

STAFFORD COUNTY PLANNING COMMISSION

September 25, 2024

The meeting of the Stafford County Planning Commission of Wednesday, September 25, 2024, was called to order at 6:00 PM by Chairman Steven Apicella in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Steven Apicella Willie Shelton, Jr., Kristen Barnes, Kelsey Caudill (remote), Martin Martinez, Laura Sellers

MEMBERS ABSENT: Carlos Bratton

STAFF PRESENT: Mike Zuraf, Lauren Lucian, Stacie Stinnette, Amy Taylor

DECLARATIONS OF DISQUALIFICATION

Mr. Apicella: Thank you, Mr. Shelton, Ms. Sellers. Before we call the roll, Ms. Caudill needs to call in this evening due to a personal emergency. Is there a motion to allow her to participate electronically?

Mr. Shelton: Motion to allow.

Ms. Barnes: Second.

Mr. Apicella: Okay, there's been a motion and seconded. Just do this by voice vote; all in favor say aye.

All members: Aye.

Mr. Apicella: Opposed? Okay, thank you. Motion carries. Mr. Martinez, please call the roll.

Mr. Martinez: Mr. Chairman, we have a quorum with one absent, Commissioner Bratton.

Mr. Apicella: All right, thank you, Mr. Martinez. Are there any declarations of disqualification? All right, seeing none. Are there any changes to the agenda? No. All right, I'll now open the public presentations portion of today's meeting. The public may have up to three minutes to comment on any matter except the one public hearing item on today's agenda. There'll be a separate comment period when that item comes up. This is not an interactive conversation. Before starting your comments, please state your name and address. The clock starts when the green light appears. Yellow means there's one minute left. And red means your time is up. So if you'd like to speak now, please come forward.

PUBLIC PRESENTATIONS

Ms. Maxson: Kristen Maxson. The public is interested in the extent of Gateway Boulevard extension, R24-187 utility impact. Where is this started, and where is this stopping? The year of June, the public was told that the data centers had little impact on the local public. Traffic reports do not show the full effect of the comprehensive design. Data center buildings of Potomac Church will cost a billion for each building and will depreciate to 5% in equipment in five years upon opening, as told to the public. The count of the buildings is two. The Campus tech buildings empty are estimated at 2.5 million for each data center building, being a count of six. Likely near future space needed will shrink with technology. However, will the public still own their water and their roadways? The regional... registration office has moved on to what is public and commercial property, and courthouse is renting the space as it was explained to the public, at least initially. The use of the word courthouse opened... oh, excuse me. The

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use of the word courthouse owned by the people and for the people has become less clear. In 2023 it was explained to the public that Peter was collecting for Paul, but Paul was not getting paid. Next thought. Are all these... all of this describes a very weak, leaky bucket when tracking the taxpayers collective payable to balance the future budget and the demands upon utilities to support current and future impacts for costly leading edge. In the name of the country's legendary development stacking against the public welfare fare, we still have empty commercial venues sitting unused and empty storage land taken from the public on use for years at the expense of the neighboring, neighboring taxpayers. How has this hired... has the hired consultants taken the loss in account? Public has been told the increase of veterans in this county has increased past year by 30% as stated just this past week by the 24 year budget report directory... director. How can the veterans be supported fairly? Can anyone explain the future land use map, commercial corridor, orange band showed on page 15 of 80 today's packet. It is 600 feet from the road on each side, shown in the cap... in the Stafford County's GIS and I'm out of time. I want to thank everybody here for all your hard work. I appreciate your time. Thank you.

Mr. Apicella: Thank you, Ms. Maxson. Is there anyone else who'd like to speak? All right, I'm going to close the public presentations portion of the meeting and move on to the next item. Mr. Zuraf, item number 1.

