations and proffers were accurate.

Dr. Yeung said that yesterday she drove around the neighborhood and observed its density. She said that she noticed the airport path and wondered if an airplane was about to land. She said she saw houses with their designated airplane areas. She asked, regarding the density discussed in the comprehensive plan, if it was referring to the area where some neighborhoods have residents living close together, like Hickory Ridge.

Mr. Zuraf said that the density would be similar to Hickory Ridge. He said that the recommended density in the comprehensive plan was one-half to one acre lot size, resulting in approximately 1.5 units per acre.

Dr. Yeung asked if they were using small 1.5 acres lots or the density that was available for the space. She asked if the density was too high according to the comprehensive plan based on the current condition of the existing residences.

Mr. Zuraf said that the comprehensive plan suggested a density for this area that was slightly denser than the current rural density, which had an average of less than three units per three-acre lot. He said that according to the comprehensive plan, the recommended density falls between Hickory Ridge and the existing conditions in this location.

Dr. Yeung said she did not notice any agricultural uses in the area.

Mr. Zuraf said that the term 'rural' was their current classification term. He said that there was ongoing activity on this site at the moment.

Ms. Gary asked when the parks assessment was conducted since it was now considered outdated.

Mr. Zuraf said that it was conducted in 2017. He said that the parks department was working on a new assessment.

Ms. Bohmke asked, regarding the lots in Celebrate Virginia and Falls Run, if they were smaller or larger than these lots.

Mr. Zuraf said that he would have to follow up with information.

Ms. Bohmke said that she wanted to know if any neighboring properties would require condemnation for the project.

Mr. Zuraf said that the sewer pump station proposed to be on site would likely require construction. He said that it was not expected to necessitate a force main running from the pump station back

towards Leeland Station. He said that typically, such lines are placed along roads. He said that while easements may be needed along property frontage, the exact route for the line had not yet been finalized.

Ms. Bohmke asked for clarification about the need for a pump station. She asked why they were not connecting to the Hickory Ridge pump station.

Mr. Zuraf said that the Hickory Ridge Pump Station was an older facility near its capacity. He said that adding more demand would only increase stress on the older infrastructure.

Ms. Bohmke opened the public hearing for presentations from the applicant.

Jay Hicks, representing Jarrell Properties for the Clift Farm development project proposal, said that they had presented a well-refined proposal reviewed by every department in the County and approved. He said that it aligned with the comprehensive plan.

Mr. Hicks said that the decision to include 141 age-restricted lots was to accommodate senior living, specifically smaller homes and lots for seniors aged 55 and over. He said their goal was to serve the community while navigating the challenges of the current state. He said that seniors wanted fewer steps and wider doorways, features particular to homes that were not regularly provided through market rate residences.

Mr. Hicks said that the County's Senior Housing guidelines regulated these features. He said that the project matched up to 100% of the senior housing guidelines. He said that they worked hard to align the project with the guidelines.

Mr. Hicks said that their goal was to create an equitable, safe, and affordable neighborhood for residents. He said that the development would be easy to maintain, with convenient access to local amenities and a walkable layout. He said that amenities included a clubhouse, pickleball courts, bocce ball facilities, acoustic features to minimize noise, and walking trails. He said that the clubhouse would also feature exercise equipment.

Mr. Hicks said that senior living communities fostered strong social connections among residents, which was why they were designing this neighborhood specifically for seniors aged 55 and over. He said that they aimed to provide affordable housing options without million-dollar price tags.

Mr. Hicks said that the age-exclusive residential community would have stricter age restrictions, with significant limitations on individuals under 21 years old. He said that the neighborhood would be managed by an HOA. He said that common areas would be maintained and landscaped.

Mr. Hicks said that they had been actively engaging with the community and held two public meetings at Conway Elementary School. He said that they also met with some neighbors who initially opposed their project but listened to their concerns regarding landscaping options. He said that these conversations led them to incorporate protective measures in their GDP.

Mr. Hicks said that they had taken steps to address community concerns about landscaping options. He said that their landscaping buffers featured fencing, trees, and shrubbery. He said that in one instance, they agreed not to disturb an existing hedgerow on a neighbor's property to protect their trees. He said that the buffers would be 25 feet wide.

Mr. Hicks said that in addition to engaging with the local community, he said that they had collaborated with the Stafford Senior Council and Healthy Generations to better understand seniors' preferences for these types of communities.

Mr. Hicks said that they collaborated with Dogwood Airport and addressed their concerns regarding aviation easements. He said that in lieu of an easement, they will provide notices to all residents in every closing package, informing them about the presence of low-flying planes from Dogwood Airport. He said that this measure ensured transparency and awareness for future homeowners.

Mr. Hicks said that Clift Farm will feature 141 single-family homes spread across nearly 20 acres of open space, which constituted one-third of the total property. He said that this area will be reserved for walking trails, providing residents with ample opportunities for outdoor activities and leisurely strolls. He said that they would have sidewalks and pickleball courts, as well as an AED machine in the clubhouse.

Mr. Hicks said that they would have a community garden adjacent to the parking area. He said that they also proposed a 10-foot wide shared-use path on Leeland Road.

Mr. Hicks said that they had conducted a comprehensive plan analysis, which revealed that they were nearly 100% consistent with the suburban future land use designation within the urban service area.

Mr. Hicks said that they were directing growth into the Urban Services Area, where the County had indicated it wanted development to occur. He said that the project was located in a new USA, recently reaffirmed as part of the Urban Services Area. He said that neighbors adjacent to their property had partially removed themselves from the Urban Services Area.

Mr. Hicks said that their housing proposal catered to the growing senior population in Stafford County and across the United States. He said that by 2041, it was estimated that one in every five residents would be over the age of 65 in the County. He said that in their region alone, the number of seniors was projected to increase from 50,000 to 84,000 by 2040, a 66% rise.

Mr. Hicks said that they were addressing this demographic shift by providing an age-restricted neighborhood tailored to the needs of seniors aged 55 and over.

Mr. Hicks said that in addition to catering to the senior population, their project would contribute future public facilities such as a pump station to assist the County in accommodating potential development. He said that they were committed to managing growth responsibly and ensuring that the community remained fiscally sustainable for years to come.

Mr. Hicks said that regarding the proffers, they were statutorily controlled, and they were directed towards specific areas: transportation, public schools, public safety, and parks. He said there were few projects in the CIP for the area which they could contribute to. He said that if proffers were provided, they had to be for the improvement of a physical facility to increase the capacity, and the project had to be listed on a CIP.

Mr. Hicks said that they had amended their initial public safety proffer, and they had gone through many iterations of the calculation. He said that they began by including a training facility, but the County indicated that was not appropriate for the proffer. He said that the calculation method they initially used was incorrect.

Mr. Hicks said that proffers were intended for improvements to facilities to increase capacity, not to address funding needs for salaries or fleet needs. He said that property taxes provided funding for those other items.

Mr. Hicks said that Municap had assessed that the 30-year gross estimates for the project in revenues would be \$36 million, and the projected expenses would be \$10 million to help provide services to residents. He said that the net income was projected to be \$26.5 million, or \$625,000 annually.

Mr. Hicks said that they had proposed a pump station for the sewer system that was sufficient to handle the development and potential development on the school property. He said that

Mr. Hicks said that Mr. Mayausky had reviewed their fiscal analysis and found it to be in order. He said that he had assessed the property tax information, expenditures, and net revenue generated

over 30 years. He said that everything appeared to fit within acceptable data ranges, and all assumptions made seemed reasonable.

Mr. Hicks said that the service area slide for the pump station included the school property as well as adjoining properties. He said that these neighboring properties were part of the special service area of the Urban Services Area and may have future options to connect to their water or sewer lines. He said that they would not be able to subdivide further.

Mr. Hicks said that the unique design of this area created a peninsula-like shape due to Hickory Ridge and the school property acting as boundaries. He said that Clift Farm may also be considered a boundary property if they considered these neighboring properties to be within the Urban Services Area because they were in the special service district.

Mr. Hicks said that in the provided slide sheet, Hickory Ridge was shown with a dark shaded and light shaded area. He said that the darker shade represented the higher density section of Hickory Ridge, which was along the boundary of the USA with Hickory Ridge.

Mr. Hicks said that there was a question about average lot sizes. He said that the average lot size in their development was similar to the average size of Hickory Ridge lots. He said that the proposed average lot size for their development was 8,177 square feet, with a median square footage of 13,000 square feet. He said that the smallest lot would be 6,600 square feet, and the largest would be 19,000 square feet.

Mr. Hicks said that their proposals regarding density and zoning were contingent upon the type of product they planned to deliver in the senior living aspect as well as being within the Urban Services Area.

Mr. Hicks said that no transportation proffers were provided because there was no anticipated increase in vehicle trips according to the TIA. He said that they initially met with the Historical Commission over a year ago and received direction from them in January and February.

Mr. Hicks said that they later expanded the historical work they needed to do on the site, requesting an examination of the entire disturbed area instead of just three small areas. He said that they had agreed to complete this additional work and follow any recommendations, including potential phase two work.

Ms. Allen asked why the applicant did not address the density issue brought up by staff.

Mr. Hicks said that they were considering the associated costs when addressing the staff's recommendation on density. He said that their development was located within the Urban Services Area, which required them to provide public sewer and water lines for residents, which came with additional expenses. He said they had decided to build their own pump station instead of connecting to the Hickory Ridge pump station due to its aging condition and the need for replacement.

