

**STAFFORD COUNTY PLANNING COMMISSION**

**November 13, 2024**

The meeting of the Stafford County Planning Commission of Wednesday, November 13, 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, Carlos Bratton, Martin Martinez, Laura Sellers

MEMBERS ABSENT: Kelsey Caudill

STAFF PRESENT: Mike Zuraf, Lauren Lucian, Stacie Stinnette, LeAnn Ennis, Brian Geouge

DECLARATIONS OF DISQUALIFICATION

Mr. Apicella: Thank you. Mr. Shelton, please call the roll.

Mr. Shelton: Commissioner Apicella?

Mr. Apicella: Here.

Mr. Shelton: Commissioner Barnes?

Ms. Barnes: Here.

Mr. Shelton: Commissioner Bratton?

Mr. Bratton: Present.

Mr. Shelton: Commissioner Caudill? Absent. Commissioner Martinez? Absent. Commissioner Sellers?

Ms. Sellers: Here.

Mr. Shelton: Commissioner Shelton is present, and Chairman, you have a quorum.

Mr. Apicella: Thank you, Mr. Shelton. Are there any declarations of disqualification tonight? All right, seeing none. Are there any changes to the agenda? All right. I'll now open the public presentations portion of today's meeting. The public may have up to 3 minutes to comment on any matter except the public hearing items on today's agenda. There'll be a separate comment period when those items come up. It's 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 1 minute left, and red means your time is up. So if anyone is interested in coming forward, please do so now.

PUBLIC PRESENTATIONS

Mr. Stencavage: Good evening. Thank you for your time. I recently came across a poem called *The Touch of the Master's Hand*. The poem tells of a battered old violin about to be sold at auction for a few dollars, until a violinist steps up and plays the instrument, demonstrating its true beauty and value. The violin then sells for \$3,000 instead of \$3. The poem ends by comparing the violin to the life of a sinner that is touched by the hand of God. This poem made me think of our land use policies in the County.

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Much like the old violin, our land use and natural resources are battered. You'll soon be considering whether to allow Buc-ee's to put in 120 gas pumps at Courthouse Road and Austin Ridge Drive. Why? For the pollution and traffic congestion? It makes no sense. We already have abandoned gas stations in the County, and in 10 to 15 years, what exactly will be the future for a 120 gas pump white elephant of a gas station? I don't think electric vehicles are going away. In the above mentioned poem, the phrase, *a mess of pottage*, is used. The phrase refers to Esau's sale of his birthright for a meal of lentil stew, Genesis 25, verses 29 through 34. And it shows short-sightedness and misplaced priorities. You, as community leaders, don't have to be short-sighted. I have heard many talk about traffic concerns and building community. Much like the master violinist, much like the master violinist, you have the power to make Stafford County better. What will you do with that power? I'll leave you with the last couple lines from the poem *Oh Faith – The disbelieving world would sell thee so, head turned with sophistries and heart grown cold, for a vile mess of pottage it would throw away thy heritage and count the gold*. Please don't throw away Stafford's potential. Please say no to Buc-ee's and short-sightedness. Thank you.

Mr. Apicella: Thank you, sir. Anyone else?

Mr. Sharif: Can I start?

Mr. Apicella: You need to give your name and address.

Mr. Sharif: Oh, yeah. So this is AKM Amed Sharif. I came from Staffordboro Boulevard. Yes, sir, it's, uh, it's for the conditional use permit that actually the location is close to my house, like...

Mr. Apicella: Sir?

Mr. Sharif: Yes.

Mr. Apicella: So if you're going to comment on the public hearing items, you need to wait until that comes up. This is just a general public comment period where you can talk about anything but that CUP.

Mr. Sharif: I'm so sorry, I am not familiar with this.

Mr. Apicella: Yeah, no worries.

Ms. Barnes: It happens all the time.

Mr. Sharif: Oh, okay.

Mr. Apicella: So, we'll give you a chance when that comes.

Mr. Sharif: I'm so sorry about that.

Mr. Apicella: Not a problem. Anyone else?