PUBLIC HEARINGS

1. CUP23155273; Conditional Use Permit – Barrett Knolls Public Parking Lot – A request for a conditional use permit (CUP) to allow a public parking lot in the B-2, Urban Commercial Zoning District on Tax Map Parcel No. 20PP-A (“Property”). The property consists of 1.52 acres and is located on the east side of Center Street, approximately 400 feet north of Garrisonville Road, within the Griffis-Widewater Election District. **(Time Limit: January 3, 2025)**

Mr. Zuraf: Please recognize Amy Taylor for the staff report.

Mr. Apicella: Good evening, Ms. Taylor.

Ms. Taylor: Good evening, Mr. Chair, members of the Commission. I am Amy Taylor, and I am here to present the first item on this evening's agenda. Let's see. Let's see if the clicker is on today. There we go, okay. The first item on tonight's agenda is a conditional use permit for Barrett Knolls Public Parking Lot, CUP application 23155273. And again, this is request for a conditional use permit specifically to allow a public parking lot within the B-2, Urban Commercial Zoning District. This is affecting Tax Map Parcel Number 20PP-A located in the Griffis-Widewater District. And the applicant and owner of this property is Stafford Commerce Center's Owners Association. And the agent is Jonelle Cameron with Walsh, Colucci, Lubeley and Walsh. And I believe someone with their agency is here this evening to represent. As depicted here in red, the site is located along the east side of Center Street and is approximately 400 feet north of Garrisonville Road. The property is currently zoned B-2, Urban Commercial, and the surrounding zoning districts are primarily B-2 to the north, south, east, and west, but does also include some R-3 immediately to the east of the site. Zoning and use history for this property. The property was part of former parent parcels Tax Map 20-100 and 20-102, which were previously rezoned to B-2 at separate times, in October of 1986 and in December of 1996. And the property is subject to two different sets of existing proffers. Multiple site plans for the Barrett Knolls Office Park were previously approved between 2000 and 2001, and was developed in two phases shortly thereafter. The site was specifically designed and constructed as a stormwater management facility to serve the office park, and has remained in continuous operation since that time. These are the existing conditions. And as shown, the site is located along the east side of Center Street, but does not have any

direct frontage along Center Street itself. As noted, the site is currently developed as a stormwater management facility that does serve the Barrett Knolls Office Park, and while the pond itself here is not readily visible in this image, you can see the site is open and has very little existing vegetation, with the exception of few medium sized trees and some shrubby overgrowth along the eastern property line where it abuts the Stafford Meadows condos. There are no environmentally sensitive areas or features present on this site. And the abutting uses include office uses to the north, south, and east, and residential uses immediately to the east, as well as some commercial retail, and... excuse me, some commercial retail in the general vicinity. This is a street view of the site from the parking lot at 10 Center Street. And this is located southwest of the site. And this is the GDP. The applicant is proposing to construct a public parking lot. And the GDP does depict the site layout, which will provide a parking capacity of approximately 103 parking spaces, which will immediately serve the... excuse me, ultimately serve the Germanna Community College, which is located in the buildings at 10 and 25 Center Street. And they are located to the south and the west of the site. The existing stormwater management pond will be converted to an underground stormwater detention vault and will maintain the existing stormwater capacity. And a landscape buffer is proposed along the eastern property line where adjacent to the Stafford Meadows condos, as required by the Zoning Ordinance. A large parking island in the center of the lot will also provide interior parking lot landscaping, such as small shrubs and ornamental grasses, but will also be developed as a small pocket park, which will include some outdoor furniture or seating. The site does not currently have access to Center Street, and no new entrances are proposed as part of the redevelopment, although two new points of access will be provided through the existing abutting parking lots to the north and the south. The Comprehensive Plan does identify the property within the Suburban Land Use designation and partially within a recommended commercial corridor. And the proposal is consistent with the land use recommendations for both suburban areas and commercial corridors. And the proposed use for a public parking lot is also consistent with the established development pattern in the surrounding area and will support the proposed Community College use adjacent to the site. The proposed use is also expected to have little to no impact to the current level of service standards, and is consistent with the comprehensive plan policy discouraging degradation of the affected transportation system. And the existing proffers and proposed conditions would limit any potential negative impacts to adjacent properties. These are a few of the proposed conditions which will require the property to be developed in general accordance with the GDP: require installation of a six-foot opaque fence along the eastern property line, specifically to screen the parking lot from view of those adjacent parcels within the Stafford Meadows condos development; and require the open space area within the center of the parking lot to be developed as a pocket park, including that outdoor furniture or seating and some additional landscape plantings. Staff would also like to note that some concerns were raised regarding the pedestrian access across Center Street. However, this concern was raised fairly late into the evaluation process, and a crosswalk was not specifically shown on the GDP. Staff is unable to impose a condition at this time for installation of a crosswalk since it would be considered an off site improvement, which is not permitted for conditional use permits. However, staff would like to note that we will continue to recommend a crosswalk to be installed if and when this parking lot is developed, and we will include that recommendation with staff comments at the time of site plan review. Regarding staff's evaluation and findings, staff does find that the positive features or aspects associated with the application are that the proposal is consistent with the Comp Plan recommendations regarding commercial development in suburban areas. The proposed use is consistent with the established development pattern along Garrisonville Road and the general surrounding area would allow for development of additional parking, which will support the proposed community college use adjacent to the site. And proposed conditions will help mitigate potential negative impacts. And staff finds no apparent negative impacts associated with this application. Staff is supportive of the project and does recommend approval of the application with conditions pursuant to ordinance... excuse me, Resolution R24-310. And that does conclude my presentation, and I'd be happy to take any questions.