Mr. Hicks said that there were challenges in accessing the right-of-way and obtaining permission for the sewer line along Morton Road leading to the Hickory Ridge pump station. He said that they had been requested to increase the capacity of their pump station to accommodate the school property. He said that they would need to construct a sewer main line from Leeland Road, passing the VRE station, up to Conway Elementary.

Mr. Hicks said that they had conducted extensive title examination and analysis of properties along Leeland Road and found that they had right-of-way access through the Virginia Department of Transportation for this main line all the way to Conway Elementary. He said that they did not anticipate any condemnation being necessary.

Mr. Hicks said that they were factoring in the costs associated with archaeological infrastructure, including Phase I archaeological studies, which could sometimes reach six figures. He said that their goal was to deliver the clubhouse and other amenities while keeping HOA fees as low as possible by distributing costs among more residents.

Mr. Hicks said that they had significant landscape and fence buffering expenses, exceeding \$300,000 for neighbor considerations. He said that they were considering trails and multimodal paths. He said that currently, with 141 lots, the cost per lot was approximately \$42,000 before passing it on to others. He said that when a builder got involved, there would be an increase of around 20-25% on that \$42,000.

Mr. Hicks said that if they reduced the density to one and a half units per acre, they would have about 82 units. He said that in this scenario, the total cost for each lot would increase to \$72,000. He said that considering the anticipated 25% increase from builders, the total cost would be about \$90,000 just for the lot before constructing the house. He said that the aim was to distribute infrastructure costs effectively and reduce HOA fees for residents.

Ms. Bohmke opened the public hearing for comments from the public.

1. Martin Lemus, 206 Revell Road, said that the development did not offer much for the future residents. He said he had safety concerns about the close proximity of these 141 houses,

which were approximately six feet apart. He asked why there was not a one-way in and out for the community. He said he was concerned about how vehicles would exit the development in an emergency.

Mr. Lemus said that it was difficult to walk to the VRE from the development site. He said that improvements to the pedestrian route should be added to the proffers. He said that traffic impacts were misrepresented. He said that Leeland Road had become a popular route, and traffic was directed from I-95 to Leeland Road during congestion.

Mr. Lemus said that the builder's plans for cutting trees to improve views was concerning. He said that a moderate amount of rain would cause flooding on Potomac Run and Leeland Road, and the tree cutting would exacerbate the problem. He said that the additional residents would put a strain on resources. He said that environmental issues were of concern. He said that impacts on landfills would be noted, and trash could pile up. He said he hoped the property would have been removed from the USA.

2. Paul Armstrong, 223 Revell Road, said he had come to the Planning Commission meeting back in February with an open mind. He said that his parents were in their mid-80s and they were actually looking to move into one of these communities. He said that after listening to Mike and Jake give their presentation back in February, he was concerned that this was not a community he wanted his parents in.

Mr. Armstrong said that it would be nice to have them five minutes down the road from him, but the biggest issue was fire rescue. He said that an eight-minute response time was the national standard, and for this community, they were looking at 15 minutes. He said that every minute was crucial, especially in an age-restricted community like this one, which would have more calls for fire rescue and emergency response.

Mr. Armstrong said that Falmouth Fire Rescue was already overtaxed with the addition of Leeland Station and the numerous houses within it. He said that perhaps they should be looking at potentially adding fire and rescue into this area instead. He said that another aspect was safety along that road.

Mr. Armstrong said that with 55 or older residents, there would be a lot of community members who were still working. He said that in his workplace, he was among the youngest employees at 52 years old. He said that many of his colleagues commuted using VRE and would likely walk to the station if living in this community. He said that there was no plan for a walkway on the bridge that would be improved in 18 months.

Mr. Armstrong said that in January, he noticed an increase in pedestrians along Leeland Road. He said that one morning, around 5:30 or 6 o'clock, he nearly hit a person wearing dark clothing while crossing the bridge. He said that this incident was quite alarming to him. He said that despite plans to redo the bridge, there were no plans for adding a walkway.

Mr. Armstrong said that this community would have residents who continued working and would prefer walking to Leeland Station, and it was essential to consider their safety. He said he would appreciate their consideration in voting against this proposal. He said that while he understood that it was a good idea and could be a suitable community, he believed it was not the right location for this project.

3. Jim Boyles, 194 Clift Farm Road, said that his family and he moved to the area in 2005 to enjoy the rural lifestyle it offered. He said he wanted to focus on the potential impact of the proposed 55+ community on their existing way of life in the Clift Farm Road neighborhood. He said that currently, the area adjacent to the proposed development was zoned A-1, and the future land use was designated for suburban, residential, and agricultural use. He said that Clift Farm Road was a dead-end street with only one entrance and exit point. He said that there were no immediate plans for additional access points to other roads in the area.

Mr. Boyles said that there were 18 rural residential agricultural properties along Clift Farm Road, including the 181-acre school property. He said that the proposed community would significantly alter their current way of life and the character of their neighborhood. He said that the average residency on Clift Farm Road was 27 years. He said there were environmentally sensitive wetlands and resource-protected areas, or RPAs, on three sides of the overall area, adding to its charm.

Mr. Boyles said that due to the lower density of development in the proposal, residents experienced lower priority during power outages and storms, especially snowstorms. He said that during the 2022 storm, several cars were trapped on Leeland Road, and roads in Glendale faced similar issues. He said that downed trees were a common occurrence in this area, with instances on Potomac Run and Morton Road. He said that as a result, residents often had to plow their own road due to the lower priority status. He said that considering these factors, he urged them to vote against this proposal.

4. Corey Johnson, 173 and 188 Clift Farm Road, said that he had lived on the road for 46 years, since 1978 when it was a narrow gravel road with only eight houses. He said that the gravel portion of the road still remained in front of his home, allowing him to maintain

it himself, including tree trimming and plowing during snowstorms. He said that he owned the house he grew up in from his father, who lived at 200 Clift Farm Road. He said that his father purchased this property in 1987.

Mr. Johnson said that their family had enjoyed the rural lifestyle that Clift Farm Road offered, providing ample opportunities for their three children to grow and learn through outdoor activities such as playing in the woods, riding trails, fishing, and hunting. He said they had two large gardens where they cultivated fruits and vegetables, instilling a sense of self-sufficiency in their children. He said their neighborhood had been a safe haven for their family, with close friends and relatives living nearby. He said that they looked out for one another and maintained an open-door policy.

Mr. Johnson said that the tranquility and small-town charm of Clift Farm Road had not changed over the years, despite the rapid changes occurring in the surrounding areas. He said that his father would be 80 years old in ten days, and when he moved their family from Prince William County to Stafford in 1978, he sought a slower-paced life with small-town charm, green fields, and fresh air.

Mr. Johnson said that Prince William County was becoming increasingly crowded and fast-paced, so his father wanted to raise his children in a close-knit community where they could establish roots. He said that he followed his example by raising his own family there. He said he understood the importance of progress and growth but also recognized that sometimes it was necessary to say no for the betterment of the community and the County as a whole. He said that Stafford County had changed significantly over the 46 years he had lived there, and he did not want to see it become just like Northern Virginia.

5. Abby Carter, 489 Leeland Road, said that the presented GDP was a highly compact urban design for which they had found no precedent in any rural area of Stafford County. She said that given that 6,060 linear feet of this proposed project abutted A-1 zoned land outside the Urban Services Area, while only 1,200 linear feet bordered the older R-1 community of Hickory Ridge, it was clear that this design did not align with the Stafford County Comprehensive Plan.

Ms. Carter said that there were no inter-parcel connectors leading into Hickory Ridge. She said that the GDP illustrated only two dead ends extending into the neighboring A-1 properties, one of which was hers. She said that this dead end would be directly facing her front door. She asked if anyone would want to look at a dead end street from their rural garden.

Ms. Carter said that according to VDOT requirements, connectors must be cleared to the property line regardless of positioning. She said that consequently, JPI could not guarantee that the existing hedgerow would be maintained in full. She said that JPI's plan retained nearly all its open green space along Hickory Ridge while proposing only 25 feet of screening along A-1 properties to the north and east. She said that this discrepancy would cause further conflict with neighbors who appreciated the rural lifestyle in Stafford County.

Ms. Carter said that few amenities were offered, leaving grandchildren with little to do when they visited. She said that JPI proposed using Clift Farm Road as the sole entrance and exit for the community. She said that the angle of the intersection had remained unchanged since it was a dirt road. She said that no amount of tree clearing would change the fact that the intersection was dangerous and not designed for the number of anticipated residents. She said that they must ensure aging residents had a community to provide onsite and nearby amenities and services.

6. Lee Steven, 180 Clift Farm Road, said he had lived in the neighborhood for 26 years. He asked the members of the Board to deny the development proposal as it directly contradicted the County's policies and legal requirements that governed their decisions on rezoning and development applications.

Mr. Steven said that these governing authorities, including the County Code, Ordinances, and the current Comprehensive Plan, enabled them to make principled decisions about which developments to approve and which to deny. He said that they established the guardrails to help them avoid arbitrary decision-making.

Mr. Steven said that in this case, these governing authorities directed them to deny the proposal. He said that while much could be said on this topic, he would highlight three points. He said that the County Code mandated that they may only approve conditional use permits that "shall not tend to change the character and established pattern of development in the vicinity of the proposed use."