Ms. Maxson: Kristen Maxson. I always appreciate it when someone speaks a second language. That's great talent. When searching on agendas, there are two categories; Planning Commission and then the planning of commissioners. Please take a note of this. This is confusing to the public. Musselman Road Warehouse Commercial was proposed with a proposed unknown tenant. Majority was taken for land to

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build I-95 and it's questionable if it can be sold as commercial. The land was listed at as 5,000,350 last month. Are there not checks and balances with taking land and banking it? Some of the land is at zero tax collection. See page 128 of 163 of today's packet, November 13... uh, November 13<sup>th</sup>. Do I have that right? Yeah, November 13<sup>th</sup>. Excuse me. November 13<sup>th</sup>. Next point. The public is interested in understanding the extent of Gateway Boulevard extension. This is where George Washington University is situated, downtown Fredericksburg. I believe this is R24-183, Utility Impact. Where is the start and stop of this Boulevard? This year, in June, the public was told that the data centers has little or no impact on the local public. The traffic reports do not show the full extent of the comprehensive design because the build project is so large and the fact is lined up like dominoes, waiting for the effect under non disclosure to the public. Without any notice, Route 1 was torn up and pub... and people's front yards were in disarray. November 13, 2024, Planning Commission Pipeline Report, page 123 of 163, July 8, 2024, first submission of Austin Ridge Logistics Center Data. Heavy industrial defines one mile radius vicinity sketch from its borders, but does not show the east of the area near Venture Road. That's left out. Leaving out about 2,000 feet of detail near Route 1, and Route 1 is labeled Jefferson Davis Highway, outdated important information in reference. The impact of this data center will affect the infrastructure...

Mr. Apicella: Ma'am, I'm sorry, your time is up. Thank you.

Ms. Maxson: Thank you so much, and thank you for your consideration.

Mr. Apicella: Yes, ma'am. Okay, seeing no one else, I'll close the public comment period and move on to the next agenda item. Mr. Zuraf?

PUBLIC HEARINGS

1. CUP24155647; Conditional Use Permit – Stafford Marketplace – Pasadena Villa – A request for a conditional use permit (CUP) to allow a hospital use for an adult Behavioral Therapy and Counseling Facility in an existing building on Tax Map Parcel No. 21N-3, zoned B-2, Urban Commercial Zoning District, consisting of 3.9 acres. The property is located at 125 Woodstream Boulevard, between Staffordboro Boulevard and Allegheny Drive, within the Griffis-Widewater Election District. **(Time Limit: February 21, 2025)**

Mr. Zuraf: Please recognize LeAnn Ennis for the staff presentation.

Mr. Apicella: Good evening, Ms. Ennis.

Ms. Ennis: Good evening, Mr. Chairman, members of the Planning Commission. Item number 1 is a CUP for a conditional use permit for Stafford Marketplace – Pasadena Villa. It's on, the CUP is to allow a hospital use within the B-2, Urban Commercial Zoning District. It's on, located on Tax Map 21N, parcel 3. It's within the Griffis Widewater District. And the applicant is Renaissance Health Care Group Virginia LLC, and the agent is Charlie Payne, with Hirschler Fleischer being represented by Ms. Brunette. It's been a long time since I did a presentation, sorry. And none of it printed. This is the location map. It's on Staffordboro Boulevard on Woodstream Boulevard at the far section of Stafford Marketplace. It's surrounded by... none of my cliff notes are showing up, so that's why, sorry... I have all these words on the bottom of the PowerPoint, but none of them are showing up, so I'm winging it. So it's surrounded by B-2, and I mean R-2, townhouses from Woodstream, and the other sections to the north is also residential. The property is part of Stafford Marketplace Shopping Center. A rezoning was approved in 2000 from R-2, Urban Residential to B-2, Urban Commercial, and amended in 2005 from a

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reclassification of a portion of the property from R-2 to B-2 to add... it was adding commercial property to this specific site. A site plan was approved in 2005 constructing 74,000, approximately 74,000 square feet of office building. It's approximately 60 feet in height, and providing 27% open space on 3.9 acres. The original site plan was approved, approved 259 parking spaces with 8 handicap parking spaces. This is the existing aerial site, and you can see here the townhouses to the north and the commuter parking lot to the other side of the Staffordboro Boulevard. This is the GDP plan, and I'm really sorry I don't have all my words. I had a lot more. I sounded much smarter. This is the GDP that was approved in 2005 that they retained a waiver for. And so they're using this GDP as the original plan.