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Mr. Apicella: Thank you, Ms. Taylor. Questions for staff? Ms. Barnes?

Ms. Barnes: Okay, just the ones that I sent you earlier, but I'll just go ahead and read them out loud. In the staff report, it says that there's going to be enhanced buffer and screening to the west with the Stafford Meadows townhouses. How is that enhanced? From what I could see it is a six-foot fence. Is there anything else that's going to go over there?

Ms. Taylor: Commissioner Barnes the, that may have been a poor word choice in the staff report. A standard buffer, as required by the Zoning Ordinance, will be provided along that property line due to the change in use. Based on the current DCSL landscaping requirements, a 50-foot transitional buffer is specifically required, but does allow the applicant to reduce the width of that buffer and potential number of plantings with use of a fence. However, staff did include the condition for the fence, solely to provide the additional screening that landscaping alone may not do. So while they are installing a fence, they will still be required to put in landscaping, per the county ordinance for such.

Ms. Barnes: Okay. And as far as the existing trees and shrubs that I can see there along that western edge, is most of that going to stay? Or are they going to clear that whole thing?

Ms. Taylor: Their GDP does depict that it appears, based on what was shown, that the existing vegetation there may remain, but they would be required to provide supplemental plantings in order to meet the required number of plant units necessary for that buffer.

Ms. Barnes: Okay. The other question was, and you answered it. We can't include the pedestrian crossing in the conditions because it's off-site.

Ms. Taylor: That is correct.

Ms. Barnes: So how do we get a crosswalk in there? If you've got people that are going to be... they're going to be crossing Center Street to get to those two buildings, or at least to the one. How do we make that happen, to make that safe?

Ms. Taylor: Commissioner Barnes, if the CUP is recommended for approval this evening and advances to the board, which in turn is approved for them to proceed, they will be required to submit a site plan in order to develop that parking lot, and that comment can be provided to them at the time of site plan. We do believe that it would be supported by VDOT as far as crosswalk in that location. I'm not certain whether VDOT would actually require one, but we do believe one would be supported, so we will be sure to include those recommendations at the time of site plan review.

Ms. Barnes: Okay. And last, as far as the use of the parking lot, there's lots of businesses around there. I don't think that's only Germanna that's in the area. Is anybody else going to be able to use that parking lot? Is it just going to be a public parking lot? And the same question goes for the little pocket park.