Mr. Steven said that the Comprehensive Plan made the same admonition with respect to rezoning applications. He said that it was in light of this legal requirement that the Planning Commission voted to recommend denial of the project. He said that its primary reason as the incompatibility between the proposed development and the existing character and development pattern of the surrounding community.

Mr. Steven said that under the Comprehensive Plan, the County had committed itself to "promote open space conservation designed to preserve the rural heritage of the

community" and "preserve rural and agricultural areas of Stafford County and establish mechanisms for ensuring their continued protection from development." He said that preservation of rural and open land was throughout the comprehensive plan, but the project would undermine these policies.

Mr. Steven said that the Neighborhood Development Standards Plan applied to this proposal. He said that according to this plan, the County had pledged to oppose certain types of developments characteristic of the past, such as higher density developments scattered across the land and disconnected from existing services. He said that these developments led to urban densities without the benefits of urban living. He said that the proposed development embodied this undesirable pattern.

Mr. Steven said that both the County Code and the Comprehensive Plan urged the Board to preserve open space conservation and protect rural areas while maintaining the character of existing communities. He said that the proposal, on the other hand, was a dense urban residential development built on rural land. He said that it would destroy an existing 56-acre farm and replace it with a densely packed urban enclave, far from County services. He said that this development went against the principles outlined in the Comprehensive Plan and should therefore be denied.

7. Paula Steven, 180 Clift Farm Road, said that she opposed the proposed rezoning development, citing the Comprehensive Plan's requirement that any zoning change must not adversely affect the character of the area in which it is located. She said that the proposal would do just that, as it was completely incompatible with the current rural character of the surrounding A-1 properties.
8. Ms. Steven said that this was one of the reasons why the Planning Commission had recommended to the Board to deny the project. She said that Clift Farm was historically a farming community, and many residents still kept livestock, such as chickens, pigs, and goats, while some owned larger animals too. She said that adjacent properties also had the option to farm their land and keep animals in the future.

Ms. Steven said that these permitted A-1 uses could generate nuisance noises, unpleasant smells, and bothersome flies, which would not be appreciated by a neighboring retirement community. She said that the noise and dust from plowing or harvesting with farm equipment would also be unwelcome to such a community separated only by a hedge or fence. She said that the character of the area was agricultural, and it was rural. She said that coyotes, foxes, and deer roamed the area and could cause concern for new communities.

She said that rural pastimes of hunting and recreational shooting would be alarming to new residents.

Ms. Steven said that locating an urban community next to rural neighbors would result in conflict and complaints to the County. She said that the existing character of Clift Farm was rural and agricultural, and there was no compatibility between A-1 and R-2 zoning. She asked the Board to vote in accordance with the desires of the constituents and deny the proposed rezoning.

9. Kevin Walz, 82 Clift Farm Road, said that he was the son of a third-generation factory worker from a small town in Indiana who left home at 18 to join the Marine Corps. He said that after 21 years of deployments, some very hostile, across the globe, it was enough. He said he decided to retire and implanted his family right here in Stafford County.

Mr. Walz said they were blessed to find the Denali family that sold them the property on Clift Farm Road 18 years ago. He said that the area reminded both him and his wife of their upbringing in the country. He said that they had open spaces, natural wildlife, kids running through the woods, stars as far as the night could show you. He said that the real bonus to where they lived was that they had neighbors who had become family.

Mr. Walz said that military retirement pay was not a lot, but they took the financial risk and emptied their savings account to buy what was to be their forever home. He said that three years ago, they attended this community meeting and learned to the shock and horror that a developer was submitting this conditional zoning package for a dense urban community almost in their front yard.

Mr. Walz said that many of them failed to understand how this developer could come into their community and completely change its character when the comprehensive plan said otherwise. He said that conditional zoning changes must not adversely affect the community. He said that allowing this project would have an adverse effect on their community.

Mr. Walz said he feared how the proposed development would negatively impact their biggest investment. He said that the conservation of property values in the surrounding area was one of the criteria that the Board of Supervisors were required to consider for projects of this nature. He said he had not seen any proof provided that this project would not drag down property values once the rural character and setting had changed forever. He said he was not against development. He said that he fully expected it at some point. He said that they would like properties to join their rural community. He said that he also expected

conversations, communications, and transparency about the shape of their community and the County.

Mr. Walz said that if they allowed this tonight, what would the citizens believe about the comprehensive plan. He said they should be looking at it as a well-designed locality with smart growth and developers sharing in the cost. He said that developers should not determine what type of growth was right nor dictate where it will occur. She said the project, if approved, would set a precedent not only in their district but also in other districts. He asked the Board to deny the project.

10. Rebecca Adamson, 877 Leeland Road, said that over the past three years, JPI had had ample time to adhere to County protocols and provide their leadership with summary information from historical impact analysis and archaeological studies. She said that this would enable informed decision-making regarding these important national historic sites and other historical sites. She said that she found out about the development project last year. She said she was shocked that no historical impact analysis had been conducted, even though it was required by the County Code. She said that an old study was submitted from 2007, based on an area less than 5% of the total proposed development.

Ms. Adamson said that the area studied was for grounds around a school that was being proposed at the time. She said that it was not even the same land as the JPI site. She said that based on a letter from the historic commission, JPI agreed to perform a phase one study, which will serve to guide the phase two study. She said that at the very least, until a detailed phase one study was performed, they did not know what was there. She said that JPI had three years to do this right. She said that the whole area was featured in the Discover Stafford website, and they knew there was valuable history there.

Ms. Adamson said that they had acknowledged the importance of this history in their 2040 strategic vision. She said that they had further reinforced this commitment through their comprehensive plan, and they added a cultural resource specialist. She asked them to require JPI to conduct a thorough archaeological study before any construction began on their site.

11. Nathalie Rowlette, 76 Clift Farm Road, said that as a lifelong runner who had lived in Stafford for 26 years now and the past 17 years had been on Clift Farm Road, deciding which roads to run on was critical for personal safety. She said that safe routes have certainly changed with development and the growth that occurred over the years.

Ms. Rowlette said that she used to run from their home on Clift Farm to Leeland and run on Leeland Road, but these days with the increased traffic volume, this was not a safe option anymore. She said that the multi-use path proffered by the applicant was very concerning to her. She said that there was some foot traffic on Leeland Road, but it was not a lot. She said that with the addition of 141 homes it would increase foot traffic. She said that the multi-use path would also increase foot traffic in the area.

Ms. Rowlette said that the future path was projected to tie into a bike trail system at some unspecified date. She said that right now, this was not the case. She said that the path would come to an end at Morton Road. She said that the path would not lead to a sidewalk, a trail, or any safe means to walk to the VRE. She said that the lack of connectivity posed a significant safety risk for pedestrians and runners in the area.

Ms. Rowlette said that the Board had been provided with a packet containing numerous photos showcasing both Leeland and Clift Farm Roads. She said that it was evident that Clift Farm Road intersected Leeland at a 45-degree angle. She said that while the applicant had proffered to paint stripes on the road, this would not straighten the intersection. She said she did not think drivers would adhere to painted lines, especially given the increased traffic generated by 141 households.

Ms. Rowlette said that if the physical realignment of this intersection was not addressed before the development commenced, it could impact future options and usage of the School Board property. She said that failure to address this issue now may result in a costly redesign around the newly built homes. She said that the applicant had proffered to remove trees along Leeland Road to improve line of sight when stopping at the end of Clift Farm Road. She said that the 12-foot embankment obstructing the view of oncoming traffic remained unaddressed. She said that removing trees and vegetation would lead to erosion and increased sun glare.

12. Carrie Johnson, 173 Clift Farm Road, said she also owned 188 Clift Farm Road. She said that her husband's family had lived on this road for nearly 50 years, and they cherished the sense of community, natural beauty, tranquility, and unique aspects that made living there special, from roosters crowing to guineas squawking and neighbors shooting.

Ms. Johnson said that the applicant's own proffer analysis revealed that achieving an eight-minute response time target was only possible 90% of the time in regards to emergency calls. She said that it stood at 73%, significantly below the desired level. She said that a proffer of \$121,000 would not resolve this issue. She said that they were discussing the potential influx of vulnerable individuals into their community if this proposal was

approved. She said that Chief Granger had highlighted that individual data points could be misleading and did not accurately reflect long-term trends. She said that this is why multiple calls over time were taken into account when assessing response times.

Ms. Johnson said that as someone who recently experienced a 911 emergency in March on a Sunday afternoon around 1 o'clock, it took 17 minutes for emergency services to arrive at her father-in-law's house from the moment she hung up the phone. She said that as someone who had three different heart issues, she could attest to the fact that those 17 minutes were very scary. She said that they were about to put her father-in-law in the car and take him themselves while waiting on the phone with emergency services for over seven minutes waiting for the dispatch.

Ms. Johnson said that their community lacked adequate doctors, facilities, and specialists in the area. She said that Mary Washington was way over-packed, and patients often had to wait an hour and a half or more to see someone. Ms. Johnson said she wanted to address one other concern regarding the under 21 age restriction for residents in the proposed development.

Ms. Johnson asked who would police this rule, because the HOA could not come knock on doors to enforce it. She said that the term "55 and older" had been used to describe senior living, but she was almost 50 years old and had a 12-year-old child. She said that they had kids under 21 in their community, and she questioned whether they were supposed to not let their children live there.

