

BOARD OF SUPERVISORS
STAFFORD COUNTY, VIRGINIA
MINUTES
REGULAR MEETING
MAY 21, 2024

CALL TO ORDER – A regular meeting of the Stafford County Board of Supervisors was called to order by Tinesha O. Allen, Vice Chair, at 3:00 p.m. on Tuesday, May 21, 2024, in the Board Chambers, George L. Gordon, Jr. Government Center, 1300 Courthouse Road, Stafford VA.

Ms. Allen announced that Chairwoman Bohmke was unable to attend the meeting this week. Ms. Allen called for a motion to allow Ms. Vanuch to participate in the meeting electronically.

Mr. Diggs motioned, seconded by Ms. Gary, for Ms. Vanuch to participate in the meeting electronically. *(All of Ms. Vanuch's votes were counted and recorded as oral votes)*

The Voting Board tally was:

Yea:	(6)	Allen, Diggs, English, Gary, Vanuch, Yeung
Nay:	(0)	
Absent:	(1)	Bohmke

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

The following members were absent: Meg Bohmke, Chairman.

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

VICE CHAIR REMARKS

Ms. Allen said that early voting for the June primary election would run through June 15th, with the actual election taking place on June 18th. She said that there was no early voting at the Government Center campus; instead, the site had been changed to 124 Old Potomac Church Road, Suite 205 in the Germanna College building. She said that voting flags lined the road beginning at the corner of Hospital Boulevard. She said that voters should take a right on Old Potomac Church, and voting flags will be visible on the S-Campus.

Ms. Allen said that recently, Janet Yellin, Secretary of the Treasury, visited Hartwood to view their VATI Broadband Project and participated in a roundtable discussion with several residents.

She said that Texas County officials also spent time with Chairwoman Bohmke and her staff as part of their V.G. Young Institute of County Government program.

Ms. Allen said that the Langley Foundation unveiled its new Aerodrome No. 5 exhibit at the Stafford Airport, which told the story of the first successful flight of a manned heavier-than-air aircraft. She said she highly recommended checking it out – it was a world-class exhibit.

Ms. Allen said that regarding the Berea Church Road Improvement Project, they had started their first locally administered road project in Stafford. She said that information about the project and lane closures could be found on their website. She said that traffic on Berea Church would only flow southbound during project closures, and she asked that drivers follow the signs and did not drive the wrong way.

Ms. Allen said that she invited everyone to their annual Memorial Day Ceremony this Friday, May 24th at 10 a.m. at the Stafford Armed Service Memorial. She said that this year, they would honor the Boutchyards, the family of Marvin and Mercer Boutchyard, both of whom lost their lives during World War II. She said that details about the event could be found on their website and Facebook page.

PRESENTATIONS

PRESENTATION OF A PROCLAMATION RECOGNIZING MAY 19-24, 2024, AS EMERGENCY MEDICAL SERVICES WEEK IN STAFFORD COUNTY

Ms. Allen said that the first presentation was a proclamation recognizing May 19 to May 24 as Emergency Medical Services Week. She said that she would like to welcome Stafford's new Emergency Medical Services Director, Deputy Chief Ryland Kendrick, along with Volunteer Rescue Chief Jean Helmendollar and volunteers Michael Hertel and Elexia Hertel.

Ms. Allen read the proclamation.

2024 COMMUNITY SURVEY RESULTS PRESENTATION, PRESENTED BY JADE AROCHA, DIRECTOR OF SURVEY RESEARCH, POLCO

Andrew Spence, Chief Director of Information Technologies, said that he was pleased to present the 2024 community survey results, which followed up on the first-ever community survey conducted by the Board of Supervisors in 2022. He said that the survey encompassed residents' views on all services provided at every government level within Stafford County, a key point that extended beyond just County government to include all services interacted with by residents. He

said that the survey results allowed for benchmarking progress compared to other localities nationwide.

Mr. Spence said that in pursuit of this goal, the County had partnered with Polco, an independent community engagement polling company, which conducted a two-part community survey. He said that the first part was a non-biased survey targeted at a smaller random group of residents equidistant around the County and inclusive. He said that there was an open survey available to all residents, both of which were statistically significant.

Mr. Spence said that he introduced Jade Arocha, Director of Survey and Research for Polco, who would be presenting the findings. He said that the public could visit <https://staffordcountyva.gov/communitysurvey> to view the results and this presentation.

Jade Arocha, Director of Survey and Research for Polco, said that Polco was a company with over 30 years of experience in community benchmarking surveys since its merger with National Research Center in 2019. She said that resident survey data are commonly used for measuring trends and opinions, providing valuable insights into government performance, public trust, budgeting, land use, strategic planning decisions, and the creation of strategic plans.

Ms. Arocha said that the National Community Survey (NCS) is a flagship five-page community survey that covers ten central facets of community livability most important to residents' quality of life. She said that these facets served as the basis for how the report is structured and formatted. She said that before delving into the results, she provided background on the methodology used in this study.

Ms. Arocha said that this was the second time the County conducted the NCS, with the first being in 2022. She said that the survey took place from March 1 to April 12, and a random sample of 4,500 households within the County was selected for participation. She said that responses were received from 469 households, resulting in an 11% overall response rate, which is typical for a large County.

Ms. Arocha said that in addition to the mailed survey, they also conducted a community-wide online survey open to all residents, receiving 617 responses. She said that the results have been statistically weighted using U.S. Census and American Community Survey norms to ensure accuracy. She said that with their probability-based number of responses totaling 469, they had a margin of error around the results of plus or minus 4.5%. She said that their goal in survey research is to achieve a margin of error of 5% or less.

Ms. Arocha said that the survey contained two questions asking residents to rate ten facets of livability on a broad scale. She said that the first question inquired about the quality of these aspects, revealing some similarities with national benchmarks and others that were lower. She said that they also asked about the importance of each facet to residents and use this information to create visualizations comparing quality and importance. She said that this gap analysis allowed them to see the difference between where residents rate the quality and the importance of each item.

Ms. Arocha said that when comparing to national benchmarks, the County received 76 ratings similar to national benchmarks and 47 that were lower. She said that their benchmarking database includes not only counties but also municipal level governments, cities, and towns. She said that comparisons to custom benchmarks were based on a subset of communities with similar median household incomes and population sizes. She said that for this custom subset, Stafford County compared itself to communities with similar characteristics, resulting in 123 items available for comparison. She said that of these, 65 were similar while 58 were lower.

Ms. Arocha said that comparisons to 2022 data showed that 78 items were similar. She said that in order to consider a change statistically significant over time, there must be a 6% increase or more within this custom subset. She said that 78 were similar to 2022; 23 were higher this year, and 22 were lower. She said that the key findings provided a broad overview of the survey results. She said that residents generally felt safe in their community, as about eight in ten felt very or somewhat safe from fire, flood, or natural disaster, violent crime, and property crime.

Ms. Arocha said that around five in ten gave positive ratings to emergency preparedness. She said that ratings for emergency preparedness and feelings of safety from fire, flood, or natural disaster both showed a significant increase from 2022. She said that ratings for the economy in Stafford County have also seen some significant improvement. She said that residents were asked to assess what impact they thought the economy would have on their income in the next six months.

Ms. Arocha said that in 2022, only 9% felt positively about that future economic impact; however, this year it had jumped to 36%. She said that this was probably the biggest year-over-year increase she had ever seen as a survey researcher. She said that other items related to the economy, such as economic development, also increased by 6% from last year. She said that mobility or transportation ratings in Stafford County had also improved, with all of these ratings increasing from 2022 to 2024. She said that the highest-rated items were positively rated by at least eight in ten residents, most notably snow removal and ease of travel by public transportation.

Ms. Arocha said that in regards to the lower-performing areas, she noted that some items significantly declined from 2022. She said that these included health services and availability of

preventative health services, affordable quality healthcare, affordable quality food, and affordable quality mental healthcare. She said that this was a nationwide trend they had been seeing related to affordability.

Ms. Arocha said it was not limited to health and wellness; it was also evident in ratings for cost of living and housing on a national level. She said that education, arts, and culture were lower than national benchmarks. She said that two items decreased from 2022: availability of affordable quality childcare and K-12 education. She said that they had some positive and strong ratings in the economy in Stafford County, as well as some that were low and others that were slightly lower. She said that the cost of living was similar to national benchmarks but had declined since 2022.

Ms. Arocha said that areas of greatest change since 2022 could be seen all in one place, from smallest increase to largest: economic impact with a 22% jump and snow removal, which could often be impacted by the timing of the last snowstorm and when the survey was conducted. She said that garbage collection saw almost a 20% decline, while other ratings fell about 10%. She said that custom questions on the survey were unique to the County, so benchmark comparisons were unavailable.

Ms. Arocha said that they asked about various aspects to create and preserve a sense of community and how important each was. She said that feeling safe at home and in the community emerged as essential for 74% of residents, with virtually all residents considering it important when combining the "essential" and "very important" categories. She said that in decreasing order of importance, easy access to amenities, having walkable neighborhoods, and knowing and being friendly with neighbors followed. She said that at the bottom, with just under half, attending community events was considered the least important among the listed options.

Ms. Arocha said that residents were asked about their level of civic participation within the past two years. She said that the results indicated that 30% had attended a local government public meeting, while 30% had contacted their local government to share their opinion. She said that only 8% had volunteered for a local advisory committee. She said that when residents were asked about community priorities, those related to mobility, safety, education, arts and culture, and economy emerged as the top concerns. She said it was noteworthy that education, arts, and culture ranked higher than usual in Stafford County's list of priorities.

Ms. Arocha said that regarding volunteer hours, most residents did not volunteer; however, 21% spend one to three hours per month volunteering, while 12% dedicate four to five hours weekly. She said that Polco offers various features, including the ability to distribute short-form surveys and access a library of questions. She said that the track dashboards provide community survey

data from multiple sources, all included in the NCS package purchased. She said that other types of survey assessments are also available upon request.

Mr. English clarified that only 500 people responded to the survey.

Ms. Arocha said that it was 469.

Mr. English said that the County had 160,000 people, so he was not hanging his hat on the statistics. He said he wished to examine a copy of the survey since multiple people had voiced discontentment regarding specific questions.

Ms. Arocha said that a PDF was available and would be attached to the survey instrument. She said that if necessary, it could also be provided separately.

Mr. English said that he preferred having a hard copy.

Dr. Yeung said that one of her questions concerned the presentation of the survey, which provided insights on community designs, education, arts and culture, inclusivity, and engagement. She said that she was aware that a similar survey had been conducted two years prior. She said that she requested clarification as to whether this was an extension or addition to the previous survey, or if it was an entirely new initiative.

Ms. Arocha said that this was the same survey, with the same questions being asked.

Dr. Yeung said that they based their strategies, objectives, and initiatives on these surveys. She said that one important aspect she wanted to emphasize is that economic development should be integrated into the Board's strategies and initiatives to ensure that the Board is fulfilling what citizens are asking for. She said that they need to bring in businesses as per their requests over the years. She said that regarding public transportation, she asked what transportation system was receiving 87% satisfaction.

Ms. Arocha said that one should be able to drill down by subarea, but that was an excellent point. She said that it was up to residents' perceptions, and typically, they were not considering who provided the service; instead, they were focusing on the ease of public transportation for them in their area.

Dr. Yeung said that typically people answering these questions were individuals with specific characteristics such as age, age group, college degree, or not, and so forth. She said that the majority of people she was familiar with were not answering the questions because they were

working individuals who could not access the internet due to their jobs or had to visit a library, relying on public transportation. She said that she wanted to ensure that the questions were asked appropriately and answered based on what was being asked.

Ms. Arocha said that there was an online interactive version of this report in Tableau, which features cross-tabulations by subgroups such as gender, income level, type of housing, and numerous other variables. She said that she also wanted to briefly address the inclusivity aspect regarding the less than 500 respondents and the size of the community. She said it was important to note that they had open participation respondents totaling more than 600 individuals. She said that these results were included in the report but were not presented today; they could be used for comparing differences between responses from the random sample and those who opted-in online to participate in the survey. She said there was close to 1,100 responses overall.

Ms. Gary said that the need for affordable healthcare and housing are both national trends that impact their community. She said that on the other hand, limiting residential growth speed was identified as a high priority by some individuals. She asked how they reconciled this conflict. She said that they might be dealing with varying understandings of what constituted attainable affordable housing and how it can be achieved.

Ms. Arocha said that if she could crack this code, they could solve a lot of problems. She said that this is a very good point. She said that residents recognized a need for more housing, including a variety of affordable options. She said that residents also acknowledge that they do not want their community's character to change. She said that they see a lot of "NIMBYism," where residents agree with the idea of building an apartment complex but prefer it be located elsewhere. She said that it can be challenging for them to understand that one solution often leads to another.

Ms. Gary said that it looked like they were conflicting sentiments.

Ms. Arocha said that what they sometimes observe is board members or council members being elected to their positions because they are in favor of affordable housing and addressing this issue. She said that however, when it comes to implementation, individuals attend public meetings and express opposition, stating "don't put it there" or "we don't like it this way." She said that the actual execution of these plans becomes a challenge.