Ms. Taylor: Commissioner Barnes, I do believe the applicant indicated during some correspondence back and forth during evaluation that the intent is for the parking to be used for Germanna only, but I would need to defer to the applicant to determine whether or not others may be permitted to use those areas as well.

Ms. Barnes: Okay, thank you.

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Mr. Apicella: Mr. Shelton?

Mr. Shelton: Ms. Taylor, the underground stormwater management, if that's going to be a paved parking lot, how do you do, conduct maintenance on an underground stormwater management system?

Ms. Taylor: Commissioner Shelton, I would need to defer to the applicant for that. This did go through evaluation with our stormwater division, and they gave it the green light. Obviously they will be reviewing for full code compliance at the time of site plan review. But otherwise, I would need to defer to the applicant.

Mr. Shelton: Thank you very much.

Mr. Apicella: Any other questions? All right, thank you. Would the applicant like to come forward?

Ms. Pfeiffer: Good evening. My name is Jessica Pfeiffer with Walsh, Colucci, Lubeley and Walsh, here on behalf of the owner and applicant, Stafford Commerce Center Owners Association, or Next Tier Real Estate Investors. Here with me tonight is Kevin Reardon with Next Tier and also Aleyna with our civil engineering firm, Bohler Engineering. Next Tier purchased the Stafford Commerce Park and Center in 2019. The campus is now called Next Tier Connect Quantico. This is a proposal to add more parking for the portion of the campus that has been sold to Germanna Community College. This is an aerial showing the location of the property. The blue star notes the location of the proposed parking lot. Next Tier Connect Quantico consists of six office buildings, approximately 268,000 square feet total, on approximately 18 acres. And this doesn't always work for me, but I'm going to give it a try, and I'm going to show you 1, 2, 3, 4, 5, 6 buildings are what make up Next Tier Connect Quantico. And the two that have been purchased by Germanna are this one and this one. Now is the tough part. In 2022, Germanna Community College announced a major expansion in Stafford County with the purchase of these two buildings within the campus to be their Center of Educational Excellence. These two are, what I mentioned before, 10 Center Street and 25 Center Street, totaling approximately 74,000 square feet. According to Germanna's press release at that time, the 10 Center Street building will be their new Barbara J. Fried Building and offer student support services, as well as dedicated space for business, information technology, and cyber security training. And 25 Center Street will be their new Kevin L. Dillard Health Sciences Building, which will be their North Stafford hub for health services, offering a facility to train the next generation of healthcare professionals. Associated with the sale to Germanna Community College, Next Tier agreed to provide additional parking at Next Tier Connect Quantico on the parcel highlighted in blue. The existing open stormwater management pond will be converted to parking and stormwater management would be addressed in a vault underground. The parcel is approximately 1.52 acres and zoned B-2, Urban Commercial. The conditional use permit is for a parking lot, public. This is an overall contextual plan to show how the parking lot fits in with the overall campus. This is a colored plan showing the proposal, which will add 103 parking spaces. Landscaping is proposed as follows: along the eastern side of the parking lot will be a 30-foot buffer and a fence, which will include existing vegetation, as generally shown on this aerial. So in the portion that you see that is aerial, that is where existing vegetation would be retained. And you'll notice that some of that is outside of that 30-foot area. So there is the ability to retain existing vegetation a further distance than 30 feet. The closest point of the parking lot to this property line is approximately 43.5 feet. Along the northern, western, and southern sides of the parking lot, there will be a five-foot perimeter landscaping. During the conditional use permit process, staff asked that we consider providing a pocket park on the open space in the center of the parking lot with additional landscaping and outdoor furniture and seating. This has been added where requested. There is an underground stormwater management pond in this, proposed in this area so no trees can be planted, but the applicant has incorporated other landscaping and