13. Jim Challender, 123 Morton Road, said that as a neighbor to Clift Farm Road, he had decided to oppose the zoning application and conditional use permit requested by JPI. He said that the development presented numerous issues and posed significant risks to Stafford County taxpayers.

Mr. Challender said that during a meeting with the Utilities Department in December, they raised concerns about the calculations being used for the Clift Farm pumping station. He said that upon further examination, utilities agreed with their concerns; however, instead of providing more specificity, they recommended deferring the decision. He said that the Board subsequently voted to defer the application as well.

Mr. Challender said that instead of correcting the application, a recommendation was made to remove all specifications and wait until the site plan to determine factors such as capacity. He said that this approach shifted the risk to the County by allowing the

application to be approved without fully understanding the true requirements. He said that it also impacted the design process and may potentially mask potential costs to the County.

Mr. Challender said that the Planning Commission recommended denial of the application. He said that one of the critical issues was the pump station size. He said the proffer stated that the station capacity shall be designed to meet the projected needs of the potential service area based upon projected uses under the comprehensive plan and shall be determined at the time of site plan.

Mr. Challender said that despite three years of tightening the project by the developer, the project uses were still incomplete. He said that the uses were still in flux, and they had no idea what the true capacity needs to be. He asked how this could be defined during site planning after the application had already been approved. He asked who would validate the proposed needs that were not identified in the school CIP for the property located on the back part of the land. He asked what would happen if the uses were not known at the time of the site plan. He said that regarding transparency to taxpayers, there were significant risks for not specifying the proper capacity prior to your possible approval.

Mr. Challender said that second issue was the discharge location. He said that the proffer states the pump station will discharge into a force main that feeds into the Claiborne Run interceptor. He said this was an unassuming statement until you read the next proffer statement. He said that in the event the applicant was unable to purchase or obtain right-of-way or easements necessary, the applicant shall request the County to acquire them by means of condemnation powers directly in the proffer.

Mr. Challender said that Mr. Zuraf could not commit that condemnations would not be needed. He said that this threat is amplified when one considers that the proposed discharge connection to the force main is located near Conway Elementary School, which was across the CSX tracks down Leeland Road. He said that with the impending third rail project by CSX, which expands the tracks from two to three, there was no guarantee CSX was going to grant the right-of-way needed to run the discharge to that portion of the property.

14. Julia Lewis, 44 Air Park Boulevard, said that the development excluded the future needs of schools. She said that 17 years ago, the School Board invested \$4.8 million into the adjacent property, and this was the reason for including Clift Farm in the USA. She said that after the Planning Commission overwhelmingly voted against this 55-plus development, the School Board convened to discuss their land usage. She said that they still remained uncertain about how they will utilize it or what plans they may have for it.

Ms. Lewis said that throughout the past three years, the applicant repeatedly stated at Town Hall and Planning Commission meetings that the School Board would build something on this land. She said that they have failed to demonstrate how they will accommodate the School Board's future needs with regards to roads and their proper maintenance. She said that the Clift Farm pump house capacity was set to be determined during the site plan phase. She asked how this can happen when the School Board had yet to determine its own plan. She said that taxpayers deserved transparency and clarity on the financial implications this development will have on raising taxes when it comes time to construct these facilities.

Ms. Lewis asked what the meaningful road improvements in the applicants' proffers concerning the school would be. She asked if there will be widening of roads to add turn lanes for buses and parents, allowing them to safely turn onto Clift Farm Road. She asked what were the corrections to the 45-degree intersection to make it a safer. She asked whether taxpayers will have to pay to fix this. She asked whether the development's layout will cost more due to creating a bottleneck at the intersection of Leeland and Clift Farm. She asked that they resolve these issues before approving this development.

Ms. Lewis said that finding suitable land for schools and raising taxes to fund them is challenging. She said that the Board had the power to protect the value of this land and ensure that any development in the front guarantees the School Board's ability to build it without causing additional financial burdens on taxpayers. She asked them to vote no, just like the Planning Commission, to safeguard the taxpayers' nearly \$5 million investment in the School Board.

15. Peter Rhyne, 85 Clift Farm Road, said he lived in his home with his family of seven and chickens. He said that they were balancing personal finances in anticipation of rising taxes by cutting back on discretionary expenses to prioritize necessities. He said that he had recently read about JPI's public safety cash proffer dropping from \$64,000 to \$22,000, raising concerns about their financial stability and ability to provide adequate services.

Mr. Rhyne said that the fire and rescue goal of achieving eight-minute response times was only met 73% of the time, falling below the national average. He said that JPI had revised their cash profit again last week due to an error, increasing it to \$121,000, which still represented only about 40% of the estimated public cost for fire and rescue services as outlined in the comprehensive plan.

Mr. Rhyne said that Mr. Shelton mentioned at the Planning Commission hearing that the revised cash proffer of \$121,000 was less than a third of what it would cost for an ambulance today. He said that even with this increase, it would not be sufficient to address

the level of service deficiency in the area, particularly for this higher-risk community. He said that the proffer analysis acknowledged a deficiency in law enforcement response times but offered no funds to offset these issues. He said that JPI had provided \$0 in proffers for parks and recreation, meaning that future residents would have to travel miles to reach the nearest park facilities.

Mr. Rhyne said that this was a County-wide issue. He said that JPI claims their community will result in no additional children attending schools and proffered \$0 to support the local schools. He said that two school board members expressed skepticism about JPI's claim that their community will result in no children attending schools during the Planning Commission hearing. He said that no children in the neighborhood was only enforceable by the HOA, not the County. He said that the recently revised fiscal impact analysis estimated a per unit value of \$429,000, resulting in an assessed value of over \$60 million.

Mr. Rhyne said that housing costs continued to rise due to market demand, so it was likely that prices will only increase further. He said that the cost of housing was driven by the market, not affordability. He said that JPI estimates a net revenue of \$26 million based on their annual net projection of \$642,000. He said that considering the public's cost of almost \$12 million, it would take nearly 19 years to recoup that expense for taxpayers.

16. Tim Diehler, 54 Clift Farm Road, said that love drove them to care for one another, seek understanding, and stand up for what they believed in. He said that in the face of challenges and disagreements, it guided them to find common ground and work towards a brighter future together. He said he stood before them not just as a member of Clift Farm group but as a believer in the power of love.

Mr. Diehler said that their research, advocacy, and conviction that the proposed development did not align with the vision set forth in their County's comprehensive plan had been driven by this same love. He said that in the midst of their endeavors, God had blessed his wife and him with a vision for the property: a community united under the banner of compassion and service.

Mr. Diehler said that the vision was for a farm where love was not just spoken of but tangible. He said that he imagined a place where families gathered to learn about life on a farm, where the teachings of Christ were woven into the fabric of everyday experiences. He said it could be a place where hope was restored, where healing began, and where love knew no bounds. He said this was the vision extended beyond their immediate concerns to embrace a future where love reigned supreme.

Mr. Diehler said that to facilitate this vision, they were in the process of creating the Ebenezer Foundation, a nonprofit organization that would create opportunities for people to be cared for, to experience the unwavering love of Jesus, and to find solace in a world that often felt tumultuous. He said that the foundation aimed to provide care, love, and support to those in need, fostering a sense of unity and belonging within their community.

17. Linda Burdette, 60 Air Park Boulevard, said she was concerned about the proximity of the neighborhood to the flight paths of Dogwood Air Park and Stafford Regional Airport. She said that noise complaints posed a threat to aviation and airports. She said that Dogwood Air Park had been in operation since 1972. She said they had opened discussion with JPI to find ways to continue to fly in accordance with FAA regulations. She said that JPI had been supportive and willing to collaborate.

Ms. Burdette said that they had been inspired by Loudoun County's approach to addressing similar issues with noise complaints from Dulles and Leesburg Executive Airports. She said that Loudoun developed a notification form signed by buyers and sellers of real estate within the operational areas of the two airports in the County.

Ms. Burdette said that JPI had adapted this form for both Dogwood and Stafford airports, ensuring it was included in the permanent Clift Farm community declarations. She said that they had an agreement between the Dogwood Air Park Association and JPI, where JPI committed to include a requirement to provide the notification to any buyers or sellers in the community.

Ms. Burdette said that the agreement was an excellent answer to the issue. She said she hoped it could be used in the future. She said that while noise complaints may arise, homeowners would be aware of the airports when the properties were purchased. She said she did not experience bullying from the developer, and their negotiations with JPI were professional. She said that they had come to a compromise to benefit both sides.

18. Robert Rowlette, 76 Clift Farm Road, said that he did not think anyone denied that they were a vibrant and growing county, with developments popping up everywhere. He said that they had data centers, warehouses, and truck stops. He said that the comprehensive plan was a critical tool the County must use to ensure order from chaos and ensure they were building the right things in the right places.

Mr. Rowlette said that the Planning Commission agreed that the Clift Farm development did not align with the plan and voted to deny. He said that they recognized the need for taxes for schools, roads, public safety, and parks as it improved the quality of life for all

citizens. He said they had experienced their taxes go up and bond initiatives to correct deficiencies, including parks and transportation.

Mr. Rowlette said that he failed to understand the proffer analysis of \$21,000 as a fair cost-share. He said that they recognized the need to share the cost of burden from the impacts to public facilities and levels of service and not place it on the backs of existing and future taxpayers.