Ms. Gary said that that reflected the reality that they dealt with.

Mr. Diggs said that one aspect that stood out to him was when it was mentioned that the County government did not treat residents fairly. He said that he wanted to further explore what "not treating residents fairly" actually meant.

Ms. Arocha said there were a number of questions related to government performance and public trust specifically. She said that the other questions focus on the overall direction of the County, such as honesty, transparency, and value for taxes paid. She said that interestingly, all ratings in this category remained stable over time except for this one, which saw a decline. She said that when observing only one rating declining, it was essential to consider whether there were any news events or factors that may have influenced resident perception of that specific item. She said she did not recommend prioritizing it more than the other items based on just one ratings change in that category alone.

Mr. Diggs asked what the timeframe was for the survey.

Ms. Arocha said it was conducted from March 1 to April 12.

Ms. Vanuch asked if there was data that broke the survey down per district.

Ms. Arocha said that there were subgroupings based on geographic areas, districts, and demographic distinctions among the respondents, which could be accessed online in an interactive format.

Ms. Allen asked how they would utilize the community survey in their strategic plan. She said that she acknowledged that theirs typically was updated every couple of years, but the survey seemed to be conducted on a much shorter timeline, approximately every two years. She said she assumed they would receive an update to their plan and the placement of the survey within it. She said that regarding their master plans for other departments such as transportation, parks, planning, and their outlooks, she asked if they would begin to see this information incorporated into these departments.

Mr. Spence said that it would be helpful to remember the visual aid Ms. Light uses in her presentations, as well as the County Administrator, about their financial planning process, which included the community survey. He said that every year when they go into the budget, they should be looking at these results and incorporating them into their justification for any requests within that budget year.

Mr. Spence said that as they continue to track this data every two years, during the advance review of the strategic plan, they should consider those findings as part of their evaluation. He said that when the five-year period of the strategic plan was complete, they will have several years' worth of data to contribute to discussions on how to plan the next five years of their strategic plan. He said that this information would definitely be utilized for the Board's decision-making process regarding community needs.

Ms. Allen said that it would be helpful to see a side-by-side comparison of the current and previous percentages within each category, such as healthcare and education. She said that this would provide context for understanding the extent of the change.

Mr. Spence said that he sent a link to the Board regarding the Tableau set, which allowed them to see not only the jump or decline between years but also national benchmarks and comparisons. He said that additionally, for Ms. Vanuch, one could drill down into those categories, one of them being area, which segmented districts so that one could isolate specific resident feedback on these survey results rather than viewing the entire County's data.

Ms. Allen asked if they were collaborating with community partners, such as Stafford Hospital or Mary Washington, to educate them on the level of service and expectations, as well as what they may anticipate.

Mr. Spence said that this was the first time there had been the ability to compare year-to-year. He said that they would absolutely like to send out this survey to their partners, such as VDOT and the hospital, any of those organizations that provided services to the community. He said that the survey focused on how residents interacted with these services, whether they were provided by state or federal or local government entities.

Ms. Allen asked if there was a way to include an explanation tab for overall opinions. She said that it would have been beneficial to provide a box where individuals could elaborate on why they chose their answer. She said that this would enable government officials to gain a better understanding of what specific issues they are facing, whether it be with local, state, or federal entities, and address those concerns more effectively for particular subject matters.

Ms. Arocha said that the template survey currently did not include open-ended questions; however, it was something that could be added for future surveys. She said that alternatively, follow-up surveys on the platform could be conducted. She said that for the upcoming survey, since areas of performance decline from 2022 to 2024 had been identified, an open-ended question could be included. She said that the wording of this question could be done in numerous ways; however, it might be something like: "What is the most significant way in which you see the County's performance declining or improving over time?" She said that they did have the ability to make this change.

Ms. Allen said that she would like Mr. Spence to discuss some of the information for the upcoming survey. She said that although it was closed, she believed it would be beneficial for them to gain insight into their constituents' concerns so they can better address their questions and understand if they can meet their needs. She said that in response to Mr. English's question regarding scientific

data, she asked what qualified as a scientifically valid sample size. She said that while she understood the concern about the survey's 500 respondents compared to the 160,000 residents, it would be helpful to clarify the criteria for considering this a scientific survey.

Ms. Arocha said that survey research and statistics demonstrate that the size of the community did not affect the margin of error found in results, regardless of the number of respondents. She said that nationwide political polls, for example, can represent millions of people with only 400 respondents as long as they maintain a plus or minus 5% margin of error. She said that a smaller margin of error is desirable and can be achieved by increasing sample size or blending open participation data with random sample data if the datasets are similar enough. She said that first, they conduct a comparative analysis to ensure compatibility, but this approach allowed them to tap into a larger pool of resident sentiment. She said that the goal was to reach the 400 respondent mark, which was considered ideal for accurate results.

Mr. Spence said that he would like to add a clarification to Dr. Yeung's statement regarding the survey distribution. He said that they had disseminated the survey in both English and Spanish, and they received responses in both languages.

ADDITIONS - DELETIONS AND APPROVAL OF THE REGULAR AGENDA

Mr. Meadows said that the supervisors had a handout pertaining to the Consent Agenda which contained a letter being considered under Item 6 with one omitted sentence. He said that the sentence in question read: "Funds are available, committed, unencumbered, and non-federal." He said that this was not a substantive change; however, he wanted to ensure that accurate information was provided for consideration purposes.

Dr. Yeung asked if Item 3 was Hartwood.

Mr. English said that Item 3 said Hartwood but it was about Celebrate Virginia.

Ms. Allen said that Item 3 should be changed to George Washington.

Mr. Diggs motioned, seconded by Mr. English, to adopt the agenda as amended.

The Voting Board tally was:

Yea:	(6)	Allen, Coen, English, Gary, Vanuch, Yeung
Nay:	(0)	
Absent:	(1)	Bohmke

PRESENTATIONS BY THE PUBLIC - I (3 MINUTES EACH)

1. Alan Watkins, 12 England Run Lane – *(comments attached)*
2. Kristin Maxson, 1816 Richmond Highway, said that the survey of 550 entries from a population of 157,000 indicated an approximate participation rate of 3%. She said that on page 406 and 493 of their document, it stated that the proposal would relax yard setbacks to allow installation of new structures without creating a new conformity. She asked for clarification on this term for the public as it seemed quite broad.

Ms. Maxson said that one of their Board members had recently discussed bullying in schools, emphasizing its severity and how it could lead to issues in adulthood such as workplace conflicts and personal crises. She said that on May 7, during the fourth speaker's presentation, it was noted that minutes from the February 2024 meeting were missing, and the public was unaware of why these minutes were absent. She said that it was mentioned that part B of their meetings required a public body, which was confirmed by a speaker.

Ms. Maxson said that speaker number seven emphasized the importance of transparency and efficiency in their proceedings, ensuring equal opportunities for both staff and the public to voice their concerns. She said that it was noted that there was an issue with water and sewer support for new infrastructure due to data center development and potential repurposing of water resources, which may place a burden on the public. She said that on page 15 of their packet, she found information regarding payment to their new registrar's office. She said that signs for registration should not be placed on private property.

REPORTS BY BOARD MEMBERS

Ms. Gary – deferred her remarks.

Ms. Vanuch – deferred her remarks.

Dr. Yeung – announced that on May 8, she presented at the Regional Housing Assembly where they discussed progress on regional housing and priorities. She said that one of the most important topics was addressing housing needs and affordability for seniors, firefighters, teachers, and young professionals. She said that the following day, a few colleagues and she attended the Sheriff's Award Ceremony, which featured a lively narrative by Shawn Kimmitz. She said that on May 10, they held their Legislative Committee meeting. She said that they also scheduled an additional work session on May 24 to include the entire Board in discussions about priorities and potential new initiatives, which will be organized by Mr. Anthony Toigo.

Dr. Yeung said that on May 11, her colleagues and she attended the Fire and Rescue Academy graduation. She said it was always rewarding to see their hard work with the CTE School Board result in a successful graduation program. She said that on May 13, they convened the Bylaws Committee, where Supervisor Gary was elected Chair, and they discussed proposed bylaw changes, as well as the research and working process for the ethics code and conduct code.

Dr. Yeung said that on May 17, she attended a VACo conference with some of her fellow supervisors, which was a great refresher on the importance of community service. She said that on May 19, they participated in the FAMPO meeting. She said that this morning, she joined Supervisor Gary, Delegate Cole, and CTP Commissioner Laura Sellers for the Fredericksburg Station Improvement Project Ribbon Cutting ceremony. She said that her favorite part of the day was the school program, which aimed to prevent young people from drug abuse and violence by helping them focus on their studies and avoid negative influences. She said that the core curriculum targeted young children to prepare them for substance abuse prevention.

Mr. Diggs – deferred his remarks.

Mr. English – expressed concerns about people's potential dislike of community services and suggested developing a questionnaire to gather feedback from each department on how they were served. He said that this could help identify areas for improvement and prompt appropriate action. He said that May 19 was Armed Forces Day. He said he wanted to recognize all armed forces personnel who protect and serve the community daily. He said that on Thursday night, there would be a foster appreciation dinner at Stafford Baptist Church honoring the 54 foster parents in Stafford County. He said that the church was hosting this event free of charge for social services.

Mr. English said that social services would organize a golf tournament in June; more details would be provided at the next Board meeting. He said that Dick Bowie, a Stafford County resident, had been recognized as a 2024 recipient of the Herb Armstrong Award and played a significant role in signing King George native Al Bumbry, who would be inducted into the Baltimore Orioles Hall of Fame. He said that Mr. Bowie worked for the Baltimore Orioles for 23 years, from 1958 until his death in 1981. He said that he became a full-time scout in 1968 and his achievement should be recognized. He said that he was a Stafford County resident, which is something that should be acknowledged and possibly added to the website.

Mr. English said that the Public Safety Memorial Committee, which consisted of himself, Supervisor Bohmke, Captain Joe Bice, and Mark Doyle, met on August 15 and created a mission statement and criteria for those who would be honored at the Volunteer Memorial. He said that the Board received a copy of this document. He said that their most recent meeting was on May 8, where they finalized the criteria and process associated with the Fire Rescue and Sheriff's Office.

Mr. English said that a significant discussion took place regarding the location of the memorial. He said they considered the fire department located at Company 2 off Jason Lane, which would be across the street from the Public Safety Building and close to the fire department. He said they sought approval to proceed with this location and move forward with their plans for the memorial. He said their next meeting was scheduled for June 10. He said he requested consensus from the Board.

Ms. Krauss asked for clarification about Mr. English's request for additional departmental surveys.

Ms. Allen said that Mr. English was requesting for each department that interacts with the public or has a public-facing aspect to have some sort of survey questions, which could potentially delve deeper into the issue of lack of trust or lack of confidence. She said that this may enable them to pinpoint exactly what the issues are, whether they are departmentally related or encompassing a broader scope.

Ms. Krauss said that staff would need time in order to contemplate the implementation process, its scope, and subsequently present a recommendation to the Board. She said that this was due to the significance of the matter at hand.

Mr. English said that it was fine, but he believed it was something they wanted to address. He said that it upset him that people were not receiving appropriate services. He said that with 160,000 residents in Stafford County and receiving 400 responses on a survey, and only a small percentage being satisfied with County services, he wanted to identify the issue. He said that by leaving surveys at each department for completion and submission, they could gather feedback.

Ms. Allen said that they would give staff some time and then perhaps at a future Board meeting, they could tackle that issue. She said they would prefer to see something before the end of the year.

Mr. English asked for more information regarding the public safety request.

Ms. Krauss said that staff requested the Board's consensus to move forward. She said that they had a solid plan and a suitable location, and were eager to proceed with the next steps.

Dr. Yeung said that they were seeking a consensus, but there were additional questions she wanted to explore further. She said that she suggested sending these questions to Mr. Spence or another individual so that everyone could have access to all of them, not just one or two.

Ms. Allen said that Supervisor English, Supervisor Diggs, and herself were offering suggestions on how to get to the root cause of the public's discontent.

Ms. Krauss said that her suggestion was to identify any additional questions that they may have beyond what could be answered by the tableau. She said that her proposal was to hold a work session with the Board to discuss all of that and Supervisor English's additional request, examining it holistically and breaking apart its components. She said that since it was a complex matter, she wanted to ensure that they were doing everything the Board wanted them to do.

Ms. Gary said that she had a quick question regarding the purpose of the memorial. She asked at what point would it be appropriate for them to revisit this topic, with the intention of reaching a consensus. She asked if the matter was time sensitive.

Mr. English said that he considered it time-sensitive. He said that they needed to begin fundraising efforts soon, which necessitated having a designated space.

Ms. Allen said that considering how full their work plan was, the work session would be planned towards the end of the year.

Ms. Krauss said that when the Board moved forward with the new structure, they can build in the work session in early fall.

Ms. Allen said that there was consensus from the Board to schedule the work session. She said there was consensus to move forward with the public service memorial as requested by Supervisor English.