Mr. Apicella: So they're not making any changes to the exterior, only to the interior?

Ms. Ennis: No, the building is just, it's just the suite 401 within the existing building. So it was apparently a restaurant before, and they're going to make this the behavioral. Isn't that what Pasadena... that's what I assumed. Okay, no, I thought it was a restaurant. So I assumed it was a restaurant. What was it before? It was a medical use? Thank you. The proposed conditions, the CUP allows for a hospital use consisting of an outpatient adult behavioral therapy and counseling practice in B-2, Urban Commercial Zoning District consisting of 3.9 acres. The use should be limited to no more than 50,000... 5,050 square feet in the general location as depicted on the conceptual plan layout entitled Pasadena Villa, located at 125 Woodstream Boulevard, Suite 401, prepared by Hearst Engineering and sealed November 11. That was the issue at the building, that was the conceptual plan that was for the building permit that was applied for in the building permit. So the building permit is already, that is currently under review. Where'd you get that? You want to hear all my words? All right, let me... *inaudible*. I had to make my last one the best. So the required property is to be developed in accordance with the approved site plan. So nothing is being changed to the the structure itself. The hospital use is, like I said, 5,000 we went to 5,050. The building permit is actually 4,000 but we gave it a little bit of grace area in case they needed to expand. We also limited the hours of operation to Monday through Friday, 9 to 5.

Ms. Sellers: Yes, I have a question.

Mr. Apicella: Please go ahead.

Ms. Sellers: So this is an adult facility for outpatient. Is there a reason why we want to restrict to 9 to 5? Because people work and this is a counseling facility. Could... you know, it's outpatient, so and folks like to come after work to go get counseling services. I spent a little bit time. I'm a clinical social worker, so people do like to have the option to come see their therapist in the evening and on the weekends. And therapists don't mind seeing clients on the evenings and weekends. So just to kind of put that out there for consideration that therapists do not mind working beyond the 9 to 5 time period, because we realize people have jobs and kids and would be willing to see people, so.

Mr. Apicella: That's a good question. Hopefully the applicant can respond to that.

Ms. Ennis: Yeah, we had, we had, we had proposed the condition to her, to them and stuff, and they agreed upon it. But I don't know that that consideration was taken in account.

Ms. Sellers: Just as a therapist, you know, now my clients were typically in handcuffs and did not typically like to come see us during normal working hours. They preferred to see us in the middle of the night, but, but I do hear some therapists take clients in the evenings and on weekends.

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Ms. Ennis: Yeah, I understand that. Yeah, we can discuss that when she comes up. I do want to point back out at the general development plan that the parking that I told you guys there was 259 parking spaces, and 20 of them will be required for this counseling practice and stuff, and two handicapped parking spaces will also be required. So they have adequate parking within the existing parking that's out there. The other thing... what else did I miss... on the Comprehensive Plan, the property lies within the Suburban Land Use Area, and the proposal is consistent with the land use recommendations. The proposed use is expected to have little to no impact to the current level of service standards, and is consistent with the comp plan policy discouraging degradation of the affected transportation system, and there was no adverse effect impact to the public safety. And then I showed you the proposed conditions. So the positive staff findings positive to this behavioral clinic is the proposal is consistent with the comp plan recommendations regarding commercial development within the suburban areas. The proposed use is consistent with the established development pattern along 610 and the surrounding area. The proposal is limited to 125 Woodstream Boulevard and to Suite 401. There's no apparent negative impacts to this site. Staff finds no apparent... staff recommends approval of the application CUP24155647 with conditions pursuant to the Resolution 24-28.

Mr. Apicella: Ms. Ennis, can you pull back up the conditions one more time? So just to get it out there in the public record, the, the use that's going to be allowed is just the behavioral therapy and counseling practice.

Ms. Ennis: Yeah.

Mr. Apicella: They can't turn it into some other kind of hospital use, like a free-standing emergency room or a substance abuse clinic or any other type of hospital.