Mr. Rowlette said that reclassifications and conditional use permits deserved the scrutiny that they received, as they were deviations and required close examination and evaluation. He said that as they evaluated the 12 criteria that were in the zoning ordinance against these applications, it was evident that they did not pass the test.

Mr. Rowlette said that the Planning Commission overwhelmingly agreed. He said that at one time or another, he had heard complaints about past Board decisions creating problems that they were experiencing today. He said whether it was failing to build new schools or controlling growth and re-education, or controlling growth in rural areas such as this, he had heard people lament that it did not matter what they said, the Board would ignore the public and do what they wanted.

Mr. Rowlette said he disagreed with that sentiment. He said that he stood as an optimist, confident that this Board did listen and truly cared about the people that it represented. He said that he believed that the decisions they made today would make for a better Stafford for tomorrow. He said he was confident that after weighing all the decisions and all the factors, they would agree with the public, the Planning Commission, and the Planning Department and deny these applications.

19. Leslie Pugh, 6 Bridle Path Lane, said she was concerned about the proposed rezoning and development. She said that the Planning Commission thoroughly reviewed of all arguments for and against the proposed measures, and it ultimately led to their decision to deny the rezoning and development application.

Ms. Pugh said that the denial was based on the fact that the proposal did not align with the comprehensive plan or match the growth pattern and character of the neighborhood. She said that Policy 1.2.2 in the comprehensive plan aimed to establish measures encouraging new development within the Urban Services Area to reduce growth pressure in rural areas.

Ms. Pugh said that the purpose of the A-1 Agricultural Zone, as stated in Policy 1.2.2, was to reserve areas for traditional activities, provide for their continuation, and preserve the

rural character of the area. She said that in contrast, the R-2 district, as mentioned in Policy 1.2.2, was designed for medium-density residential uses, primarily characterized by townhouses, duplexes, and single-family homes.

Ms. Pugh said that such districts were intended to be located near centers of urban concentrations, which was not the case at Clift Farm. She said that the proposal did not guarantee the availability of adequate water, sewage, and transportation systems required for such development.

Ms. Pugh asked the Board to uphold the Planning Commission's decision to deny the rezoning and development application at Clift Farm. She said that this would ensure that their community's growth was guided by thoughtful planning and adhered to the comprehensive plan's vision for preserving rural character and promoting compatible development in urban areas.

20. Christine Robbins Campbell, 381 Leeland Road, said that she had lived in that residence for 19 years. She said that her property was located next to Ms. Flippo's on Leeland Road. She said that in the proffer's statement, a 10-foot multi-use walking path was proposed to be constructed in front of her house within her front yard.

Ms. Campbell said that this would pose a significant safety hazard for her family as they entered and exited their property. She said that the path, as currently designed, led only to the corner of Morton Road; she referred to it as the "path to nowhere." She asked that the path be removed from the plan.

21. Robert Hansgen, 355 Leeland Road, said that the development would impact his property. He said that the proposed water and sewer lines would go through his land. He said he had not been contacted by the developer or the property owners.

Mr. Hansgen said that if the application were approved, they would have to condemn his property. He said that the use of eminent domain was set by law, and he would do what was necessary to prevent the taking of his property.

22. Sam Wang, 245 Morton Road, said that he would answer three questions, which were who he was, why he was here, and what his take was on the issue at hand. He said that first, he would like to tell them that he migrated to this beautiful country of theirs 34 years ago on a J-1 visa from a totalitarian government where decisions are made from central government all the way down where citizens have no say of the decisions they have to deal with, the policies.

Mr. Wang said that in 2000, he became a naturalized citizen. He said that in 2002, his wife and he moved their family over here in Stafford County. He said that they looked around for houses in Maryland, D.C., and the surrounding area. He said that they chose Stafford County for the beauty that it provides and the school district and the quality of education.

Mr. Wang said that now he works for the federal government and on his own he runs marathons as a hobby. He said that he finishes all of them and ran a marathon in each and every state in June of 2022. He said that now he was going overseas. He said that regarding why he was here, one of the reasons he decided to stay in this country instead of going back to where he came from is because of the events like this for experience in democracy.

Mr. Wang said that he wants to see democracy, whether it is perfunctory or in name only, whether it is decision, actually taking consideration of the common sense. He said that he would like to say that he made a similar speech in the Planning Commission's decision to delay the proposal. He said that the final question is regarding his take on this issue.

Mr. Wang said that he would encourage them to vote no for the rezoning and also the conditional use permit, simply to keep as the comments already made, keep the quality of life that he loved so much as a neighbor. He said that he wanted to encourage them, as someone from a totally different background, he appreciated the work they did for the public. He said that where he came from, this was not a natural process, and public servants certainly did not work until 10:30 p.m. He requested the Board to vote no on this proposal.

23. David Beiler said he was here to present the perspective of a concerned former Falmouth Supervisor and also as a citizen with a planning degree. He said that this development is misplaced. He said that yes, it is in the Urban Services Area, barely. He said that yes, it is in the suburban zone, barely. He said that in both instances it is right on the line. He said that it is on the extreme periphery, and that is not a place to put this kind of density with one-sixth of an acre lots. He said that if those folks hold the line, and he hoped they did, and their successors on the comprehensive plan, even at full build-out, the perimeter of this development will be mostly bordering A-1 agricultural zoning.

Mr. Beiler said that this is inappropriate. He said that this should not be on the periphery. He said that retired age-restricted housing does have advantages for the County financially over other kinds of residential development, but there are places for it, proper places for that kind of development. He said that this is not one of them, near a hospital. He said that talking about these financial advantages, he believed this is the rosier scenario that has been presented. He said that when he was 55, his son was attending the public schools 10

years ago. He said that he hoped they were getting healthy EMS proffers because the residents here would not be so healthy. He said that this is going to be a big burden.

Mr. Beiler asked if they were figured in. He said that another thing to consider is that this is right next to a rail station, a commuter rail station. He said that seniors did not commute much, not very many of them. He said that the whole idea of having this station and giving it subsidies is to improve traffic. He said that then they need the people who are going to use it to live nearby. He said that if they start taking up these things and for developments of people who would not be using it, they were defeating that purpose.

Mr. Beiler said that he was older now and had trouble sleeping. He said that older people like peace and quiet. He said that this was one reason that they do want to live with kids around. He said that this is why they want to live in retirement communities. He said that next to a school, railroad tracks, and with planes flying overhead, it would not be an optimal place for them. He said that they would be looking at proffer amendment requests if this is approved, which they would not like.

24. Frederick Watkins, 12 Bridal Path Lane, said that he has lived there for 46 years. He said that when he drove down Leeland Road to the Clift Farm area, which he goes down a lot because he goes to the dump, but when he saw the signs up there about this development, it brought back memories of bumper stickers in Fredericksburg that say, Don't Fairfax Fredericksburg. He said that he thought that those, with the slate change, those bumper stickers may be coming back. He said that he agreed with David; this is the wrong place for urban level density. He said that it is obviously a rural area. He said that he was happy that the Planning Commission agreed with him and he hoped the Board agreed with them.

Mr. Watkins said that his main interest is the historical part of it. He said that he has got letters from four of his ancestors that were written from around that area. He said that there were 100,000 Union officers there. He said that legally, he was a damn Yankee. He said that he did not expect it to be changed into a park, and he did not expect property. He said that urban density was just not the right place. He said that a couple of streets named Grant or whatever, Sherman, and a sign or two was not really enough. He said that he could accept the lower R-1 density, but urban density does not respect the history of the property.

25. Eric Rudenshold, 489 Leeland Road, said that he lives in an 1835 era farmhouse, about three acres, wooded and also farm that they work on a pretty much regular basis. He said that they had heard from his neighbors and appreciated that he stands between them and their beds. He said that he is a recovering civil servant. He said that he spent the last four years of his career at the White House.

Mr. Rudenshold said that he drives to D.C. every day and works there. He said that the traffic density in their area is already beyond what anyone had anticipated or when they bought this property 25 years ago. He said that it takes him a good 15 minutes at 7:00 a.m. in the morning to get through the traffic, to get onto US 1 because there are about 10 to 15 cars backed up at 7:00 a.m. in the morning. He said that people have talked about the airplanes flying overhead. He said that they do, and they fly low and loudly. He said that the trains also are very loud.

Mr. Rudenshold said that he remembers the first time they called the Sheriffs when they first moved into the property because we thought someone was reenacting the Civil War just a few doors down. He said that people like to shoot guns in their neighborhood. He said that they are used to that now, although they were not then. He said that it is a community and a very special place. He said that it is an agricultural region. He said that like his neighbors, he asked the Board to please to respect where they live and how they live and not to move 140 plus residences butt up next to his property because that is where they will be.

Mr. Rudenshold said that historically, they heard that there is history in this area. He said that Civil War Battle 1862-63, the Winter Campaign did occur there. He said that they can dig a foot down as folks did in the field next to their house. He said that one foot down was a Civil War campfire. He said that they found artifacts and whatnot. He said the Flippos used to actually rent out a hole where one could pay a fee and dig a hole and get all kinds of stuff, belt buckles, bullets, all sorts of stuff. He said that all of that is still there. He said that this is part of the nature of this region that they live in. He said that he would simply say again, going back to the roads and the density, he walks every morning for his health.