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benches and/or picnic tables; three in total. Access will be from the parking lots to the north and the south, with no direct access to Center Street. In the lead up to this hearing, we've been asked about providing a crosswalk across Center Street to 25 Center Street. We are agreeable to discussing this with Germanna, and think that this would be something that Germanna would like to have for their students and employees. It is my understanding from staff that their guidance is to look at this further in connection with site plan review, because the crosswalk will also require County and VDOT approval. I also wanted to mention that throughout this campus, there is a shared parking easement. And another thing to note is that many of these buildings, almost all except Germanna, are office buildings, which means that their primary use is from 9am to 5pm and there will be more than enough parking in the evening hours for night school. As part of the conditional use permit process, a staff comment requested a brief summary explanation of estimated trip generation, what is existing with office as the primary use and what would be proposed with the Germanna Community College development. These numbers that were provided in terms of the square footage of Junior Community College and office building were very conservative estimates to show kind of the worst case scenario. These weren't confirmed by Germanna. But what is shown here is that table one, which is the existing trip generation based on all office development, and table two, which adds trip generation for part of the building being Community Junior College is pretty relatively the same. In addition to that, the overall traffic volumes associated with both use scenarios are relatively low and will have minimal impacts on traffic operations and surrounding conditions. The Germanna Community College use is not expected to necessitate additional transportation improvements in the vicinity. And with that, staff is recommending approval. We are in agreement with all of the conditions, and seeking your favorable recommendation this evening, and I am available for questions. I think I answered the ones I heard, except for Mr. Shelton's question about the maintenance of the underground stormwater management. That would be done via an easement, which would be worked out in connection with the site plan, but there would be an easement such that maintenance can occur.

Mr. Shelton: How do you access it if you could cover it with asphalt?

Ms. Pfeiffer: I'm going to look for Aleyna with Bohler Engineering to help me out on that.

Ms. Bedir: Good evening. I'm Aleyna Bedir with Bohler. We typically provide stormwater easements for underground detention within parking lots as well. When we go into site plan review, we'll make sure that that analysis is shown as accurately as possible and coordination with the planning team. That easement has been reviewed, and we think that it provides efficient access to that detention system, so we can have further communication throughout the site plan process.

Mr. Shelton: So all pumps and everything will be sub level.

Ms. Bedir: Correct, and that is why we do not recommend any landscaping over those stormwater detention system, just in case there are any... anything that occurs that would need revision to the pavement.

Mr. Shelton: Thank you.

Ms. Bedir: Thank you.

Ms. Pfeiffer: And I apologize, I thought of one more question I did not answer. This parking would be exclusively for Germanna. So if someone were to park here that was not with Germanna, they could be towed. In terms of the pocket park area, we can talk about that. I mean, I don't know how you know

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that someone isn't with Germanna if they're sitting there enjoying lunch, but I would think that you would be at Germanna or the office buildings to the north if you were deciding to maybe have lunch or sit in that area.

Mr. Apicella: Ms. Barnes?

Ms. Barnes: Okay, so we said that the most of the businesses around are nine to five businesses, and that there won't be a lot of... I think it won't be very crowded, because those businesses are there from nine to five and probably because it's Germanna, it's going to be a lot of night school. However, there is Paddy's Public House right there, literally across the street from one of the buildings, and that, you know, that might create something of a, of an issue. So I would really, hopefully strongly recommend that that, that they consider that, that crosswalk because of that. I mean, and the students might want to go across to Paddy's House after their class. So, I'm just saying.

Mr. Apicella: Other questions for the applicant? All right, seeing none, thank you. All right, I'm going to open the public hearing on this item. It's an opportunity to provide comments. Before starting your comments, please state your name and address. The clock starts when the green light appears. Yellow means there's one minute left. Red means your time is up. So if you'd like to speak, please come forward.