Ms. Allen – announced that May was the season of graduation and congratulated all Stafford County Schools scholars, both present and past, especially the college graduates. She said that this was a joyous and momentous occasion for everyone involved, so she extended her congratulations to all college graduates and high school students as they embarked on an extraordinary future. She said that on behalf of the Board and staff, she wished them nothing but the best in their future endeavors, whether it was serving in the armed forces, entering the workforce, exploring their options, or attending college. She wished them success wherever their path may lead and congratulated them on achieving this remarkable milestone.

Ms. Allen said that this week marked both Emergency Medical Services Week and Nurses Week. She said she wanted to congratulate and acknowledge all nurses in Stafford County for their outstanding work every day in hospitals, nursing homes, schools, clinics, and the community. She said that they truly make a difference. She said that she expressed gratitude for their work and emphasized the importance of continuing to move forward. She said that May is Military Appreciation Month, so she acknowledged the men and women in service for their dedication, sacrifices, and commitment to the country and way of life.

Ms. Allen said that this upcoming weekend marks the beginning of Memorial Day Weekend, unofficially signaling the start of summer. She said that as people travel and traverse roads, she urged them to be mindful of their safety and that of others. She asked drivers to be cautious and responsible while driving by refraining from texting or using phones, as Virginia is a hands-free state. She said that hands-free means no hands on the device at all. She said that in today's age, there are various ways to engage with cell phones without holding them, such as using ear pods, Bluetooth, or CarPlay.

Ms. Allen asked drivers not to use their phone while driving and always wear seat belts, car seats, and remember to stay hydrated. She said that summers are a time for creating lasting memories with family and friends, so she encouraged everyone to enjoy the start of Memorial Day Weekend and thanked those who have sacrificed for the country.

REPORT OF THE COUNTY ATTORNEY

There was none.

REPORT OF THE COUNTY ADMINISTRATOR

Mr. Meadows said that first, they received notification the previous day that the County would be receiving the Safe Streets for All grant. He said that the grant award was \$520,000, and the County would match \$130,000, resulting in a total project cost of \$650,000. He said that this funding would be used to develop a comprehensive safety action plan and conduct supplemental planning to update the County's bicycle and pedestrian facilities plan.

Mr. Meadows said that he wanted to acknowledge Donna Krauss and the staff who helped with their visit from guests from Texas the previous week. He said that a delegation through NACo visited their community, not a sister city relationship but a group paired with Stafford County to learn more about their area. He said that they spent the day touring the community, starting at the government center and the memorial. He said that the group was impressed by what they saw in Stafford County and made good contacts during their visit.

Mr. Meadows said that in their packet for information only were two items: the monthly expenditure listings report and the May 10, 2024 legislative committee action list. He said that neither of these required action; they were simply for their information. He said that he would recognize Andrea Light to give an update on the third quarter financials.

THIRD QUARTER FINANCIAL UPDATE, PRESENTED BY ANDREA LIGHT, CHIEF DIRECTOR OF FINANCIAL SERVICES

Andrea Light, Chief Director of Financial Services, said she was there to provide an update on the third quarter financial review of the general fund. She said that no action was required from the Board; this information was for their awareness and that of the citizens. She said that in the general fund, real property revenue, or real estate tax, at mid-year showed a slight lag in collections, which were slightly below budget projections. She said that due to the Board's decision to adjust the tax rate, they expected a positive impact of approximately \$2.7 million on real estate taxes.

Ms. Light said that changes in assessments resulted in exonerations exceeding the budget by about \$4 million in FY24, which would affect FY25 and be discussed further during the FY26 budget process. She said that in other real property revenues, she noted that personal property was estimated to be just over budget, as were merchants' capital taxes. She said that penalties and interests were slightly under budget, primarily due to the Board's decision to move the due date for those bills from December to January that year.

Ms. Light said that for other revenues and consumption taxes, they observed a continued trend of sales tax lagging last year's projections, with a 0.3% shortfall, which amounted to \$2.2 million under budget. She said that recordation continued to decline as interest rates remained high, resulting in an under-budget figure of about \$800,000, while meals tax was slightly under budget. She said that cigarette tax, however, remained on track to meet projections.

Ms. Light said that interest revenue continued to offset the declines in recordations and was anticipated to be approximately \$4 million over budget. She said staff expected an increase in CSA funds from the state, which would correspond with a rise in expenditures. She said that overall, health insurance costs were exceeding budgets for all funds by about \$1.5 million. She said that vacancy savings were significantly above budget savings, and they had not yet checked the numbers. She said that they were not ready to publish those figures because they represented substantial savings. She said that at the end of the year, there would be a true-up with the juvenile detention center, but it appeared they would be very close to budget in this regard.

Ms. Light said that CSA revenue was projected to be about \$1.5 million dollars over budget. She said staff anticipated bringing a proposed resolution to request budget and appropriation of reserves and state funding in June to meet all commitments, and at year-end, they would provide the Board with options to replenish reserves using year-end savings.

Ms. Light said although they had discussed several under-budget items and unmet revenue projections, overall their revenues were anticipated to be about one and a half percent above budget, which was approximately \$5.7 million. She said that operating expenditures for the general fund were expected to be under budget by about 2%, or around \$6.5 million. She said they anticipated having sufficient funds to meet all financial policy requirements.

Ms. Light said she would like to take this opportunity to discuss school debt fund strategies briefly. She said that the County schools recently participated in a 2014 refunding, which meant they would receive a lower interest rate on that debt. She said that the proposed savings over the next ten years would amount to approximately \$70,000. She said that in the Board's packet for the meeting, there was an item on the consent agenda regarding a literary loan application from Drew Middle School.

Ms. Light said that this application is part of the Virginia Department of Education's program, which offers very low-cost loans to localities. She said that due to their location within the state, they would have a 3% interest rate. She said that this would replace Virginia Public School Authority bonds for Drew Middle School and not issue any additional debt. She said that if approved, this application would provide \$25 million, with a total of \$123 million available.

Ms. Light said that in 2023, they had issued standalone VPSA bonds for schools totaling about \$95 million, primarily for the high school and some small 3R projects. She said that in FY 24, due to unexpended funds and cash flow adjustments, they did not need to borrow VPSA again. She said that the County's schools were working with their bond council and financial advisors to use these remaining funds for elementary school projects 18 and 19 and for their 3R projects.

Ms. Light said that there would be a VPSA public hearing during the evening session for approximately \$97 million. She said that this is typically done with the budget but was postponed for various reasons. She said that the public hearing does not commit the Board to any action; that will come through the application process if VPSA is used as the funding mechanism.

Dr. Yeung asked about the number of vacancies being discussed. She said that she understood that a significant amount of information was needed to be gathered, but requested an estimate on how many vacancies were involved. She asked if any data from the end of last year could be shared with them.

Ms. Light said that in FY23, there were approximately \$2.5 million to \$3 million dollars in vacancy savings. She said that at that point, she was hesitant to release an exact figure for their current vacancy savings, as it appeared substantial and required further verification. She said she did want to convey to the Board that their vacancy savings were likely to be higher this year compared to previous years.

Dr. Yeung said that when she heard savings, she looked at it as a problem in terms of not being able to fill positions. She asked if she was accurate with that assessment.

Ms. Light said that was correct.

Dr. Yeung said that to her, this was concerning. She said she suggested that they identify the specific departments experiencing these issues and then examine what problems they face so that they can help their County Administrator resolve them. She said that one department that came to mind for her was planning and zoning; if there were others, it would be beneficial to look into those as well.

Dr. Yeung said that she would like a fact sheet detailing the funding already allocated to the schools and the spending that had occurred. She said this in their joint meetings with the School Board: she would like quarterly reports on where they were in terms of spending, how many teachers they had, and whether literacy and math scores were improving. She said she wanted to see some good news about their progress because they always seemed to focus on the problems they faced. She asked if they could provide a report on what they had done for the schools over the past three years.

Ms. Allen said she had two questions regarding the health insurance and CSA, both of which were almost identical in being over budget. She asked if there was a reason for this at present, and if they had considered one was causing the other to be over budget.

Ms. Light said that both were trending over budget for the same reason: they were no longer in the midst of COVID restrictions. She said that now that people could return to their doctors and undergo procedures they had not been able to previously, they were resuming their medical care routines, which was a positive development for employees, particularly those in public day schools and CSA private institutions.

Ms. Krauss said that the primary increase in private day school placements could be attributed to both an increase in the number of students year over year and the rising rates. She said that a sunset clause had lapsed, allowing all private day school providers to raise their rates, with some experiencing significant increases. She said that as a result, this combination had elevated the cost for CSA.

Ms. Allen asked if they were able to predict these changes in the budget.

Ms. Krauss said that they could predict the cost increase due placements, but the number of enrollments they could not. She said that they had experienced a significant number of transfers this year, which fluctuated annually. She said that Ms. Gary could provide further insight on this matter as well. She said that it was important to consider these factors when discussing budget allocations. She said that examining trends was helpful, but they could not predict with certainty the population's fluctuations and movements.

Ms. Gary said that they were aware of the point being addressed and had discussed it with several legislators during their delegation dinner the previous fall. She said that the topic was brought up at that time. She said that she hoped some individuals could work on revisiting the issue in the future, believing that to be the best resolution.

Ms. Krauss said that the State was trying to do some rate setting across the Commonwealth. She said that this endeavor did not go well. She said that the State conducted a study, but it ultimately fell apart. She said that there was a desire to revisit this issue and possibly divide the State into different regions based on varying costs in each area; however, this proposal had yet to be finalized.

Ms. Allen said that it was mentioned that they were receiving 3% for the literary loan. She asked, if they considered the VPSA bonds option, what would the comparison be.

Ms. Light said that they were at 4% to 5%, and it varied based on the mechanism that they used.

Mr. Meadows said that he believed it was essential to keep exploring the subject and debating it, despite being unsure if this would be the ultimate decision, as it held significant importance.

Ms. Allen asked if there was consensus from the Board regarding the literary loan.

Ms. Light said that the literary loan application was due on May 23. She said that the schools had reviewed and approved it from the School Board's perspective. She said that furthermore, this application necessitated approval through a resolution by the Board of Supervisors.

CONSENT AGENDA

Mr. Diggs motioned, seconded by Ms. Gary, to adopt the consent agenda with Item 3 corrected to the George Washington district.

The Voting Board tally was:

Yea:	(6)	Allen, Coen, English, Gary, Vanuch, Yeung
Nay:	(0)	
Absent:	(1)	Bohmke

ITEM 1. COUNTY ADMINISTRATION; APPROVE MAY 7, 2024 BOARD OF SUPERVISORS MEETING MINUTES.

ITEM 2. COUNTY ADMINISTRATION; APPROVE MAY 8, 2024 BOARD OF SUPERVISORS WORK SESSION MINUTES.

ITEM 3. COUNTY ADMINISTRATION; APPOINT MR. JERVIS HAIRSTON AND MR. CHRIS NEWPORT TO THE CELEBRATE VIRGINIA NORTH COMMUNITY DEVELOPMENT AUTHORITY (CDA) BOARD.

ITEM 4. BUDGET AND MANAGEMENT; RESOLUTION R24-174; APPROVE APPLICATION FOR LITERARY LOAN PROGRAM FOR STAFFORD COUNTY PUBLIC SCHOOLS AND INITIAL APPROVE FOR THE ISSUANCE OF BONDS.

ITEM 5. COMMUNITY ENGAGEMENT; PROCLAMATION P24-07; PROCLAMATION RECOGNIZING MAY 19-25, 2024, AS EMERGENCY MEDICAL SERVICES WEEK IN STAFFORD COUNTY.

ITEM 6. ECONOMIC DEVELOPMENT; RESOLUTION R24-181; AUTHORIZE STAFFORD COUNTY'S SUPPORT FOR GEORGE WASHINGTON REGIONAL COMMISSION'S APPLICATION TO THE U.S. ECONOMIC DEVELOPMENT ADMINISTRATION PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE GRANT BY ENDORSING A LETTER SUPPORTING THE APPLICATION AND COMMITTING \$10,000 IF THE GRANT IS AWARDED.

ITEM 7. SHERIFF; RESOLUTION R24-76; AUTHORIZE THE INTERIM COUNTY ADMINISTRATOR TO EXECUTE AN AMENDMENT TO THE TOWER LEASE AGREEMENT WITH SBA TOWERS INC. FOR A PORTION OF A TOWER SITE LOCATED AT 494 HOLLYWOOD FARM ROAD (ALSO KNOWN AS WILDCAT CORNER).

UNFINISHED BUSINESS

ITEM 8. 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, Principal Planner, said that the item was concerning waiving a one-year time limit for refiling a condition use permit that had been previously denied. He said that the Enon Road solar facility was the subject of this proposal. He said that the original use permit had been denied on October 4 of the previous year. He said that according to the County Code, once an application is denied, the applicant may not refile the same request for a period of one year.

Mr. Zuraf said that the applicant requested that the Board waive this one-year restriction. He said that if approved, this resolution would lift the limitation on refiling the use permit application. He said that in such a case, if the applicant submitted a new application, it would be required to undergo the full public hearing process with both the Planning Commission and the Board of Supervisors.

Dr. Yeung said that when the issue initially reached the Board, she supported it due to its solar aspect; in fact, they had previously approved another solar project as well. She said that now they were requesting a waiver. She asked what this entailed and whether it commenced from their most recent presentation.