Ms. Ennis: The conditions that we had, we put in the proffers that it was to be only this type of use, this type of the mental and behavioral clinic.

Mr. Apicella: Okay. And there's, there's no schools or daycare centers close by. I think the nearest ones are more than a half a mile away.

Ms. Ennis: Yeah, the closest, the closest Elementary School is .6 miles off of Juggins Road. And then there's a daycare center, KinderCare, which is .6 on Greenspring up off of 610.

Mr. Apicella: Okay, thank you. Other questions for staff?

Ms. Barnes: Just to kind of piggyback off that, they're not going to be dispensing any kind of medication.

Ms. Ennis: We don't... that is regulated by the state. So we're, we don't have the authority to... we, we were informed that they were not but we, we don't have the ability to enforce that. So we had to originally put those conditions in, and they were pulled out since they're not enforceable and they're regulated by the state.

Ms. Barnes: So at any point, could they change that, for lack of a better word, business model and begin to dispense medication if they chose to do that?

Ms. Ennis: Again, that's regulated by the state, so we wouldn't be able to regulate that.

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Ms. Barnes: Okay. And the reason why I asked this is because, of course, a couple of months ago, we had a big issue with the big elephant in the room here is that a methadone clinic was moving in. Recently, there was a, the law was changed so that you can't have a facility like that within a certain, and I don't remember what it was, certain distance away from something that would dispense some kind of medication. And I think that's a mile. Did I get that right? So is it a mile? I think it's a mile. And we have a daycare within .6 miles and Ann Moncure .6 miles away. So it looks to me like, regardless, there's a school and a daycare, and it would, it would never be able to turn into a clinic for substance abuse. It would be treating patients using methadone or anything like that. Maybe, maybe the applicant can, can touch on that a little bit, but I just wanted to get that out there because that's some questions that I have heard. Thank you.

Mr. Apicella: Right. But I think that goes to the question that I asked. It can't, since it doesn't say a substance abuse clinic, which I think is what you're getting to...

Ms. Barnes: Yes.

Mr. Apicella: ... they can't, on their own, without coming back for another CUPP and turn it into a substance abuse clinic.

Ms. Barnes: Right.

Ms. Ennis: Yeah, we limited condition number 1 consisting of an outpatient adult behavioral therapy and counseling. So that's where we tried to give the strict parameters that this is what it's going to be, and if it's going to be something else, then they're going to have to come back in and ask for allowance.

Mr. Apicella: Thank you. Other questions? All right, thank you, Ms. Ennis.

Ms. Ennis: Thanks for sticking with me. I'm sorry I didn't have everything all together.

Mr. Apicella: You did a great job. All right, would the applicant like to come forward?

Ms. Brunette: All righty, thank you guys. I am Logan Brunette with Hirschler. I'm representing the applicant tonight, Renaissance Healthcare Group Virginia LLC. Thank you all for being here tonight, and thank you, Ms. Ennis, for your summary presentation. I think you did a wonderful job winging it. As a quick overview about the applicant, the applicant is actually, again, Renaissance Healthcare Group Virginia LLC. The Odyssey Behavioral Healthcare is the parent company of the applicant, and they are a leader in this industry, as you'll see in this presentation. The practices that will be offered here are under what's called the Pasadena Villa Outpatient Facility type, and that practice will provide outpatient behavioral group therapy and individual counseling to adults 18 years or older. There will be no substance abuse therapy provided here. Generally, the clients come in for things like anxiety, depression, prior trauma, and mood disorders. There will be no medications administered or stored on-site, and private insurance and private pay is accepted in the Virginia locations here. And those major insurance providers include things like Aetna, Anthem, Humana, VA CCN, Optima Health, and Multi-Plan. And as mentioned again, Odyssey is a leader in this industry, with 24 outpatient facilities throughout the United States, mainly on the East Coast, extending into the middle of America. And that's within nine states, with four locations located in Virginia, specifically in Chantilly, McLean, Norfolk, and Richmond. All Pasadena Villa outpatient locations participate in the Harvard McLean Basis 24 Outcome Measurement Tool, which means that we have data that allows us to say that our clients experience a 38% symptom reduction, and that was in 2023, which is outperforming the others in their class. The