Mr. Rudenshold said that he does it around 6:00 a.m. because the traffic is so bad he has to move down the road. He said that it is very hard in the winter because it is pitch black. He said that it is very interesting now as he was walking the road. He said that the road is crumbling and Leeland Road is in very bad shape. He said that he cannot imagine adding that many more cars. He said that just adding an extra line would not make everyone safe. He requested the Board vote no.

26. Lisa Wynn, 206 Revell Road in Betterment Run, and she was also here to ask the Board to vote no. She said that she came from Vietnam, where their country was lost in 1975. She said that her dad had always wanted them to raise chickens, so they moved down here. She said that they now have chickens and her dad is so happy about it. She said that she had noticed that the roads that they have right now are really bad, especially during the big

snowstorm they had, it was really backed up. She said that they had about seven days of no electricity whatsoever. She said that the infrastructure is not there for that to be built. She said that she was not prepared today at all to speak. She said that she also noticed that there are a lot of bikers that try to ride the bike on Leeland Road to Potomac Road up to Morton Road.

Mr. Wynn said that she had seen a car hit a biker before, and the biker ended up walking the rest of the way. She said that she is afraid that if they are going to have this big development come in, that they might get some more people that would actually get injured. She said that in regard to the emergency services, her next-door neighbor that lives across from them had called for EMS to come, and they lost their mother because they did not come in time. She said that she then lost her husband for the same reason. She said that she really would like for them to vote no for this.

27. Delina Dean, 25 Halterman Lane, said that when she moved to Halterman Lane, she hated it. She said that she loved the city initially. She said that she had to get used to the gun noise, the train noise, the planes. She said that she could also hear Quantico when they were testing their things. She said that other than that, to put that aside, the two-way lane is not wide enough. She said that there are also ditches on either side. She said that she has seen pedestrians jump in those ditches to get out of the way of cars. She said that she has seen bicycles clipped, where the cars keep going and the bicycles go in the ditch. She said that she does not think this is the right place for it.

28. Larry Branham, 170 Cliff Farm Road, said that he has lived there for 30 years. He said that it has been a joy for him and his wife. He said that his wife died eight years ago. He said that he had remarried, and loves his wife, Fabiola, but his life has been there, and with raising my grandchildren there. He said that there was an incident that happened after she died. He said that this was in 2015, that winter in February.

Mr. Branham said that there were some eagles on his three-acre lot, and those two eagles parallel come right down in his property and right over top of his shed. He said that he had never seen one before. He said that there also were six turkeys that came that winter, too, with beards that long. He said that he said these turkeys are everywhere. He said that it is a historical place for his family and all of those in the community. He said that they are knitted together, and he asked the Board to vote no.

29. Susan Depp, 8 Baldwin Drive, said that this seems like a really hard decision to her because when she first heard about this, she thought it would be a perfect house for a baby boomer,

done with the empty nest, done with the 4,000 square foot, 3 1/2 baths, 50 to 100 bags of leaves every year. She said that this is exactly the kind of house she wants. She said that then she watched everybody have their reasons for denying it. She said that she dug in and kind of looked at things. She said that it is a tough decision.

Ms. Depp said that taking a look at the comprehensive plan, it has nine goals, and it seems like the development kind of meets all of them. She said that as to whether it should be in the Urban Services Area, they had the school property and the train station. She said that since 1988, it had been a mass transit station. She said that mass transit was meant to move people around, but they did not really do that. She said that they did not really have smart planning back in the 80s. She said that they should probably be locating people near the mass transit station.

Ms. Depp said that just because they are baby boomers it does not mean that they are retired. She said that they would probably going to be working until they die. She said that it is about having an accessible house. She said that there are plenty of them who commute up north. She said that their tax dollars go to supporting VRE and they spent a half a billion dollars for right of way to improve VRE. She said that she would like to add value to those tax dollars spent. She said that if this development goes in, then they add value to the school property that their tax dollars bought.

Ms. Depp said that they would get to pick a private pocket to pay for public infrastructure to improve the value of their school land. She said that for paying for this Potomac Heritage Trail in the comprehensive plan, they would get to pick a private pocket to build a huge stretch of that. She said that eventually it will all get built and will eventually go to Leeland Station somehow at some point. She said that this comprehensive plan is for the future and is not for them today. She said that it is a weird Urban Services Area peninsula. She said that if they are on the border of it, they want lower density. She said that however, they are just kind of stuck.

Ms. Depp said that it is the Board's decision they have to make. She said that lower density is not going to work.. She said that if they want the public infrastructure, which would lower her taxes and the taxes of 160,000 other residents of the County, then they should approve it. She said that if they want to go with the people who live in Falmouth, it is not a separate jurisdiction, so they have to vote for what is best for the 160,000 of them, not just the Falmouth people. She said that it is a tough decision. She said that this would bring in people without kids in school, so this is the only development that will work.

30. James Hansen, 475 Leeland Road, Virginia. He said that he has been a County resident since 1995. He said that his property is the northwest corner, actually abuts the proposed site. He said that at the time when they purchased the land back in 2020, it was just a vacant, open lot. HE said that there was a problem because they were kind of going over A-1 and high-density urban sizes right now, but back then, it was three acres, and the lot that they were looking at was not three acres. He said that it presented a problem.

Mr. Hansen said that they ended up going with the person who was owning the property at the time, and they decided to contact Ms. Flippo. He said that his name was Kenneth Judy and had since passed, but he still remembered him fondly because he was near and dear to his family. He said that he gave them the potential to have the quality of life that they have now, so he is very thankful for that. He said that the point of him saying that was at the time, to make this property a viable lot, they went to Ms. Flippo and asked her if they could have an eighth of an acre to make it a full three acres.

Mr. Hansen said that he had the meeting, came back, and he asked how the meeting went. He said his answer was that she was not going for it, which was not good. He said that he asked why, and he said that Ms. Flippo was worried that the property that they have was actually adjacent to their farm at the time. He said that since then, the Flippo family has sold off a couple lots, so they kind of have a buffer now. He said that they still are adjacent to the intended project. He said that the reasoning came back was they shared a common wood line.

Mr. Hansen said that they own most of the wood line, but there was fear on her part that the wood line would be, if they bought the property and had the extra acreage, that they would decimate the wood line or they would get rid of the wood line. He said that she said she did not want that and wanted to preserve the character of the area. He said that he would just say everybody that came up here, they delivered lots of facts. He said that he was giving you just a short story of why he believed that the area should still remain as rural as it gets. He said that they have preserved the land as was intended. He requested the Board vote no on this proposals.

Ms. Bohmke closed the public hearing. She asked if the applicant would like to address any questions or if the Board members had questions for Mr. Zuraf.

Mr. Hicks said that in order to best address some of the concerns that were raised by the citizens and present a different perspective, he would introduce Dr. Lance Gentry from the University of Mary Washington. He said that he works with the Business Research Center, and pursuant to their request, they did some surveying of Stafford County residents outside of the Clift Farm area.

Dr. Lance Gentry said that he was a professor at the University of Mary Washington at the Center of Business Research and commissioned by JPI. He said that they were asked to forecast the demand for senior living in Stafford County.

Ms. Vanuch said that the Board had already received this information. She asked if it was appropriate for the Board to hear this survey at this time.

Mr. Hicks said that Dr. Gentry would be using the results of the study as part of the rebuttal to some of the comments made regarding the proposal.

Dr. Gentry said that the information directly applied to what they just heard. He said that one of the things they asked them about was whether the attitudes of the neighbors were representative of the attitudes of other Stafford County residents.

Ms. Vanuch said that she had a number of questions pertaining to the survey itself.

Ms. Bohmke asked if a summary of the main points could be given.

Dr. Gentry said that for clarity, they were not an advocate for JPI. He said that they hired the Center for Business Research to do an objective analysis, which was what was delivered.

Ms. McClendon said that the bylaws allow the applicant to have a five-minute rebuttal and they can use the time as they see fit. She said that any time beyond that has to be extended by agreement of the Chairman. She said that if the applicant would like to use their five minutes for the rebuttal, they do have that ability, but any time above that is up to the discretion of the Board.

Dr. Gentry said that he would refer to the page in their packet which stated 55 and older in Stafford County. He said that the data provided for years 2000, 2010, and 2020 was sourced from the U.S. Census, while projections for 2030, 2040, and 2050 were obtained from the University of Virginia. He said that Stafford County utilized this university's expertise for demographic projections in the state. He said that in 2030, there would be a 36% increase in individuals aged 55 and older within the County. He said that assuming their projected growth continued as expected, they anticipated over 25,000 new senior citizens by 2050. He said that this figure was not derived from people moving into Stafford County but rather from current residents aging into the 55+ demographic category.

Dr. Gentry said that the total demand for housing specifically catering to seniors must reach an additional 6,000 units by 2030, 9,000 by 2040, and over 12,000 units by 2050. He said that moving on to the research study they conducted, their methodology involved six United States Post Office

residential routes in Stafford County. He said that these routes were selected specifically for surveying purposes. He said that they utilized the Post Office's everyday direct mail service to ensure anonymity for each participant. He said that this approach guarantees anonymity as modern technology makes it increasingly difficult to maintain privacy during online or phone-based surveys.

Dr. Gentry said that by employing the Post Office's every day, every door delivery method, they can guarantee that no mail forwarding occurs, ensuring that only Stafford County residents receive the survey along these six mailing routes. He said that the sample used for their research study was highly representative of Stafford residents. He said that they discovered that 64% approved of age-restricted communities, and 51% stated that an age-restricted community would make them more likely to purchase a retirement home when the time came. He said that this preference was not universal; one out of six respondents said it would make them less likely to buy a retirement home in such a community. He said that over half expressed a preference for age-restricted communities, while one out of six did not.