Mr. Zuraf said that they requested a waiver of the time limit.

Dr. Yeung asked from what date the year was counted

Mr. Zuraf said that the applicant could reapply a year from October 4. He said that the waiver would allow them to submit sooner than October 4.

Ms. Vanuch said that she would vote against this.

Ms. Vanuch motioned, seconded by Ms. Gary, to defer the item to a future meeting.

The Voting Board tally was:

Yea:	(4)	English, Gary, Vanuch, Yeung
Nay:	(2)	Allen, Diggs
Absent:	(1)	Bohmke

NEW BUSINESS

ITEM 9. BUDGET AND MANAGEMENT; RESOLUTION R24-162; CONSIDER RESCINDING AND ADOPTING A NEW CAPITAL IMPROVEMENT PROGRAM DEVELOPMENT POLICY.

Andrea Light, Chief Director of Financial Services, said that this was not a time-sensitive item, so they would bring it back to the Board for further review. She said that as one might recall, in August 2023, the Board suspended its current CIP policy for FY25 through FY34 CIP development. She said that from January through April, both County and School staff met to examine best practices and considerations for a policy that would meet their community's needs and those of the Board and the School Board. She said that on May 21, they were providing the

Board with a first look at this new policy. She said that they anticipated bringing it back to the Joint Schools Working Committee in June and then to the Board for final review and approval in July.

Ms. Light said that as they developed this policy, they identified several areas that needed improvement. She said that one such area was direct communication with the School Board. She said that currently, their policy had the School Board rank their projects through their own process and provide them to the Technical Review Committee, which scored them against a different matrix. She said that this resulted in the Board receiving two lists of projects in different orders from two separate perspectives. She said that given that the School Board was an elected body, they believed it was essential for them to have more direct communication with the Board of Supervisors to reduce any ambiguity caused by this second review.

Ms. Light said that in their proposed policy, they recommended that the School Board establish ranking criteria for their school projects. She said that currently, these criteria were determined by the County through the TRC process; however, the School Board should have a say in how they ranked their projects based on their priorities. She said that these may include factors such as quality of life, seating capacity, and other community needs. She said that they asked that the School Board provide two lists: one for large projects and one for 3R projects.

Ms. Light said that currently, they had four lists of large projects. She said that to communicate effectively, they were asking for one consolidated list so that they could see where their priorities lay. She said that the updated policy would eliminate the Technical Review Committee. She said that currently, there were members on this committee who may not be subject matter experts in capital construction or 3R projects. She said that instead, subject matter experts would score projects with a team they developed. She said that capital projects would be reviewed by the Chief Director of Infrastructure, 3R projects by the Director of Parks, Recreation, Facilities, and Tourism, and IT projects by the Director of Information Technology.

Ms. Light said that transportation projects were an ongoing conversation for the Board, with decisions already made about future projects. She said that it would be unnecessary for staff to re-rank or reorder those projects, as it could create confusion in the process. She said that another area of improvement was the timing of projects. She said that to be included in years one through three of the CIP, a professional cost estimate had to be completed and land had to be acquired. She said that this would allow more time for communication between the Board, School Board, and constituents.

Ms. Light said that providing land in these early years creates a promise to citizens about future infrastructure development. She said that projects in years four through six of the CIP were where

the Board's focus should be, as they would enter the CIP and require buy-in from the Board for land acquisition and cost incurrence. She said that staff wanted to ensure these projects are scored and reflect the Board's goals for the community.

Ms. Light said that years seven through ten of the CIP would be speculative. She said that projects would provide rough estimates of long-range needs. She said that project scoring criteria were provided in the policy. She said that staff believed this process would be more efficient, freeing up staff time and eliminating ambiguity in school project rankings and transportation scoring against state and federal criteria.

Mr. English asked if the School Board had provided feedback.

Ms. Light said that staff collaborated with school staff to develop this policy. She said that they had received it. She said that it would be presented to their FAB-C and School Board in June. She said it would first go to the Joint Schools Working Committee at the end of June so that the boards could discuss and ensure they had considered input from the School Board.

Dr. Yeung said that she recalled a discussion from the previous year when she was chair regarding the process for notifying them of any changes to their work assignments. She said that they had drafted something on this matter. She said that she could not find it in the document. She asked if that was included.

Ms. Light said that she believed this would naturally occur, because if they had a professional cost estimate for years one through three and a project emerged with altered requirements, there would need to be a discussion about the cost changes.

Dr. Yeung said that as a professional project manager, if one was not aware of what was happening and it was done, then one cannot control it. She said she believes there should be a policy in place stating that any changes made by the Board, specifically the School Board in this instance, must be communicated back to whoever was overseeing the project. She said that it should not be an assumption; it needs to be explicit.

Dr. Yeung asked if there was someone specifically focused on building capacity versus program capacity. She said she had spoken about this for years, and she believed it was important to distinguish.

Ms. Light said that they had not yet identified that for this policy, but they could look for a placement.

Ms. Gary asked if the proposed changes would impact projects currently underway in the CIP.

Ms. Light said probably not. She said that every time they reviewed the CIP, there were ups and downs and adjustments, but she did not believe they should deviate from the Board's adopted CIP without proper justification. She said that currently, projects moving forward primarily consisted of school projects and courthouse renovations, as well as transportation initiatives, and these projects would continue. She said that they would focus on years four through six to assess what was coming next and plan accordingly, ensuring ample time for discussions between the Board, School Board, and department directors as needed.

RECESS

At 4:37 p.m., the Board recessed its meeting.

At 7:00 p.m. Vice Chair Allen called the evening session to order. Ms. Gary 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 HISTORIC PRESERVATION AWARDS, PRESENTED BY JAMES TULLY, CHAIR, STAFFORD COUNTY HISTORICAL COMMISSION

James Tully, Chair of Stafford County Historical Commission, said that each year, in celebration of Historic Preservation Month, the Stafford County Historic Commission recognized individuals who demonstrate a strong commitment to preserving the invaluable historic resources that mark Stafford County as one of the most culturally rich counties in the Commonwealth, if not in the nation. He said that this year, there were five outstanding recipients.

Mr. Tully said that he would now read off all the recipients and then ask them to join at the podium to receive their award and pose for a photo. He said that first up was their Preservation Award. He said that this year's recognized an individual or organization that had accomplished a successful restoration or adaptive reuse project of a National Register-listed historic resource. He said that this year, the Preservation Award would go to Douglas Tyler Kittell for his restoration of 100 Forbes Street, historically known as Golgotha Church.

Mr. Tully said that the Cemetery Achievement Award was given to an individual or organization that successfully identified, restored, or maintained one of over 400 cemeteries and family burial

plots in the County. He said that this year, they were awarding this honor to Linda Tague for her work at Wallace Hansford's Family Cemetery. He said that in an effort to identify those who will undoubtedly lead the preservation movement in the years to come, he introduced a new award this year: the Emerging Preservationist Award. He said that this award was given to an individual who had completed an inaugural project demonstrating a commitment to historical preservation in the community.

Mr. Tully said that the very first winner of this award was Tyler Knutson for his installation of a split-rail fence protecting their Buzzard's Roost stones located at stop number three in the Civil War Park. He said that they cannot forget their developers. He said that each year, they recognized a developer who had gone above and beyond in demonstrating sensitivity to cultural resources by proactively documenting and interpreting them in the interest of the public good. He said that this year, they were awarding the Outstanding Developer Award to Capital 95 Logistics; however, ultimately, the estate of Oakenwold will be lost to demolition.

Mr. Tully said that Capital 95 Logistics has steadfastly worked with the County, state, Army Corps of Engineers, and others to survey, document, salvage some materials for reuse, and prepare for the interpretation of resources found within their project site. He said that tonight, they wanted to recognize a very special individual in Stafford County. He said that this year's Lifetime Achievement Award would go to longtime resident Norman Schools from Falmouth. He said that Mr. Schools and his late wife Lynetta have been instrumental in the Stafford Preservation community for decades.

Mr. Tully said that Mr. Schools was probably best known for his ongoing dedication to one of Stafford's iconic historic homes, that of renowned abolitionist Moncure Conway. He said that one can read more about Mr. Schools and the other winners in this evening's program they have produced for tonight's presentation. He congratulated all of them sincerely and thanked them for all they have done for Stafford County. He requested that the winners please step forward to accept their awards.

Ms. Allen thanked the Stafford Historical Commission and the winners of this year's awards. She said that on behalf of the Stafford County Board of Supervisors, she congratulated them all and thanked them for their work in preserving their history.

VIRGINIA DEPARTMENT OF TRANSPORTATION QUARTERLY REPORT, PRESENTED BY KYLE BATES, RESIDENCY ADMINISTRATOR

Kyle Bates, Fredericksburg Resident Engineer, said that he would go through the quarterly report and provide some updates, and then take questions at the end if they had any. He said that he would

begin by discussing projects of regional significance. He said the northbound Rappahannock River crossing was ahead of schedule. He said that all lanes on Route 17 and turn lanes coming off of Interstate 95 had been completed, and traffic was flowing smoothly through that area. He said that he had driven through it earlier in the day and reported that everything looked great. He said that they were finishing up some punch list items.

Mr. Bates said that next was the Fred Ex project, for which all lanes were open, and they were working on punch list items as well. He said that it should be completed by summer. He said that moving to preliminary engineering, the Route 1 Falmouth Bridge rehabilitation for Cambridge Street over the Rappahannock River was currently in phase one, which involved scoping and inspecting the area. He said that there may be intermittent lane closures for this purpose. He said that a project timeline would be developed later in the process, as construction funding became available in Fiscal Year 2028.

Mr. Bates said that for Route 644 bridge replacement over Aquia Creek, a willingness had been posted in January with no request for a public hearing. He said that a project was in the secondary six year plan (SSYP) to put down a friction coat, which would be presented to the Board during a public hearing. He said that the project to replace the bridge would begin in summer 2026 and be completed by spring 2027. He said that currently, there was a temporary signal and one-lane bridge in place to facilitate traffic flow and allow first responders access. He said that also under preliminary engineering was Leeland Road.

Mr. Bates said that this project aimed to widen Leeland Road between Walnut Drive and Julian Drive, as well as provide a sidewalk from Deacon Road to Julian Drive. He said that additionally, the project sought to install a crossing at Walnut Farms Parkway and Perth Drive intersection. He said that they could consider implementing this crossing ahead of the project's schedule, but they must ensure that the path was dedicated for public use before construction began. He said that construction on Leeland Road was scheduled to commence in 2028.

Mr. Bates said that Route 648 Shelton Shop Road was a Smart Scale project and they were currently assessing its scope while working with their colleagues at central office. He said that they had reduced the scope of this project, so more information would be available as they finalized the design details in the future. He said that Route 752 Richards Ferry was a project under the secondary six-year plan, which involved widening the shoulders between Jack Ellington and the end of state maintenance. He said that funding for this project would be available in July, with spot improvements planned for late summer or fall.

Mr. Bates said that regarding small projects, over the years they had worked to complete trench widening on some of the low- and mid-volume secondary roads. He said that recently, in 2023

they completed Kellogg Mill, and upcoming routes included Brent Point Road and Decatur, which would consist of patching work, a thin treatment, and widening on both roads. He said that they should keep in mind that it was a Cape Seal treatment and would not be asphalt like what had been used for the patching; the thin treatment would be an asphalt emulsion on top of a chip seal surface treatment. He said that public outreach would be issued as they move forward with this process.

Mr. Bates said that on the subject of small projects, the modular roundabout project at the intersection of Celebrate Virginia and Banks Ford Parkway aimed to improve traffic flow by building a roundabout using modular materials. He said that a public hearing was held on November 6 of last year, and they were currently waiting for materials to arrive before proceeding with construction, which was scheduled to begin this summer. He said that once received, they would schedule a start date and provide ample public outreach, especially to the HOA in that area.

Mr. Bates said that the small project at Harrell Road and Forbes Street project had a tight turn radius and was delayed by about a year due to right-of-way acquisition issues. He said that assuming funding and right-of-way acquisition proceeded smoothly, construction could begin as early as summer 2025. He said that Route 727 Monroe Farm Road was a rural rustic project, which involved hard surfacing a 0.25-mile section of gravel road using surface treatment. He said that most of the work was complete, with only hard surfacing remaining this spring.

Mr. Bates said that in maintenance, they were addressing trip hazards caused by sidewalk buckling and settlement over time. He said that they had just completed 818 locations in the Greens of Amy Clay subdivision this spring. He said that repairs were currently underway at 1,763 locations in Austin Ridge. He said that the images provided showed before and after fixing the uneven sidewalks. He said that it was a cheaper alternative than replacing the entire section of concrete and eliminated those trip hazards.

Mr. Bates said mowing season had begun, and their crews were focusing on low-volume secondary roads first, with higher volume secondaries and primaries to follow soon after. He said that they typically mowed state routes two to three times a year. He said that the manicure mowing contract had already completed two cycles throughout the County, which was identified by the Board and County staff. He said that they were working to continue this agreement, as it was a successful program that they had partnered on.