Ms. Maxson: Kristen Maxson. Thank you for that presentation. I'm here to give you an idea what it's like to be in the public with layman understanding. So hopefully I'll give you some value to both the applicant and the, the Commissioners. I heard of this project in August, and so I, you know, I went to the site to see if there was any posting to alert the public on these proposed changes, and I didn't see any sign that could show that there was anything going on. Of course, there might be something there now, I wouldn't know, but. The Barrett Knolls Parking Lot, today's application has a duplicated page number page eight. So there's two pages of eight and three pages of 13, which does not ensure neighboring properties were notified during the life of the application. Copies of these same pages are close to unlegible, and some pages are not dated. Notary date has expired and is not effective. This is on page 56 of 80. This parking lot is low and drainage is existing on it currently. It likely will be filled off, and the runoff will be affected for other local areas. A vault is not described. Is this an access working vault or a void closed vault with a small manhole? Open space will have to come from somewhere else, which will impact the local area. Is the parking to be open public or a venture to effort? We were answered that. It will be private, but Germanna is a public entity. The plat page six of 90 is non legible in our packet today, and the existing E-stream field is not shown. The development plan claims that this is a public parking lot for the Next Tier Connect, Connect at Quantico, ID number zero, 20 PPA, tax map number, Urban Commercial. Please understand Stafford Meadow condos do not exist, as stated in our packet, which, when searching on the web. It might exist, but I'm a layman, please excuse me. Condo is plural. However, there exists one condo as 181. Is this a cart before the horse? Or just bad internet? I'd search the Stafford database and the internet, and I'm running out of time. In searching Germanna and the word public, the two word search, searches does not show direct results. However, Germanna staff reports the college is a public entity. Germanna does claim that there's no stockholders, but there's land banks in their holdings, and I want to thank you so much. Appreciate it.

Mr. Apicella: Is there anyone else that would like to comment on this matter? All right, seeing no one else, I'm going to close the public hearing on this item and bring it back to the Commission for discussion and potential motion.

Ms. Lucian: Does the applicant have a response?

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Mr. Apicella: Oh, yes, I apologize. Does the applicant have a response? All right, thanks. Mr. Bratton is not here today, so I'll open the floor to anyone else who'd like to make a motion.

Mr. Shelton: Mr. Chairman?

Mr. Apicella: Yes.

Mr. Shelton: Motion to approve CUP23155273.

Ms. Sellers: Second.

Mr. Apicella: okay, there's been a motion and it's been seconded. Any further comments, Mr. Shelton?

Mr. Shelton: No sir.

Mr. Apicella: Ms. Sellers?

Ms. Sellers: No.

Mr. Apicella: Ms. Barnes?

Ms. Barnes: I just have one real quick thing to say. Thirty-five years, 34 years years ago, I lived in those townhouses, and I used to walk that. Married all of two weeks and married to a freshly minted Second Lieutenant. So I kind of actually know this area a little well, and I'm glad to see that there's going to be some good buffering, because I know there's a lot of people that live there, and even though it's townhouse and it's urban, I'd like, I'd like to see those buffers stay so that they can still have some peace and quiet. That's it.

Mr. Apicella: Thank you. Any other comments? All right, seeing none, please cast your vote on the motion recommending approval of the CUP. Okay. Ms Caudill, how do you vote?

Ms. Caudill: Approve.

Mr. Apicella: Okay, so that motion carries 6-0 with one person absent (*Mr. Bratton absent*). Thank you very much. Okay, we'll move on to the next active agenda item, as we have no Unfinished Business or New Business. Planning Director's Report.

UNFINISHED BUSINESS

NONE

NEW BUSINESS

NONE

PLANNING DIRECTOR'S REPORT

2. Westlake Architectural Review Board Appointment

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Mr. Zuraf: Mr. Chairman, so the first item is discussion of the Westlake Architectural Review Board appointment. The Westlake development off of Warrenton Road, that has begun construction. There is a proffer associated with that project that requires the creation of a Westlake Architectural Review Board to establish and carry out the architectural standards established for the project. And as stated in the proffers, one of the members of the Westlake ARB needs to be a member of the County's Planning Commission to be recommended for appointment by the Chairman of the Planning Commission. So the Westlake ARB, it's going to be a, really a function of the developer. It will not be staffed by county staff, or require your kind of standard public meeting notification. So it's just going to be, and the process will be that the developer who is going to basically establish standards that they're going to be selecting different builders, and those builders will have to follow the standards that they establish for the homes that are built in the community. And that all gets reviewed by this Architectural Review Board. So if you're inclined to make a recommendation, it'll be forwarded on to the developer, and they will proceed from this point on with the board, with managing the board.