Dr. Gentry said that when considering their future living arrangements if they could no longer manage their existing homes due to health issues, 72% still wanted to live independently in a new home. He said that approximately 25% preferred moving into a home with other family members, such as living with an adult child. He said that less than 4% indicated that their first choice would be moving into a nursing home. He said that these results align with survey findings from across the United States, providing further confidence in the accuracy of their data. He said that both Stafford County and JPI have successfully identified features that increase the likelihood of retirement home purchases. He said that the top priority, with 93% approval, was homes built with first-floor bedrooms and bathrooms, as well as well-maintained sidewalks.

Dr. Gentry said that he would not read the entire list, but these findings demonstrate that the preferences of Stafford residents align with Stafford County's goals for retirement living, even if they may not be aware of those specific objectives. He said that he would now summarize the support for new retirement community development locations in Stafford County based on their survey results. He said that out of four proposed areas, northeast, northwest, southeast, and southwest, all options received majority approval from residents. He said that the highest level of support was observed in the proposed Clift Farms location with 84.7% in favor, while the lowest was 68% for Augustine in Northwest Stafford County. He said that these findings indicated a strong preference among Stafford residents for new retirement communities across various locations within the County.

Mr. Hicks said that they were requesting the Board to consider approval of this proposal. He said that to support this request, they have provided reports from GWRC and the League of Women

Voters in Fredericksburg, which highlight the need for senior living options. He said that however, they are open to a deferral of tonight's vote if needed. He said that they recently discovered the Boots Program associated with the school system and would like to explore potential benefits for their project. He said that additionally, they would like to further investigate the point raised by the Chair regarding Celebrate Virginia and lot sizes. He said that as they have considered amending the number of lots, a proper fiscal impact analysis should be prepared, which they are willing to undertake if given a deferral tonight.

Ms. Bohmke asked if Mr. Hicks could elaborate on how the Boots Program at Stafford High School related to this project.

Mr. Hicks said that he had recently learned about the Boots Program, which was affiliated with vocational education in Stafford County. He said that as a member of the Builders Industry Association, he was familiar with promoting such initiatives. He said that upon discovering that there were currently no lots available for the Boots Program, they saw potential to contribute lots to support this valuable educational opportunity.

Ms. Gary said that it was important to consider all options, because this clearly is a need in the County. She said that she would support a deferral. She said that she did have concerns about the response times for the area, which would be very high for a senior living community.

Ms. Allen said that she supported a deferral due to the findings from the Affordable Housing Committee regarding the need for 55 and older communities. She said that contrary to the assumption that these residents were more prone to hospitalization or frequent ER visits, a study by the University of Chicago revealed that the residents of 55 and older communities had a longer longevity compared to the general population. She said that as someone who works as a Medicaid long-term screener in Virginia, she observed that many applicants preferred bedrooms and bathrooms on the first floor to avoid institutional settings.

Ms. Allen said that having the opportunity to address potential housing solutions for 55 and older communities was important, as baby boomers controlled approximately \$16 trillion worth of real estate property homes. She said that this demographic may not transfer their properties to millennials or Gen X, which contributed to inventory issues. She said that it was essential for them not to dismiss the possibility of creating more housing for this age group. She said that she would rather not see the proposal completely dismissed and would prefer a deferral to allow the opportunity to see what could be done to get everyone to a more comfortable place with the proposal.

Mr. Diggs said that he would like to hear a full presentation from Dr. Gentry regarding the work he completed. He said that it was kind of rushed tonight, but if they were to defer it, he would like that opportunity. He said that it was important for this project as well as for what they were doing in the community at large.

Ms. Bohmke said that she had a question for Mr. Hicks regarding lot yield, as it seemed to be a significant concern. She said that transportation impacts and public safety were also important factors. She said that they had discussed the possibility of reducing the number of units but wanted to ensure that they could reach an agreeable number before proceeding. She said that this topic had not been discussed with her Board yet. She asked if he would be able to lower the number of units to a level that she and her Board would find acceptable. She asked if he could bring the number of lots below 100.

Mr. Hicks said no. He said 100 was likely the threshold they could begin to talk about. He said that below that number was where costs began to escalate and the project became impractical.

Dr. Yeung said that at this late hour, she felt like she could not make a decision on this important item. She said that perhaps the Chair could work with the applicant on a lower density and the Boots Program, perhaps pitching in for ten units due to the need for senior citizens. She said that those involved with the workforce and affordable housing committee were aware of the need for housing in the County. She said that she would defer to the Chair to work on finding a suitable number of units.

Ms. Vanuch asked the County Attorney if the Fair Housing Act permitted up to 20% occupancy of residents aged under 55 in a neighborhood.

Ms. McClendon said that they had not reviewed the documents for that information but could provide that answer if the item was deferred.

Ms. Vanuch asked if Mr. Zuraf could please clarify if the Planning Commission indeed discussed the Fair Housing Act allowing up to 20% occupancy of residents under 55 years old.

Mr. Zuraf said that he believed that was correct.

Ms. Vanuch said that she brought this up because the 55 and older community may still have impacts on the school. She asked if the County enforced whether or not children lived in these communities.

Mr. Zuraf said that the County did not enforce that.

Ms. Vanuch said that regardless of whether they postponed the decision for one week, two weeks, or a month, there would still be an impact on their schools without a corresponding proffer. She said that she had another question for the County Attorney. She said that some of them may be aware that recent changes in state law had affected what they could accept as proffers, leading to developers often not paying many proffers. She said there was a loophole: under state law, developers who had reached a deficit in level of service and would exacerbate it with their development may voluntarily provide proffers to offset the issue. She asked Ms. McClendon if this particular developer had chosen to provide any such proffers to offset increases to response times for emergency services.

Ms. McClendon said that she understood that Ms. Vanuch was referring to the developer's submission of a proffer authority. She said that in this case, they provided a proffer analysis demonstrating reasonableness rather than voluntarily providing proffers without an accompanying impact analysis and mitigation plan for their development.

Ms. Vanuch said that whether they voted on this matter today or in two weeks, it was crucial to recognize that alternative land uses had been proposed that were more suitable than the current proposal. She said that these alternatives included lower residential density and agricultural purposes. She said that the delay in making a decision did not alter the most appropriate use of the land, which they had heard multiple times during this discussion.

Ms. McClendon said that was correct. She said that it would take an action of the Board to do that.

Ms. Vanuch said that her last question was about the existing character of the property and its surroundings, which would definitely change with heavy residential use, given its proximity to agricultural land. She said that regardless of when they voted on this matter, the outcome regarding the change in land character remained unaltered.

Ms. McClendon said that no, it would still require an action of the Board.

Ms. Vanuch said that she would highly encourage that this item be voted against today because deferring the item would not provide any further insights to making the decision. She said that the applicant had multiple years to bring forward the best application and she did not think the proposal was meeting their expectations.

Ms. Bohmke said that regarding the Boots Program, they were asking the developer to donate land for them to build a house with the students. She asked if they had asked for a donation or requested to buy land from Mr. Hicks.

Mr. Hicks said that they had not done anything. He said that he had learned about the program and researched on his own time how they could assist them. He said that they were contemplating donating lots to the program.

Ms. Bohmke motioned, seconded by Ms. Vanuch to approve Resolution R24-15 to deny the zoning reclassification, with proffers, for Clift Farm.

Ms. Gary said that she acknowledged the challenging situation at hand. She said that while her preference was to defer, as this was Ms. Bohmke's district, she understood its history and context. She said that if a decision must be made now, she was unable to support it for several reasons. She said that she had hoped to revisit the topic later, but she understood where they were at this time. She said that she hoped they could find solutions for seniors due to the urgent need for housing.

Ms. Bohmke said that she had collaborated with JPI for three years on this project. She said that their relationship had been positive, and she had also worked closely with community members throughout the process. She said that the journey had been long, and they initially estimated a \$750,000 budget for the pump station. She said that however, due to increased costs of water and sewer infrastructure, the pump station now exceeded \$2 million, which was concerning.

Ms. Bohmke said that additionally, their ambulance costs had tripled in the last three years, adding to the financial burden. She said that despite these challenges, they had successfully secured funding for road improvements through SmartScale, a state program that combined tax dollars, gas tax monies, and federal funds. She said that the approved projects included Layhill Road, Leeland Station improvements, and others. She said that furthermore, CSX was planning to rework their rail line in the area by 2026, as overseen by the Department of Rail and Public Transportation, and that project duration would be at least 18 months.

Ms. Bohmke said that she had concern about the potential impact on the site's historical significance and the community's well-being. She said that several groups had conducted extensive research in the area related to the Civil War. She said that some of these individuals had said that digging may not yield significant findings, as they believed there was little left to discover. She said that she asked her colleagues to deny this item. She said that she appreciated the interest in the Boots Program team and their dedication to supporting their community, but she knew what they would be asking for.

The Voting Board tally was:

Yea: (6) Bohmke, Diggs, English, Gary, Vanuch, Yeung

Nay: (1) Allen

ITEM 19. PLANNING AND ZONING; RESOLUTION 4-16 (APPROVE); RESOLUTION R24-17 (DENY); CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW RETIREMENT HOUSING IN THE R-2, URBAN RESIDENTIAL – MEDIUM DENSITY ZONING DISTRICT ON TAX MAP PARCEL NOS. 46-79, 46-79H, AND 46-80 (PROJECT KNOWN AS CUP22154813, CLIFT FARM).