Mr. Bates said that also under maintenance, he would discuss the ongoing maintenance for Brooke Road. He said that they had planned drainage improvements, including returning ditches to their original design, set to take place in June pending an environmental permit. He said that additionally, they would clean out tail ditches and repair cross pipes beneath the road. He said that the main focus of this subject was slope repairs further down Brooke Road, between Camp Geary

Lane and Marlborough Point Road. He said that the cracking on the road was evident from the picture, with reflective cracks extending for a considerable distance in intermittent locations.

Mr. Bates said that work had begun today to install soil nails into the slope, similar to previous work done on another section of Brooke Road. He said that flagging would take place today and Thursday, followed by phase one of the two-phase project, which involved installing temporary signals on either side of Camp Geary and on Camp Geary itself. He said that phase two would occur further past that point, closer to Marlborough Point. He said that this was a one-way in, one-way out situation, so it was crucial they fix this issue to maintain traffic flow.

Mr. Bates said as an example of recent maintenance work, their crews had recently completed significant improvements on Poplar Road within the last year. He said that in fall, they completed a lot of ditching and drainage improvements. He said that in February of this year, the specialty crew replaced nine deteriorated old corrugated metal cross pipes, which was a substantial amount.

Mr. Bates said that they were out there for two weeks straight, replacing those with plastic pipes, which could be seen on the left in the picture on the slide. He said that the final bit of this was Poplar Road, scheduled to be resurfaced this spring; that had now been completed and restriped as shown on the right, where a new cross pipe was visible underneath it, protecting their investment at the same time.

Mr. Bates said speaking of resurfacing, it was well underway. He said they had many great routes this year: high-volume secondaries, primary routes, Route 1 between Potomac Creek and Hospital Boulevard, southbound Route 17, basically from the Fauquier County line, about 11 or 12 miles south; Poplar Road between Branch Creek and Tackett's Mill, which was recently completed; Enon Road from Route 1 to Truslow; Town and Country in its entirety; Brent Point to Decatur, being trench widened but also receiving Cape Seal thin treatment; Courthouse Road east of Route 1; Augustine Subdivision; and North Hampton between Eustace and Mine.

Mr. Bates said that not all of the routes were included in the list provided; the full Board report contained the entire list. He said that they were working to submit next year's routes and constantly reviewing resurfacing routes for the next five and six years as well. He said that the submitted routes primarily consisted of lower-volume secondaries, which he believed was promising, aligning with their recent resurfacing priorities, which had recently been on high-volume secondaries.

Mr. Bates said that it allowed them to soon start addressing some low-volume secondary roads. He said that in fact, they had submitted ten subdivisions for next year, the most he had seen in his

eleven years working at VDOT. He said that however, all of those were pending funding, and they would see how contracts came back before releasing the routes.

Mr. Bates said that regarding maintenance items, many commuter lots were resurfaced throughout the area. He said that the Route 17 and Mine Road projects were completed, and restriping occurred in Staffordborough. He said that plans existed to replace all bus shelters; however, materials were on back order due to a supply chain issue. He said that there may be a delay between removing the shelters and reinstalling them, and they would communicate this information to the public when necessary.

Mr. Bates said that the back of the Route 17 commuter lot was closed where work had been ongoing. He said that the work in progress involved installing two 7,000-ton salt sheds for the additional lanes on Interstate 95 and the express lanes. He said that this construction was currently ongoing. He said that this concluded his report but that he would like to discuss a few items from previous meetings and conversations he had with Board members and constituents.

Mr. Bates said that Ms. Allen had voiced concern about the timing on 610, and they had found that one of the signals had an incorrect clock. He said that although it may not seem significant, even a slight discrepancy in time could affect how these signals were synchronized. He said that they fixed this in April. He said that regarding Telegraph Road, he had had multiple conversations about this road.

Mr. Bates said they would likely address it during the fall timeframe by focusing on maintenance patching. He said that significant maintenance was needed as he had personally driven along that road and noticed the condition. He said that they were looking at a resurfacing schedule, which would probably happen around 2026. He said that they were looking at doing those maintenance patches and would commit to patching the potholes that occurred.

Mr. Bates said that regarding Mr. Diggs' and his constituents' concerns about water and drainage issues at Belle Plains, they had initiated improvements by opening up pipes and deepening ditches from Newton Road to Route 218. He said that some constituents expressed concern about the ditches being too deep, it was necessary for proper water flow from one pipe to another. He said that they would return to hydro seed those areas to promote vegetation growth where needed. He said that due to recent rain, their work has been slightly delayed, but they anticipated completing it within another week.

Mr. Bates said that Dr. Yeung had relayed concerns from constituents about a path near Eustace, and they had scheduled a meeting in June with two constituents to gather input and develop a plan to harden the shoulders of that path, similar to what was done on Onville Road.

Mr. Diggs thanked Mr. Bates for the prompt responsiveness and communication regarding these issues. He said that the roads appeared to be the primary concern at present, particularly within his district, and he appreciated the efforts to address the flooding issue. He said that while he understood the complaints about deep ditches, hydroplaning was also an undesirable experience. He said that to that end, he asked whether it was still intended to install a pipe crossing the intersection towards the end, which would redirect water away from the road.

Mr. Bates said that after removing some stumps to do the ditching in that area, he was not sure if the pipe would be needed. He said that he was not entirely certain about that, but they would revisit the matter once their work was fully completed. He said that if it turned out to be necessary, they could, but his crews had informed him that they did not think it would be needed.

Ms. Gary asked Mr. Bates what he would state to the residents who were concerned about increased traffic along Camp Geary Lane due to the ongoing projects on Brooke Road.

Mr. Bates said that the project currently underway was a slow failure and, as he mentioned earlier, it was a one-way in and one-way out situation. He said that it was something that absolutely had to be done. He said that they could not close the road to complete it because first responders needed access to get back where they were going. He said that consequently, it was a project that simply could not be avoided.

Mr. Bates said that if they did not do this, they risked losing the road and stranding people in the area. He said that they already had to deal with some flooding issues within the S-curve, and this would only make that worse. He said that therefore, it was very important that they completed this project. He asked residents to bear with them; this was a short-term inconvenience. He said that they did have temporary signals coming in to maintain one lane of traffic alternating directions.

Mr. Bates asked them to be patient for a bit. He said that he understood it was a residential area and the road was not closed, so they could still use Brooke Road if they wanted to detour around the construction site. He said that as long as it was a state-maintained route, they had that option to do that. He said that when someone purchased a house on a state-maintained road, it remained open to the public. He said that he would simply say be patient while they addressed this emergency slope repair.

Ms. Gary said that her second question was regarding soil nails and their sustainability in the long term. She asked what could be realistically expected concerning the stability of this approach, especially considering its application across multiple areas along the road. She asked how effective those soil nails would be.

Mr. Bates said that they were extremely effective. He said that the engineered design was from GSI, a geotechnical firm. He said that they wholesaled the service and even warranty it for a year. He said that he had worked on at least seven projects in Stafford, Spotsylvania County, as well as Caroline County. He said that GSI had provided soil nails on Belle Plains, Coal Landing, Gary Melcher's, and Route 17 in Caroline County. He said that in his 11 years of experience, GSI has been the go-to company for these services, and he had not had any issues with their work. He said that the soil nails were designed by a geotechnical engineer to hold securely, so he had complete faith in their capabilities.

Ms. Gary said that there were so many issues going on down that road, so she wanted to ensure that it was addressed publicly.

Mr. Bates said that they had completed a section of this road years ago and it was holding up fine; they just needed to do more.

Dr. Yeung asked if VDOT owned the water tower located in the back parking lot in Garrisonville.

Mr. Bates said that the parking lot was maintained by VDOT.

Dr. Yeung said that they needed to travel back there.

Mr. Bates asked if there were a lot of abandoned vehicles.

Dr. Yeung said yes.

Mr. Bates said that there was an easy solution. He said that they would contact the state police to solve the issue.

Dr. Yeung said that Northampton going onto Cathedral Lane was very busy and was used as a cut-through. She said that she almost broke her ankle while walking along that road. She asked how many vehicles referred to a high-occupancy secondary road.

Mr. Bates said that it was 3,500 vehicles.

Dr. Yeung asked if Mr. Bates could verify if that road was included as a high-occupancy secondary road.

Mr. Bates said that it was not. He said that he agreed that the road definitely needed some help. He said that it was not on their resurfacing schedule that year; frankly, the only way to fix this would

be to mill it out and put it back. He said that something like what they did on Northampton on the east side might not be a solution because the entire road needed it. He said that there was simply no way to pick or choose.

Mr. Bates said that they would have to put it on a resurfacing schedule, and in the meantime, they would have to maintain it. He said that this may involve patching potholes and ensuring that it remained safe. He said that it was not in the best condition, and their ratings showed this, but they were considering it for future resurfacing schedules.

Mr. English said that regarding Norfolk Street and Truslow Road, they had torn up the road there for the new high school. He asked if Mr. Bates had received the email he had sent regarding this.

Mr. Bates said yes, he did.

Mr. English asked if he knew who was responsible for that.

Mr. Bates said that he had not received word back yet, but he had sent it to his permit inspector to investigate. He said that he would get Mr. English an answer as soon as possible.

Mr. English said that he forwarded the same email to the school construction staff and was uncertain if they had taken action or not. He asked if Mr. Bates had received his email in regards to the 100 to 200 block of Kellogg Mill Road and the safety issues there.

Mr. Bates said yes. He said that they had conducted trench widening in the Kellogg area and numerous signage upgrades were made to draw attention to the area. He said that the issue encountered was that people were driving too fast through the curve, posing a significant risk to residents, particularly those with young children playing in their yards.

Mr. Bates said that a house was situated right in the curve, and there had been instances in the past where vehicles entered the front yard, creating a dangerous situation for the family. He said that to address this concern, he requested that his traffic team review data collected since they implemented the improvements to determine if any further issues needed to be addressed. He said that this request was sent earlier today.

Mr. English said that he understood how they felt about the rumble strips, and although a guardrail might not be applicable in that specific area, they could still explore alternative solutions to improve safety.

Mr. Bates said that he would take a look at it. He said that at some point or another, they had to be very specific about when those things were warranted, because if rumble strips were put on every curve where someone said there was a problem, they would wake up the entirety of Stafford County. He said that they were there to alert people, so if they put them everywhere, people would become numb to running over them. He said that they would take a look at the data for that road and see what it suggested.

Mr. English asked if Mr. Bates could email him the results so he could forward it to his constituents.

Mr. Bates said yes.

Ms. Allen said that for the public's awareness, Ms. Vanuch was joining the meeting remotely. She asked Ms. Vanuch if she had any questions.

Ms. Vanuch said that she had none at this time.

Ms. Allen said that their residents appreciated Mr. Bates' hard work, which was evident from today's survey results where VDOT ranked highly in terms of roads and transportation. She said that their hard work was paying off. She said that regarding the Decatur and Brent Point Road issue, she understood Mr. Bates mentioned that the Decatur project would commence soon. She asked if there was a more specific timeline for the Brent Point Road widening initiative.

Mr. Bates said that he did not. He said that the contractor must be out there by mid-November to complete the project. He said that they would know about two weeks in advance when they put up the hot spots and would include the resurfacing information in that update. He said that regarding the widening for Decatur, they planned to start within the next two or three weeks, with their state forces handling the project this time around.

Mr. Bates said that for Brent Point, they were still waiting on an environmental permit; he cannot provide a specific timeline at this moment. He said that if he had the permit, he would estimate that they would work on Decatur for a week before moving to Brent Point. He said that he must ensure they obtained the necessary permit first, as there were wetlands adjacent to the road.

Ms. Allen said that she appreciated the repaving for Telegraph scheduled for two years from now; however, she was receiving numerous questions about what was being done to address the issue of widening Telegraph in the meantime. She said that over the past year, she had also brought up the matter, asking if there were any developments or plans that had materialized regarding potential

widening options. She said that although they understood the challenges posed by the road's topography, she wanted to know if any areas were being considered for future widening.

Mr. Bates said that, in order to make a decision on this matter, they should consider implementing spot improvements in certain areas along Telegraph Road, which would account for approximately 30% to 40% of the road's length. He said that if their goal was to widen the road and execute the project correctly, it would be necessary to purchase land immediately, design the project, and prioritize a substantial construction effort through the County.

Mr. Bates said that their options were somewhat limited by the geography, lay of the land, ditches, and slopes, as well as prescriptive easements that restricted their ability to make changes within their existing footprint. He said that, in his opinion, the only viable solution to address some of the concerns may be a full-scale construction project. He said that, however, the road was not in optimal condition, and resurfacing it could potentially alleviate some of these issues.

Ms. Allen said that as summer was approaching, people had many concerns. She said that one of the main issues she brought up during their discussion about the SSYP was whether there were areas within bus routes, particularly those leading to Widewater and Shirley Heim, where road safety could be improved beyond simply widening or repaving. She said that many buses travel from the Aquia area across Interstate 95, with more buses coming from Telegraph Road to reach Shirley Heim and Widewater than vice versa. She said that this distinction should be considered when addressing transportation concerns.

Mr. Bates said that he could work with the school transportation department to obtain a list of their routes and more specifically, where their stops were located. He said that perhaps they could pinpoint some areas within that 30% to 40% range and consider adding them to a future secondary six-year plan project if it was feasible.