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average lifetime Google rating is 4.8 across the network, and 93% of all Google reviews are five stars. So this is, again, a great provider, and we believe will be a great neighbor in this area. A little bit more about the application. The property is located on Tax Map Parcel 21N-3. And the property is currently zoned B-2 which recently has required uses like this to, requires a CUP to move forward due to licensing and things like that. And it's within the Griffis-Widewater Election District. We're requesting the conditional use permit to allow for the development of a hospital use consisting of outpatient adult behavioral therapy and counseling practice and related accessory uses within a portion of an existing building, as you can see on this the screen here. It's located at the intersection of Staffordboro Boulevard and Woodstream Boulevard, to the north of Garrisonville Road and west of I-95's interchange in this area. The project will be located only within Suite 401 of the existing building. And none of the access points will change, nothing on the exterior; just the interior of Suite 401 will be retrofitted for this use. And again, this is the plan for that particular suite. And as Ms. Ennis correctly stated, the suite itself consists of 4,424 square feet of usable space. But the lease for this area consists of 5,028 square feet for those common areas, for like meeting rooms or outdoor spaces that could be used – which again, is why this CUP is for more than that 4,000 square-foot number. For the conditional use standards, the project's not expected to change the character or established pattern of the development in this area because it's again located in an existing building that's used for complimentary similar users, like the Medical Imaging of Stafford, the Hematology and Oncology Associates of Fredericksburg; again, medical similar users within the same-ish industry. The project's not going to alter the exterior appearance of the existing commercial building, and again, the access points, parking, everything's going to remain the same. The project is in harmony with the uses permitted by-right within the B-2 zoning district. And again, the B-2 zoning district really relates to commercial, retail, institutional, and office type uses. And again, this existing building is relatively medical in nature. The location and the design of the project will also not hinder or discourage the appropriate development of the surrounding area. Again, it's an existing commercial building, and the exterior will be unchanged. The project's also not expected to adversely affect the health or safety of the neighborhood or the community. We actually believe that's going to be a great thing for this community, as mental health services and behavioral health services are very needed, and this is top of the line stuff. The project will also not be detrimental to the public welfare for the same reasons. We think it's going to be a great option for the community and for our neighbors to come to this, in this facility and receive much needed mental health and behavioral health services. And it's also in line with the Comp Plan and Chapter 28 of the County Code. It's attracting a new business and a new industry into the area. It's diversifying the economy based in the County. Promotes job creation. It's located within the the Urban Services Area and within the Suburban Area as well, with a complimentary neighborhood use. The project's expected to generate nominal traffic. There's going to be about 20 to 25 clients per day, Monday through Friday, with about four to five staff members, with one admin staff, and about four therapy professionals. That being said, the applicant elected be very conservative with the numbers that we provided to staff because the Institute for Transportation Engineer Manual does not have an exact code for this type of use. It's a little different than a typical medical/dental office building, for example. That's the closest we could get based off of definitions. And so even still being conservative, we're expecting no more than about 16 trips during the AM peak hour, 20 trips during the the PM peak hour, and no more than 181 trips per day. Again, we think this is high again because it's going to be five staff members at most and about 25 at most clients per day. Additional benefits to the County that may not be captured in our usual requirements is this applicant tends to be very community oriented, meaning that they generally provide on-site internship opportunities for students in the area and graduate social work therapy programs. So that's a great benefit to our students in this area. They also partner with local schools and first responder agencies to provide those support trainings and guidance in trauma or social emotional support. Again, a great opportunity for the community to partner with this applicant here. Again, expected to employ about five to six full time staff, with one admin staff and five therapy staff. Again, this applicant aims to be a good community member and plans on using

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local vendors such as food and dining, and supplies and equipment. You guys know the proposed conditions which are acceptable to the client, and most importantly, wanted to get to your questions.

Mr. Apicella: I'm going to jump in and steal Ms. Sellers' comment. Would the applicant prefer some flexibility on the hours and days?

Ms. Brunette: So generally, with this facility, it is typically 9 to 5. However, I talked to the applicant just now, and we would be willing to offer some early evening hours so we could work with staff on amending that that condition to allow for that flexibility, to allow people to get off work and also seek some, some therapy and counseling here.