Ms. Bohmke motioned, seconded by Ms. Vanuch, to approve Resolution R24-17, to deny the CUP for Clift Farm.

Dr. Yeung asked why a vote was required for this item if the previous item had been denied.

Ms. McClendon said that the Board was required to take action on both items. She said that the Code required a decision on rezonings and CUPs, so a vote was necessary on this item as well.

The Voting Board tally was:

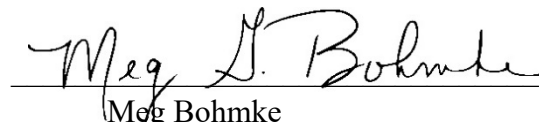
Yea: (6) Bohmke, Diggs, English, Gary, Vanuch, Yeung

Nay: (1) Allen

ADJOURNMENT

At 11:18 p.m., Chairman Bohmke adjourned the May 7, 2024 Stafford County Board of Supervisor's meeting.


F. Craig Meadows
Interim County Administrator


Meg Bohmke
Chairman

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#67]
Date: Monday, May 6, 2024 1:00:14 PM

Name * Cheryl Sporleder

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Stafford, VA 22554
United States

Email * csquire1@gmail.com

Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * Buc-ee's Proposal

Online Comments: *

My family is resident in Austin Ridge and we are strongly against the Buc-ee's proposal at Courthouse Road and Austin Ridge Drive. Like many other families we sought this community because of how family-oriented it is. We frequently use the walking paths on Austin Ridge Drive and Mine Road, and ride our bikes with our children to the ice cream shop and Rouse Center, and across Austin Ridge Drive to the elementary school. I am deeply concerned about the traffic, safety, and environmental implications that would come along with this business at this location. Considering that most travelers on the Eastern seaboard pass through our area on I-95 during their travels, and considering how the county and state have worked so hard on the Express Lanes and getting traffic flowing through the NoVa area, I don't understand why would we now want to divert them off the highway and into our Stafford neighborhoods. Out-of-town drivers will clog the exit ramps, and get highly confused in the diverging diamond. Once off I-95, they will use their Map Apps to find alternate travel routes to avoid I-95 traffic, which will force them through Embrey Mill, Austin Ridge, and Hampton Oaks moving north, and Colonial Forge and other communities moving south. And we all know that today's drivers drive fast, aggressive, and are DISTRACTED on their phones. I'm also concerned that the influx of traffic and travelers so close to our community will be an invitation to criminals and there would be an influx of vehicle and home invasions. Despite the financial benefits to the county, I do ask all the Board Members to truly consider how you would feel if this site was in your community, threatening your daily life and safety, and please keep that in mind as you decide on this proposal.

Thank you.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#61]
Date: Saturday, May 4, 2024 2:11:32 PM

Name * THOMAS HENION

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Stafford, VA 22554
United States

Email * thenion@aol.com

Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * Buc-ee's In Stafford

Online Comments: *

The vast majority of Buc-ee's are located away from residential areas and this is for good reason. The proposed location at Courthouse and Austin Ridge is adjacent to Austin Ridge and near Emery Mills residential areas. Traffic is a key concern with an estimated 20,000 cars per day or 833 per hour stopping for a pit stop where they will get gas, and snacks, leave their trash and sewage for Stafford county to deal with. The only positive impact is tax revenue a few low paying jobs. That is more than offset by the costs to Stafford County for additional sheriff's deputies, EMS, Fire and infrastructure costs for water and electricity usage. Why do we want to be a pit stop for transient traffic that does not care about Stafford County? For those living in Stafford, the newness will wear off very quickly as you try to navigate the traffic that will clog up the intersection at I-95. The added noise, light and air pollution will detract from Stafford as a great place to live. Please SAY NO TO BUC-EE'S

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#62]
Date: Sunday, May 5, 2024 10:38:53 AM

Name * Kristi Lee

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Stafford, VA 22554
United States

Email * krs299@aol.com

Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * Buc-ees

Online Comments: *

I am writing to express my deep concern over the location of the proposed Buc-ees. Due to extreme concerns over safety and traffic, I am respectfully requesting this NOT be approved. The residential area is not a place for a 100 pump gas station that is open 24/7. This is a horrible idea for this location due to the safety aspects for our children. Teen drivers in this area would be put at risk with this traffic, children playing outside within FEET of this location that brings 20,000 cars PER DAY is just asking for child trafficking, kidnapping, and accidents to happen. Kids need to play outside and as a resident of Embry Mill, I would not feel safe having my kids outside with so many people in the area from all over the entire East coast. The neighborhoods that are right next to this proposed location should not have a monstrosity like this so close to our neighborhoods, it's NOT SAFE. Our police officers cannot handle this daily traffic and crime. I am not against Buc-ees but I am 100% against this location. Embry Mill had an attempted child abduction last year, how can we put our children in more danger by bringing in SO MANY people PER DAY? We cancel school for one flake of snow to keep our kids safe, but bringing in this many people and cars everyday isn't a concern?!? If something happens to our children, because of the increased traffic and crime, the blood is on your hands for approving this. Please consider a different location. Do not put our kids in dangerous situations. If it was your kid or grandchild, I'm sure you would want to protect them and put money secondary to their wellbeing. Please do NOT approve this. I also ask you to look at the water usage for Buc-ees. There are so many reason to not approve this. Please do the right thing and reject this project at this location. There are well over 1000 signatures on a petition from local residents to reject this proposal. If this isn't rejected, there will be protests, news channels notified, and many other repercussions. This will not go down easily...I can guarantee you that. Our children COME FIRST and we will not go down without a fight. There are hundreds and hundreds, perhaps thousands of people, that will fight this HARD. Please say NO to this location.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#63]
Date: Monday, May 6, 2024 9:42:07 AM

Name * Konrad Zabecki

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Election District Garrisonville

Topic (please see the Public Hearings page for specific topics coming up) * Buc-ee's waiver removed from the agenda without explanation.

Online Comments: *

The communities in and around the proposed Buc-ee's project have not been adequately informed or provided with suitable information regarding potential recourse. Assuming this was not done intentionally dating back to at least mid 2023, local community members should be provided appropriately weighted contributions to any considerations regarding this project. Additionally, citizens in the area who will clearly be negatively impacted by every aspect of this plan, deserve to know what benefit the ultimate decision-makers glean from this endeavor (aside from the obvious benefit of not being affected by the negative impacts their decision inflicts on others.) In other words, what is driving this project? Who benefits? How? The people living in the immediate area of this location will see a decline in quality of life on every level, from traffic, crime, environmental impact and loss of property value. If ultimate decision makers in this process do not face any of these objectively negative consequences, then what is the recourse, or compensation for the overtly inattentional damages caused to this community and families herein? An open townhall meeting for all stakeholders needs to be convened for these questions to be answered and decisions to be justified in full view of the public rather than behind closed doors.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#64]
Date: Monday, May 6, 2024 10:04:14 AM

Name * Peter Stencavage

Address * ☐ 12 Booth Ct
Stafford, Virginia 22554
United States

Email * pstencavage@gmail.com

Topic (please see the Public Hearings page for specific topics coming up) * Against Proposed Buc-ee's Development

Online Comments: *

I want to go on record as opposing the proposed Buc-ee's Development. This development will be 500 ft from an established residential area. It will bring noise and light pollution and potential environmental problems. It will also impede flow of traffic, delay response times for first responders and trips to the hospital. There is also a potential for increased crime.

I also hope that our elected officials are considering the needs of the residents rather than the corporation. Buc-ee's is not a community oriented business, it is there for non-residents to visit. Whatever potential revenue does not compensate for the lowering of quality of life for Stafford County residents.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#65]
Date: Monday, May 6, 2024 10:09:07 AM

Name *	Kay Stevens
Address *	☐ 17 Beau Ridge Dr. Stafford,, VA 22556 United States
Email *	kaystevens@comcast.net
Election District	Rock Hill
Topic (please see the Public Hearings page for specific topics coming up) *	Buc-ee's
Online Comments: *	We feel that this is not the best location for Buc-ee's for many reasons. To name a few concerns, we believe that approving this project at this location would be inconsistent with prior planning commission decisions, raise significant issues regarding its proximity to residential areas, and pose serious concerns about traffic, safety, and security, could overwhelm the existing road infrastructure.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#66]
Date: Monday, May 6, 2024 11:09:47 AM

Name * Keresa Stencavage

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Stafford, VA 22554
United States

Email * keresa.cbs@gmail.com

Topic (please see the Public Hearings page for specific topics coming up) * Buccee's

Online Comments: *

I oppose the Buc-ee's proposition. I do important shift work and the amount of noise pollution that Buc-ee's would cause would extremely detriment my sleep, and therefore my health and well-being. The amount of traffic and pollution it would cause are also very concerning. I love Stafford because of it's community with modern stores and amenities while maintaining nature and a peaceful environment, in places like Government Island as well as the abundance of trees all around. The proposed Buc-ee's development only focuses on their own capital interests, but would go against the very values that make Stafford a great place to live. I don't want to live surrounded by nothing but asphalt and concrete, noise and pollution. Allowing Buc-ee's to be built would be the beginning of a nightmare for the sanctity of our county.