Ms. Allen said that due to the complaints received this year regarding the stop for Shirley Heim, located near the trailer parks, the bus tended to sit in the middle of the road because there was no shoulder or sufficient space when it made the turn around coming down towards Woodstock. She said that this resulted in the bus entering the other lane, posing a concern for residents who use the same routes as the bus from the Aquia area and Stafford's Borough. She said that the residents acknowledged the significant financial costs associated with redoing the entire road, but they would like to prioritize schools and safety by making certain areas safer for school buses to traverse.

Mr. Bates said that they could look at those locations and work with school transportation staff before following up with the Board.

Ms. Allen said that there was another issue regarding the flooding on Bristol due to the right-of-way design. She said that it could be seen in pictures and video that she had sent through Mr. Toigo for review, which depicted a resident's property being severely flooded.

Mr. Bates said that he had received an email regarding the matter, but he was unsure if he had received the final response from his staff's review. He said that he would verify this information and provide an answer as soon as possible.

Ms. Allen asked if it would be possible to provide a list of all roads within her district that were prone to flooding and drainage issues so they could begin understanding which areas require attention in terms of transportation needs.

Mr. Bates said yes.

Ms. Gary said that she and Ms. Bohmke had attended the spring meeting, and she believed it was worth mentioning that VDOT provided support for their applications despite being short-staffed. She said that they were very grateful for their commitment to supporting them in any way they could, especially those from FAMPO. She said that they were currently working on securing funds needed for these projects, so she wanted to bring this up since Mr. Bates was present.

Mr. Bates said that he would like to give a quick shout out to the project development team, the preliminary engineering team, and the design team, who worked tirelessly on initiatives such as Smart Scale, revenue sharing, transportation alternatives, and collaboration with both County staff and FAMPO to assist with these applications. He said that he was aware that it was a full-force effort from the County, FAMPO, and VDOT, and the project development team, despite being short-staffed, consistently delivered exceptional results.

PRESENTATIONS BY THE PUBLIC- II

1. Greg Goldstein, 4 Dewitt Road, Stafford VA said that he was present to discuss Buc-ee's and share his findings on the Freedom of Information Act investigation conducted with Stafford County and VDOT within a three-minute time frame. He said that he was saddened by the findings of the Attorney of Stafford County. He said that on November 9, a representative from Kimley Horn, who was contracted for a traffic impact assessment for Buc-ee's, sent an email to representatives of Stafford County, VDOT, and Buc-ee's personnel.

Mr. Goldstein said that the email stated that, based on guidance from Stafford County, Kimley Horn had concluded the attached background developments in 2025 and 2031 respectively. He

said that the email informed Stafford County that, based on proposed background developments, some traffic volumes had increased substantially.

Mr. Goldstein said that furthermore, it was noted that certain movements and intersections would likely fail without Buc-ee's traffic. He said that following this email exchange, a series of meetings and emails between Stafford County and VDOT took place. He said that on December 18, a Stafford County employee sent an email stating that they had received an initial draft for a scope of work from one of their on-call transportation consultants.

Mr. Goldstein said that the initial draft scope was attached to the email for further review. He said that it should be noted that the actual scope begins on page three, but the background information provided was useful for understanding the discussion. He said that later in the email, the employee mentioned that this scope generally followed what was discussed and should provide the necessary results, but they were eager to hear any additional feedback. He said that the work, estimated to take approximately four months, cost \$197,270.29, with an optional task of \$35,868.90.

Mr. Goldstein said that in summary, it appeared that the County had overdeveloped this area, and the current infrastructure cannot handle the traffic before the addition of Buc-ee's development plan. He said that in an attempt to secure a deal, Stafford County personnel altered the methodology of the traffic study, including the years of development and number of developments, to manipulate the numbers and demonstrate a reduction in traffic for the desired outcome at a cost of \$230,000.

Mr. Goldstein said that as recently as March 22, VDOT had questioned why zero traffic was assigned to proposed developments. He said that it should be noted that Stafford County approved all of the developments in this area, including Austin Ridge, Embrey Mill, and others. He said that it now appeared that the County had overdeveloped the area without a proper plan for managing traffic, instead opting to add more traffic. He thanked Dr. Yeung for being the only Board member who was mentioned in the FOIA documents who had asked questions about this.

Mr. Goldstein said that he was very saddened that most other members did not respond to the FOIA request, but he thanked those who did. He said that in his remaining time, he wanted to mention that VDOT provided more information than Stafford County in response to his FOIA request and even supplied documents that Stafford should have provided. He said that one document from a Stafford representative was entirely redacted, which left him frustrated with the County's transparency. He said that he hoped the Board of Supervisors could investigate this matter further and find a solution to address these concerns.

2. Keresa Stencavage, 12 Booth Court, Stafford VA 22554, said that she had lived at this address since 2013, which made it the longest she had ever resided anywhere as a military child. She said that it had been her first real home. She said that Stafford had been an excellent place to grow up in, and after completing her bachelor's degree in New Jersey, she chose to return due to its fresher air compared to the pollution in New Jersey. She said that one of her favorite aspects about Stafford was that one could smell nature; it felt cleaner there.

Ms. Stencavage said that she acknowledged that some people might disagree with her, but she believed that chopping down trees had been a step in the wrong direction and adding a Buc-ee's would only make things worse. She said that she currently worked shift work in the Quantico area and did not want to have to wake up 30 minutes earlier for her 12-hour shifts or be disturbed by honking cars during both day and night, which she imagined Buc-ee's would cause.

Ms. Stencavage said that in conclusion, she did not want to live in a parking lot; she wanted to enjoy the appeal of Stafford. She said that she was considering purchasing a house in the area. She said that the appeal of Stafford for her lay in the combination of nature, areas of community, and commerce. She said that Buc-ee's was not the kind of commerce she was looking for. She said that about one month ago, her dad and she were walking along the lot where the proposed Buc-ee's would be located, and within the first hundred meters of their walk, they had filled six bags worth of trash.

Ms. Stencavage said that they were unable to get all of the trash because it was too embedded in the ground. She said that this was without the Buc-ee's and a bunch of people who were not environmentally minded. She said that the current litter was likely from people who already lived in the area. She said that she did not want to live in a parking lot and trash dump. She said that she was here to request the Board to consider the wellbeing of Stafford and its residents whenever the proposal was before them and saw that it was not in their best interest.

3. Peter Stencavage, 12 Booth Court, Stafford VA 22554, said that the quote "What did I know? What did I know of love's austere and lonely offices?" was from the poem "Those Winter Sundays" by Robert Hayden. He said that love's austere and lonely offices referred to the responsibilities of a parent as a kind of work. He said that sometimes it was lonely, hard and difficult work, and this Board of Supervisors were somewhat like parents to Stafford citizens. He said that yes, the public elected them, but they were elected to act in their best interests and for their future interests. He said that Buc-ee's was not in their interest.

Mr. Stencavage said that they were not a community-oriented business. He said that they would overwhelmingly bring in non-Stafford residents, traffic, noise, and pollution. He requested the

Board to make the right choice for Stafford County's future by saying no to Buc-ee's. He said that in the end, Buc-ee's might say the right sweet nothings in their ears as they were courting them. He said that they might dot their I's and cross their T's, but in their heart of hearts, he asked if this was really the type of non-community based business for Stafford County. He said that he did not think it was.

4. Darla Stencavage, 12 Booth Court, Stafford VA 22554, said that she was listening to Blue the other day. She said that as Blue was telling her that Stafford County was a flourishing community that placed its citizens first, ensuring their heart never changed, their home was always welcoming, and their businesses continue to prosper. She said that Blue guided her along the path that Stafford was a community with a strong economy usually ranking in the top ten in the nation, and emphasizing the County's extremely low unemployment, while calling the area a desirable location to live, work, and play.

Ms. Stencavage said that Blue pointed out that in Stafford County, parks and economic growth went hand in hand, with parks being the most cherished attractions. She said that it made her wonder how Blue would be prepared to say that Stafford County was known for their clean toilets and beaver nuggets. She said that furthermore, she wondered how Blue could explain how Stafford County's 2040 vision could really guide every decision when Buc-ee's contradicted six of the seven main goals of the vision.

Ms. Stencavage said that she would look at how Buc-ee's conflicted with each goal. She said that the first goal was to develop a multimodal infrastructure and transportation system; however, Buc-ee's would actually hinder such development. She said that the second goal involved engaging in partnerships to provide quality educational and wellness opportunities. She said that no, given the increased noise, light, and environmental pollution, as well as increased emergency response times, this goal would be hindered too.

Ms. Stencavage said that regarding number three, to contribute to economic diversification, with gas stations and numerous food and convenience stores already existing within a mile of the proposed site, Buc-ee's would not contribute to this goal. She said that number four, to contribute to growth management for community sustainability, Buc-ee's was not geared towards their community and would instead encumber existing businesses by taking away their customers and reducing the walkability of the area.

Ms. Stencavage said that number five, add to the vision of a vibrant community through the arts, recreation, culture, history, and tourism, again, it was clear that Buc-ee's would not contribute to these goals. She said that even in terms of tourism, the proposed Buc-ee's did not meet this goal since it would draw people to Stafford only for its restrooms rather than

showcasing the area's unique attributes. She asked if Buc-ee's would contribute to a dedicated and responsive public safety team. She said that she would venture to say no, given the increased need for operations and the negative impact on proposed response times.

5. Kristin Maxson, 1816 Richmond Highway, Stafford VA, said that on page 36 of the 494-page packet, it was stated that there was an option to waive the bylaws. She said that the public had seen bylaws waived in a moment's glance, and the order was unknown to the public. She said that this unbalanced things, and the public was not informed in a timely manner. She said that there was a second issue, which was whether a County Administrator could represent as an applicant agent.

Ms. Maxson asked if there were checks and balances in this process. She said that this could be seen on page 184 of the 494-page packet, dated May 21, 2024. She said that her third issue was that on page 292 of 494 was blank and should be noted as initially left empty. She said that the fourth issue, concerning Coal Landing, page 385 of 494 was also blank and needed to be stated that the page was initially left empty and the public was interested in this continual study, with a question mark.

Ms. Maxson said that there was a fifth issue, which was that the presentations at the 3 p.m. meeting today did not necessarily reflect what was in today's packet. She said that there were many new issues concerning governance methods using commercial methods with public government methods. She asked if the conflict of interest be addressed. She asked if the two parties respected amendment rights, allowing homeowners fair due process. She said that the most common issue was taxes, which everyone paid.

Ms. Maxson said that on page 15 of the 494-page May 21, 2024 packet, it stated payment of new Registrar's office. She asked whether this could be considered a public entity if it was owned by an LLC. She said that that the Registrar's office belonged to the public. She said that the seventh issue was that today's packet had her searching for the FY 2022 Annual Comprehension Financial Report, June 30, 2022. She said that she found only two words out of a 200-page document, and industrial issues were the ones they faced today.

JOINT BOARD OF SUPERVISORS AND VIRGINIA DEPARTMENT OF TRANSPORTATION PUBLIC HEARINGS

ITEM 10. CAPITAL PROJECTS TRANSPORTATION; RESOLUTION R24-103; JOINT PUBLIC HEARING WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) TO CONSIDER APPROVAL OF STAFFORD COUNTY'S FY2025-FY2030 SECONDARY SYSTEM SIX-YEAR PROGRAM (SSYP).

Matt Lehane, Transportation Planning and Funding Manager, said that he was joined by Kyle Bates from VDOT to discuss the joint public hearing for the FY25-FY30 Secondary Six Year Plan. He said that this plan was funded through telefees for unpaved roads. He said that telefees originate from communication services providers such as Comcast and Verizon for their use of VDOT right-of-ways, and they had input into these funds.

Mr. Lehane said that primarily, they had been utilized on small projects. He said that in this year, some changes were made, including the moving of some projects out of the plan, cancellation of one project, addition of a federal railroad safety grant to Brent Point Road, updating the Hill Road and Forbes Street projects due to right-of-way issues.

Mr. Lehane said that based on prior discussions with the Board, they had also made updates, added new projects such as Primmer House Road, Plantation Drive, Woodcutters Road, and Parkway Boulevard for crosswalks, traffic calming measures for Decatur Road, Rock Hill Church Road's bridge epoxy, Holly Corner Road improvements, and a grant application for Safe Streets for All wedge widening.

Mr. Lehane said that the plan up for approval today was displayed on this slide, with a larger version available in the packet. He said that the only minor change made since the Board was last presented with this list was splitting the Safe Streets for All projects from a County-wide project into specific projects for each of the three areas.

Ms. Allen asked the Board if they had any questions for staff. Hearing none, she opened the public hearing.

1. Kristin Maxson, 1816 Richmond Highway, Stafford VA, said that she would like to apologize for misspeaking. She said that on page 2, number 17 had a colon followed by "and," so it was an open-ended statement. She said that the proposed roads stamped September 8, 2021, were dashed and not posted until April 2023 for the public. She said that Figure 3.10 was the Courthouse targeted development area, also dated September 8, 2021.