Mr. Apicella: And Westlake is in the Hartwood District, right?

Mr. Zuraf: It is.

Mr. Apicella: So I'm going to nominate Mr. Shelton. Will you pass it on to the developer?

Mr. Zuraf: Yes. Thank you very much.

Mr. Apicella: All right, thank you.

3. Project Pipeline Report (For Information Only)

Mr. Zuraf: All right, and you received the latest Project Pipeline Report with, that lists future public hearings. I'll note at the October 9th meeting there are no public hearings scheduled and no other business scheduled. So, I'll open it up if the Commission wants to consider canceling that meeting.

Ms. Sellers: So moved.

Mr. Apicella: I believe I just a voice from my far right making a motion to...

Mr. Shelton: I'll second that.

Mr. Apicella: ... cancel that meeting. It's a tie for the second but I'll give it to Mr. Shelton. All right, just do that by voice vote. All those in favor of canceling the October 9 Planning Commission meeting, please say aye.

All members: Aye.

Mr. Apicella: Opposed?

Ms. Caudill: Aye.

Mr. Apicella: All right, that motion carries almost unanimously, six with one absent (*Mr. Bratton absent*). Anything else?

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Mr. Zuraf: Yeah, the other thing to mention is last week, on September 17th, the Board of Supervisors approved the Stafford Technology Campus Zoning Reclassification and Comprehensive Plan Amendment.

Mr. Apicella: Thanks for that update. All right, County Attorney's Report.

COUNTY ATTORNEY'S REPORT

Ms. Lucian: Good evening, Planning Commissioners. I actually have a report tonight. I know it's rare. I just wanted to introduce you to Wendy Meyer, who's in the audience tonight. She is one of our new Assistant County Attorneys. She's been with us for over a year now. She's an excellent addition to our team, and as a part of our cross training effort in the office, she's learning more about Planning and Zoning and the Planning Commission, so she's here tonight to observe. She heads up our code enforcement efforts in the office, works with our Utilities Department, and a few other things that I can't remember, but. Welcome to Wendy, a year after she's been here, and we're really thankful to have her.

Mr. Apicella: Welcome, Ms. Meyer. Thanks for all you do for Stafford County.

Ms. Lucian: And that concludes my report. Thank you.

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

4. New TRC Submissions
 - [24155899](#); 1031 Rental LLC
 - A major site plan for an indoor storage and maintenance facility located on the east side of Mineral Spring Way at the end of Kelvic Way on Tax Map Parcel Nos. 38-102b and 38-102C, zoned M-1, consisting of 10 acres, within the Falmouth Election District.

Mr. Apicella: Thank you, Ms. Lucian. I have no report. Other Business – TRC, an item in the Falmouth District. Last item on the agenda is the approval of minutes for August 28, 2024. Is there a motion to approve?

APPROVAL OF MINUTES

5. August 28, 2024, Planning Commission Meeting Minutes_DRAFT

Mr. Shelton: Motion to approve.

Mr. Apicella: Is there a second?

Mr. Martinez: Second.

Mr. Apicella: Okay, do that by voice vote. All those in favor say aye.

All members: Aye.

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Mr. Apicella: Opposed? Okay, that motion carries. With no further business before the Planning Commission, we are hereby adjourned.

ADJOURNMENT

At 6:36 PM, Chairman Apicella adjourned the September 25, 2024, Stafford County Planning Commission meeting.