Ms. Maxson said that all of these studies were dated the same date but were not provided to the public to her knowledge. She said that a lot of the information on the web was published April 2023 and they did not have prior access to that. She said that people did not have these maps for understanding the budget for 2025 to 2030. She said that they did not have the vision of the future roads for 2025 when they were voting on a budget on February 20, 2024. She said that these were a cost to the public.

Ms. Maxson said that on page 2, the unfinished statement was referring to the roads, which were on maps dated September 8, 2021. She asked the Board to correct her if she was wrong. She said that the public did not have a chance to review the information regarding these roads. She said that Central Stafford Targeted Development Area Figure 3.13 also had roads suggested. She said that it was related to the “colon and” on page 2 of R24-103.

Ms. Allen closed the public hearing.

Mr. English motioned, seconded by Mr. Diggs, to accept the FY2025 – FY2030 Secondary Six Year Plan.

The Voting Board tally was:

Yea:	(6)	Allen, Diggs, English, Gary, Vanuch, Yeung
Nay:	(0)	
Absent:	(1)	Bohmke

PUBLIC HEARINGS

ITEM 11. BUDGET AND MANAGEMENT; RESOLUTION R24-69; PUBLIC HEARING TO CONSIDER ISSUANCE OF VIRGINIA PUBLIC SCHOOLS AUTHORITY (VPSA) BONDS.

Andrea Light, Chief Director of Financial Services, said that as part of the Board's adopted Fiscal Year 2025 through 2034 CIP in their Fiscal Year 2025 budget, they had budgeted and appropriated funds for schools to undertake certain capital projects. She said that the public hearing held this evening authorized the future issuance of Virginia Public School Authority (VPSA) debt. She said that this public hearing and the approval of the resolution did not bind the Board to a decision.

Ms. Light said that anticipated projects included Elementary Schools 18 and 19, Drew Middle School rebuild, High School 6, and various 3R projects. She said that bonds could be sold at a premium or a discount, meaning there might be funding above or below project costs. She said that typically, when they conducted a VPSA public hearing, they had the amount slightly above. She said that if one added up all the project costs, it was approximately \$94 million instead of \$97 million, which explained the difference.

Ms. Allen asked if there were any questions from the Board for staff. Hearing none, she opened the public hearing. Seeing no speakers, she closed the public hearing and the matter rested with the Board.

Mr. English motioned, seconded by Ms. Gary, to approve issuance of Virginia Public Schools Authority (VPSA) Bonds.

The Voting Board tally was:

Yea:	(6)	Allen, Diggs, English, Gary, Vanuch, Yeung
Nay:	(0)	
Absent:	(1)	Bohmke

ITEM 12. PLANNING AND ZONING; ORDINANCE O24-13; CONSIDER A PROPOSED ZONING RECLASSIFICATION OF TAX MAP PARCEL NO. 40-32B TO REMOVE THE PROPERTY FROM THE HISTORICAL RESOURCE OVERLAY DISTRICT (PROJECT KNOWN AS SAMUEL E. AND DOROTHY S. JACKSON PROPERTY).

Nancy Kotting, Cultural Resource Specialist, said that she was presenting a zoning reclassification request for the removal of a historic resource overlay district. She said that it was a request to remove the overlay district from Parcel Number 40-32B in the Aquia District. She said that the underlying zoning was A-1, which would remain. She said that the size of the parcel was 0.285 acres. She said that the applicant was Stafford County on behalf of Samuel E. and Dorothy S. Jackson.

Ms. Kotting said that displayed on the slide was a map showing the current location of the overlay district, with both parcels included. She said that another map displayed the A-1 zoning for all contiguous parcels. She said that Samuel and Dorothy Jackson requested the removal of the historic overlay zoning from tax map parcel 40-2B. She said that the overlay was designated on parcel 40-32 in 1985, which was then subdivided in 1986, and parcel 40-32B was sold to the Jacksons that same year.

Ms. Kotting said that there were currently no proposed changes to the parcel. She said that properties within historic designation districts were subject to review and approval by the Architectural Review Board (ARB) for new construction, demolition, or exterior changes; however, there have been no such changes beyond basic maintenance on this property.

Ms. Kotting said that an aerial view showed the properties and highlighted the resource protected by the overlay district, which was a Civil War-era fortification built in 1863, which was listed on the National Register of Historic Places. She said that on March 27, the Planning Commission unanimously approved the zoning reclassification, and staff also recommended approval.

Ms. Allen asked if there were any questions from the Board for staff. Hearing none, she opened the public hearing. Seeing no speakers, she closed the public hearing and the matter rested with the Board.

Ms. Gary motioned, seconded by Dr. Yeung, to approve Proposed Ordinance O24-13.

The Voting Board tally was:

Yea:	(6)	Allen, Diggs, English, Gary, Vanuch, Yeung
Nay:	(0)	
Absent:	(1)	Bohmke

ITEM 13. PLANNING AND ZONING; ORDINANCE O24-14; CONSIDER A REQUEST FOR A PROPOSED ZONING RECLASSIFICATION, WITH PROFFERS, FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 30-152A (PROJECT KNOWN AS DOMINION ENERGY - COAL LANDING SUBSTATION).

Amy Taylor, Planner III, said that she would present items 13 and 14 together as they related to the same property. She said that the requests were for a zoning reclassification and a conditional use permit (CUP) for Dominion Energy's Coal Landing substation. She said that these requests involved a zoning reclassification of 1.349 acres from A-1 Agricultural to M-1 Light Industrial and a conditional use permit to allow a public utility, specifically an electrical substation, as well as permitting structure and fencing heights that exceeded the maximum allowable height within the M-1 Light Industrial Zoning District.

Ms. Taylor said that this affected Tax Map Parcel Number 30-152A in the Aquia District. She said that the applicant and owner was Virginia Electric and Power Company, doing business as Dominion Energy Virginia. She said that Kyle LeClair with Geosyntec Consultants represented the applicant this evening.

Ms. Taylor said that the purpose of both requests was to facilitate an expansion of the existing substation to address aging infrastructure and improve service reliability for the substation. She said that this expansion would take place at the property located along the south side of Coal Landing Road, approximately half a mile east of Greenridge Drive. She said that the property was currently zoned A-1 Agricultural, with surrounding zoning districts being R-1 Suburban, Residential to the north, and A-1 Agricultural to the east, west, and south.

Ms. Taylor said that as noted, the property had been zoned A-1 since before 1978 and was not subject to any existing proffers. She said that Dominion Energy acquired the property in 1957, and

the substation was constructed and placed into service shortly thereafter; however, the specific date of service remained unknown. She said that the substation had remained in continuous operation since at least the early 1960s and predated the enactment of County zoning regulations in 1964. She said that consequently, the facility was considered an existing non-conforming use.

Ms. Taylor said that to clarify further, the proposed expansion would not meet current open space requirements under the existing A-1 zoning district, necessitating reclassification while a CUP was required to bring the existing non-conforming use into compliance with current zoning requirements. She said that the next slide showed the Generalized Development Plan (GDP), which depicted the existing site layout, including the location of the existing substation compound and the proposed area of expansion. She said that access to the site was currently provided by way of two existing entrances along Coal Landing Road.

Ms. Taylor said that the primary entrance was a 40-foot wide gravel driveway located in the northeast corner of the site, which also served as an ingress-egress for several parcels to the southeast, and a smaller secondary entrance was situated in the northwest portion of the site. She said that most of the site was occupied by the existing fenced compound, housing various structures and equipment and located in the southwest corner of the site. She said that this existing compound was located approximately 180 feet to the closest residential structure.

Ms. Taylor said that the proposed 2,000-square-foot expansion would be situated in the southwest corner and would include the replacement of multiple pieces of equipment, installation of a new transmission support structure, referred to as a backbone structure, as well as a retaining wall, replacement of the existing security fence, and installation of a new transmission support structure, referred to as a safety fence. She said that off-site drainage improvements would be made, and landscape screening would be provided along the western property line to address visual impacts in the area of the proposed expansion.

Ms. Taylor said that because the substation was in existing use, the location of some of the existing equipment did not meet minimum 40-foot yard setbacks for the M-1 zoning district; however, it would maintain the existing front yard setback of 13 feet between the existing equipment closest to Coal Landing Road and the northern property line. She said that the existing setback along the front of the property was generally to a piece of equipment indicated on the map and was currently 13 feet.

Ms. Taylor said that regarding the encroachment in the required side yard, the installation of the new backbone structure must be placed within the 40-foot side yard setback to accommodate adequate distance from other established equipment within that compound, as shown on the GDP, a 32-foot side yard setback was proposed between the new backbone structure and the western

property line adjacent to tax map parcel 30-151P. She said that the setback would be generally in a location from the new backbone structure in one area to the property line on the other side.

Ms. Taylor said that the proposed setback for the new structure would be 32 feet. She said that since this encroachment in the required side yard setback would create a new nonconformity, the applicant had offered a reduced setback of 32 feet associated with this structure only. She said that an acceptance of these proffers by approval of this request would relax those code requirements for this specific scenario and allow the applicant to install that new backbone structure without creating a new nonconformity.

Ms. Taylor said that the new backbone structure was expected to be approximately 74 to 77 feet in height, exceeding the maximum height of 65 feet within the M-1 Zoning District. She said that the existing fence surrounding the compound would also be replaced as part of the proposed safety improvements and increased to a height of 12 feet, which exceeded the maximum permitted fencing height within any yard setback. She said that exceptions to both the proposed structure height and fencing setback had been requested as part of the CUP application.

Ms. Taylor said that the subject parcel was located along Coal Landing Road and was currently developed and used as an existing electrical substation. She said that the existing fenced compound occupied approximately half of the site, which was open with very little vegetation and not screened or buffered from adjacent uses due to its nature.

Ms. Taylor said that although the area of the proposed expansion was fairly well-screened by existing mature tree cover located just off-site on the adjacent parcel to the southwest, the site topography within the gated compound sloped gently towards the northeast, while grades outside of the compound were more significantly sloped in the southwest corner of the property. She said that there did not appear to be any environmentally sensitive areas or resources present.

Ms. Taylor said that the next images on the slide were a street view of the site from Coal Landing Road as seen from both east and west. She said that the comprehensive plan identified the property as within the suburban land use designation, but did not directly address infrastructure facilities such as electrical transmission and distribution facilities.

Ms. Taylor said that however, the comprehensive plan did support expansion of electric utilities within designated electric transmission corridors and where visual and environmental impacts had been minimized. She said that staff believed that the proposed reclassification and existing use as an electrical substation were consistent with the comprehensive plan recommendations and would support future development in the surrounding area.

Mr. Taylor said that she would next list a few of the proposed proffers to help offset any potential negative impacts, which would require the property to be developed generally in accordance with the GDP. She said that they included limiting permitted uses on the property to only an electrical substation, maintaining specific supporting and accessory uses, maintaining existing yard setbacks associated with existing structures and equipment, relaxing the yard setback requirement to 32 feet to allow installation of the new backbone structure without creating a new nonconformity, and providing additional landscape screening along the western property line and stormwater drainage improvements as depicted on the General Development Plan.

Ms. Taylor said that a few of the proposed conditions associated with the Conditional Use Permit would help reduce the impact on the property and offset potential negative impacts. She said that these conditions would allow for development of a public utility specifically an electrical substation. She said that these conditions included that the site would need to be developed in substantial conformance with the GDP, limiting the height of structures associated with the substation to no more than 77 feet and the height of fencing to no more than 12 feet, landscape screening along the southwestern portion of the site would also be required, as well as standard language addressing issues such as storage of commercial vehicles, security fencing, storage of hazardous materials, hours of construction, and discontinuance and removal of the substation.

Ms. Taylor said that staff found that positive features or aspects associated with the applications were that the proposal was consistent with the existing use and current operations on the site would allow for necessary expansion of the existing substation, which supported future growth in the surrounding area. She said that the existing and proposed use of the substation aligned with the goals, objectives, and recommendations of the Comprehensive Plan, proposed proffers would limit permitted uses to only an electrical substation, and proposed conditions would further mitigate potential negative impacts.

Ms. Taylor said that the negative impacts identified by staff included that expanded use may create visual impacts on adjacent residential properties that could not be fully mitigated, and the proposal would relax yard setback requirements to allow for installation of new structures to avoid creating a new nonconformity.

Ms. Taylor said that staff was supportive of the project and recommended approval of both the reclassification application and the CUP application pursuant to proposed Ordinance O24-14 and Resolution R24-124. She said that on March 27, the Planning Commission voted 7-0 to recommend approval of both applications.

Ms. Gary asked if the residents impacted by this proposal had been engaged during this process.

Ms. Taylor said that the home nearest the southwest corner of the site was occupied and the owner of the property contacted the County prior to the Planning Commission stage of the process. She said that the owner did not express any concerns regarding the substation expansion going in. She said that in fact, the resident had some questions because someone had approached them about their property for a potential different use. She said that they were inquiring about how this might align with the rezoning and the expansion of the substation.

Ms. Gary asked if that constituent was aware it would be 77 feet.

Ms. Taylor said that yes, they received notification like everyone else. She said that no specific concerns were received from that particular property owner.

Dr. Yeung asked if the communication with that property owner was recorded in writing.

Ms. Taylor said no, staff had not got that in writing. She said that it was verbal conversation with the property owner. She said that he contacted the County regarding the proposed application via a phone conversation.

Dr. Yeung said that in her opinion, the communication should be documented in some form in order to confirm the notification was received.

Ms. Taylor said that to clarify, that property owner definitely received notification due to their proximity to the subject property. She said that they did receive notification regarding the application, but there was no written documentation regarding the conversation staff had with this particular property owner regarding their inquiry prior to the notification being sent out.

Dr. Yeung asked if the expanded use had a visual impact on adjacent residential properties that could not be fully mitigated, could proffers mitigate this issue.

Ms. Taylor said that there was both a proffer and a condition regarding that issue. She said that there was a proffer requiring that vegetation along the southwest property line be provided as shown on the GDP, whereas the CUP condition specifically required that vegetation be provided in the form of understory evergreen trees.

Dr. Yeung asked if the expansion of the facility would include bringing the site into conformity, as it was currently a non-conforming use.

Ms. Taylor said that was correct. She said that the zoning ordinance changed once the facility was put into use, which was why the facility was considered a non-conforming use. She said that it had been in continuous operation since the early 1960s.

Ms. Allen asked if the applicant would like to address the Board.

Kyle LeClair, representing Geosyntec Consultants for Dominion Energy, said that he was present to answer any additional questions the Board had for them. He said that he would highlight three points regarding this application, and he would refrain from discussing the material already presented by Ms. Taylor. He said that the primary purpose of this project was a reliability initiative.

Mr. LeClair said that the rezoning and conditional use permit aimed at enhancing the functionality of this substation. He said that a single transmission circuit entered the facility, which housed two transformers. He said that in case of an issue with one transformer, it could offload its load directly to the other transformer in the substation. He said that this substation served both as a transmission and distribution hub.

Mr. LeClair said that their project also involved upgrading the security fence. He said that they may notice this as they drove around; some substations were receiving upgraded outer fences. He said that these upgrades included taller fences with tighter mesh. He said that the original mesh was wider, allowing for visibility through it; however, due to security concerns, the new mesh was much tighter and more opaque. He said that while one could still see into the substation if they looked directly at it, from the side, the fence appeared more opaque.

Mr. LeClair said that the second aspect of their presentation covered other improvements they planned to make on this site. He said that Ms. Taylor had mentioned drainage improvement as one of the main issues at this site. He said that this substation had been plagued with drainage problems for years due to a large channel running through it. He said that the water backed up, overflowed the substation, and carried stones from within the substation onto Coal Landing Road. He said that with this project, they could see in picture number one that the pipes under the road were currently plugged and silted in.

Mr. LeClair said that part of their plan was to upgrade the system and upgrade the culvert system across Coal Landing Road. He said that the improvements would significantly enhance the area for nearby residents. He said that additionally, once work began on this substation, it often lead to other necessary upgrades. He said that on the front side of the site, they would be preparing for the security fence upgrade by addressing the existing retaining wall structure, which was currently a legacy power pole retaining wall.

Mr. LeClair said that it had functioned well for approximately 50 years. He said that to his knowledge, they had experienced no issues with it, and it continued to operate effectively, but as part of the upgrades, they planned to replace it with a concrete retaining wall, and implement drainage improvements in front of it. He said that these enhancements aligned with those across the road, which were highlighted on the slide.

Mr. LeClair said that this would technically be their second project. He said that the first project was the security fence. He said that from a construction perspective, the security fence would be constructed along the perimeter of the road, and there was a typical diagram illustrating that. He said that regarding the expansion project itself, they were seeking approval that night. He said that if approved, they would proceed with site plans over the summer for hopeful approval in the fall.

Mr. LeClair said that they would likely begin examining construction on the civil side by late 2024 and continue into the 2025 timeframe. He said that the security fence project was slated to be determined. He said that initially, it had been planned for the end of that year, but they had postponed it slightly due to the civil part of the project, the expansion, taking place. He said that however, it would not be too far after that, depending on funding availability.

Ms. Gary said that she was aware that stormwater issues in the area had been ongoing. She asked if there had been any discussion about improvements to the lot across the street.

Mr. LeClair said that he was not aware of any. He said that they had some drainage improvements planned for directly across the road on the required easement on Stafford County property, but no improvements to that direct entrance to that park itself at this point in time.

Ms. Gary asked what the expected impacts would be in terms of the noise pollution associated with the project. She said that this was a concern because it was located directly next to a park.

Mr. LeClair said that as a civil engineer by trade, not an electrical engineer, his experience with these systems indicated that there was a low hum emanating from the transformers; however, this was already present with the current equipment in place. He said that the backbone structure itself was essentially very similar to what existed today, merely a twin, slightly taller. He said that they would be installing some bus conductors that transferred power from the transmission line into the substation and then to the transformer itself, along with other minor equipment.

Mr. LeClair said that this should not introduce any additional sound beyond what already existed. He said that the transformers were where one typically heard the low buzzing noise, often accompanied by a fan or similar mechanism. He said that they would not be replacing those transformers, and they would remain in their current location.

Ms. Allen opened the public hearing. Seeing no speakers, she closed the public hearing and the item rested with the Board.

Ms. Gary motioned, seconded by Mr. Diggs, to approve Proposed Ordinance O24-14.

The Voting Board tally was:

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

Nay: (0)

Absent: (1) Bohmke

ITEM 14. PLANNING AND ZONING; RESOLUTION R24-124; CONSIDER A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW A PUBLIC UTILITY, SPECIFICALLY AN ELECTRICAL SUBSTATION, AND TO PERMIT STRUCTURES AND FENCING TO EXCEED THE MAXIMUM ALLOWABLE HEIGHT, WITHIN THE M-1, LIGHT INDUSTRIAL ZONING DISTRICT ON TAX MAP PARCEL NO. 30-152A (PROJECT KNOWN AS DOMINION ENERGY - COAL LANDING SUBSTATION).

Ms. Gary motioned, seconded by Mr. Diggs, to approve Proposed Resolution R24-124.

The Voting Board tally was:

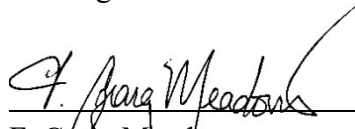
Yea: (6) Allen, Diggs, English, Gary, Vanuch, Yeung

Nay: (0)

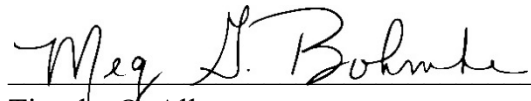
Absent: (1) Bohmke

ADJOURNMENT

At 8:35 p.m., Vice Chair Allen adjourned the May 21, 2024 Stafford County Board of Supervisor's meeting.



F. Craig Meadows
Interim County Administrator



Tinesha Q. Allen
Vice-Chair

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#69]
Date: Tuesday, May 7, 2024 12:25:57 PM

Name * Meghan Boresky

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Stafford , VA 22554
United States

Email * megboreaky@kings.edu

Election District Garrisonville

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

Online Comments: *

Dear members of the board of supervisors, Im here today to urge caution in regards to the proposed new Buc-ee's near the Embrey Mill Town Center. The influx of 20,000 cars per day could have a significant impact on school transportation, potentially leading to longer bus rides for children. As we strive to provide a safe and efficient learning environment for our students, it is crucial that we carefully consider the potential consequences of increased traffic in this area. I urge you to take these concerns into account before making a decision on this project. Thank you for your time.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#70]
Date: Tuesday, May 7, 2024 3:01:44 PM

Name * Robert Stevens

Address * ☐ 45 Mendota Way
Fredericksburg, VA 22406
United States

Email * dolstevens@sbcglobal.net

Election District Hartwood

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

Online Comments: *

I am writing in opposition to the CUP for Buc-ee's at the intersection of Courthouse Rd. and Austin Ridge Dr.

I live in Celebrate in the Hartwood District but am vehemently opposed to Buc-ees in Stafford County. Traffic is FINALLY moving through Stafford thanks to major road improvements through the I-95 corridor. Buc-ee's will surely destroy any relief we have seen with the improvements.

I have been to the Buc-ee's at the outskirts of Florence, SC and been caught up in the traffic there. It is not near subdivisions and schools. There are only a few commercial businesses near that site so the traffic can all be attributed to Buc-ee's. That is not the case at the proposed Stafford location. There are numerous homes, schools, and businesses in the area. We neither want, nor need, any more gas stations in the area.

I implore you to deny the application. Citizens in Stafford County deserve more from our elected officials and county administration. Thank you.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#71]
Date: Tuesday, May 7, 2024 4:37:11 PM

Name *	Curtis Terrell
Address *	☐ 601 Leeland road Fredericksburg , Va 22405 United States
Email *	wingboneman@gmail.com
Election District	Falmouth
Topic (please see the Public Hearings page for specific topics coming up) *	Cliff farm
Online Comments: *	Board members you must vote no on the project on cliff farm as did the planning committee did! You can't possibly be for this after 3 years ago the board voted to go from 3 ac in A1 to 6 to build a home. And you need to take the flipppo farm out of the USA so that they can sell there land in 6 ac lots. You took other people's land out that live around it so it should not be a problem.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#72]
Date: Wednesday, May 8, 2024 12:16:04 AM

Name * Jennifer Johnston

Address * ☐ 8 Gunston Rd
Stafford, VA 22554
United States

Email * jzjohnston99@yahoo.com

Election District Garrisonville

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

Online Comments: *

Thank you for Publix. It was a great addition to the residents in the Garrisonville District and the county as a whole giving all of us a new, different place to grocery shop, and higher-end at that. It fits the needs of the county. It fits the needs of the district.

Thank you for the Rouse Center and Embrey Mill Sports Complex. It was a fantastic addition to the county and generates lots of revenue opportunities from far and wide. It's a win-win! Not only do county residents get an amazing top-notch facility to patron, but we get to share it with so many others that make our county a place for their meets and tournaments. These out-of-town guests not only pay to use Rouse/Embrey Mill but they often need lodging at our hotels and food from our dining establishments. It fits the needs of the county. Garrisonville district residents are happy to be the county hosts for such fantastic facilities even with the traffic, and hustle and bustle those events bring to our area. It's a good buzz. It's generated by families coming together with, in many cases volunteer coaches that help children in our county as well as our guest teams grow and develop skills that will carry them through life and maybe even to professional level athletics or the Olympics!

I write tonight to give my opposition to the proposal regarding a Buc-ees in Stafford County.

I just provided two examples of when the BoS got it right. You made good choices for county residents and we are grateful for it. It is with stellar examples like this that a proposal like a Buc-ees seems so terribly off the rails.

Buc-ees will reduce the enjoyment of living in this part of the county. It will increase noise. It will increase pollution. It will further stress and tax infrastructure in a way you can't possibly imagine. It will reduce the desirability to live and shop in the Garrisonville district and possibly even property values. There are homes in the adjacent subdivisions that in the last year have listed for just shy of \$1 million! It's incredible to think that you, as elected leaders of this county think this is a good idea on any level. Frankly, it's just downright disappointing that our county leaders think that 1) Stafford should be a nothing more than a pit stop for transient people, and 2) that you can't see or hear that residents of your county want more. We expect more for you. You should want more for yourselves as residents of this county. It is for those reasons and so many more that I must oppose this proposal. I do not in any way want a Buc-ees in this county. Not at exit 140, not ANYWHERE.

I ask you to simply put a hard stop on it altogether. Waive off. Let.it.go! Find something else. The residents of this county,yto include you deserve so much better.

From: [Wufoo](#)
To: [Mark A. Kaminski](#); [Andrew L. Spence](#); [Cheryl D. Giles](#); [Julia E. Holmes](#)
Subject: Public Comment Form [#73]
Date: Friday, May 17, 2024 6:05:56 PM

Name * Sara Nucci

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Stafford, Virginia 22554
United States

Email * sara.e.nucci@gmail.com

Election District Hartwood

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

Online Comments: *

I am a resident of Austin Ridge and I am writing to express my disapproval of Buc-ee's being located in our beautiful growing Stafford region. The addition of such a ridiculously large gas station bringing the traffic, the pollution from idling cars, the sheer amount of people and noise so close to our neighborhood and schools is highly unsatisfactory. Rest stop in the middle of nowhere on a long drive? Sure. Right next door to a nature-focused and vibrant community? No thank you. This is not a forward looking Stafford that will stand out in front of other cities as a growing extension of metropolitan DC area, as well as a unique family oriented area in its own right. Bucces belongs on the interstate along a long stretch of barely inhabited land, not right in the middle of a neighborhood.

My husband retired from the Marine Corps, and while he was active duty we chose to buy in Stafford because it seems like the growth of Stafford was moving in a positive direction. The additions of the Embrey Mill Subdivision and the Jeff Rouse Center were signs that Stafford was transforming itself into a well thought out community. Buccee's would be an embarrassment. The northern end of Stafford is beautiful, and there are many more great opportunities for things our residents would love, like a town center, maybe mixed use businesses with apartments, more nature trails. Don't ruin it with an abomination of a supersized rest stop with a giant chipmunk. Let Stafford stay dignified.