Mr. Apicella: So, so what, what hours would you be looking at then? Or would you like to see if we were to amend those conditions?

Ms. Brunette: Again, we'd have to to work with staff to see what their comfort level is and with the applicant. But early evening, so maybe 7 o'clock PM.

Mr. Apicella: And same question about days. Would you like some flexibility on the days, like a Saturday?

Ms. Brunette: We'll work with the staff and client on that one.

Mr. Apicella: Right, but we have to set the conditions tonight before it goes on to the Board.

Ms. Brunette: I think with, with the basis of knowing that the facility normally works Monday through Friday, I'm most comfortable moving forward with a Monday through Friday, extending the hours from 9 to 7 PM.

Mr. Apicella: Okay, thank you. Other questions for the applicant? Mr. Shelton.

Mr. Shelton: I have a question. From the public safety aspect, is there any restricted access to Suite 401?

Ms. Brunette: There's, there's no restricted to my knowledge.

Mr. Shelton: Thank you.

Mr. Martinez: Mr. Chair?

Mr. Apicella: Mr. Martinez?

Mr. Martinez: Just a, just a couple. What are the hours of operation for the, for similar outpatient clinics that are under this applicant's purview?

Ms. Brunette: Typically, 9 to 5. Depending on some demand, there can be again, early, early evening hours.

Mr. Martinez: Okay. And then the other outpatient networks that this applicant has treats and works with the VA Community Care Network for Veterans. Is, would this location be the same as well?

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Ms. Brunette: Yes.

Mr. Martinez: Okay.

Mr. Apicella: Thank you, Mr. Martinez. Other questions? All right, seeing none, thank you.

Ms. Brunette: Thank you.

Mr. Apicella: All right, I'll now open the public hearing on this matter. It's an opportunity for the public to give their comments on this particular item. Before you do state your comments, please provide 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. Sir, this is a good time for you to come up if you'd like to speak.

Mr. Sharif: Thank you, sir. I'm so sorry. And sometimes it's a problem with my English, because I'm not born here. I came from my foreign country, though I'm a real citizen. So I live basically, uh, you know, close to this building. Like my neighborhood is just, you know, there is a townhouse called Alice Court. It's just, there is a wooden fence with this building and Alice Court, and my location is corner that's called Bristol Court. So my question is, because this is a, you know, behavioral center. So I think it's a safety concern for our community, you know, safety and security as well. And also could be an impact of traffic a little bit. But make my main concern in safety. So I read, I can read a topic about it. It will take one minute. Please allow me to read it. So it's called the Anders Larsen Trust vs. Board of Supervisors, Fairfax County 2022. The Virginia Supreme Court found that neighboring landowners concerned about a residential treatment center's impact on traffic and property value could establish a particularized harm listing from that to the wider public. The lawsuit arrows from a County Zoning Administration determination that a treatment center could be operated by-right in residential neighborhoods. So it not, did not require a special use permit. The Board of Zoning Appeals later from this decision, and the neighbors appeal to the local circuit court. While the circuit court held that the neighbors lack standing, the Virginia Supreme Court saw things differently. The court concluded that the neighbors alleged particularized harm to establish standing when they contended the center would generate increased traffic in their neighborhood and diminish their property values. And safety in this, in this particular because this medical facility is a behavioral center, that's why my concern is safety altogether is traffic and the property value. Given the circumstances of a commercial use entering what had been an entirely residential neighborhood and the fact that the neighbors properties were immediately adjacent to the center side, that's what I told you. This is just the fence. It's just only a fence. The court found that, quote, "their allegation of diminished property value and increased traffic to and from the residents rise beyond... *inaudible*... speculation and service to allege standing." So it already, there is a similar case. It, you know, they did a decision in 2022 in the Virginia Supreme Court against Fairfax County, the Board of Supervisors. There is a same, almost same case here. So I, I request you to reconsider about this thing, you know, because it's matter of our community safety, and also...

Mr. Apicella: Sir?

Mr. Sharif: Yeah.

Mr. Apicella: You only get 3 minutes and the light's blinking red.

Mr. Sharif: Thank you very much.

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Mr. Apicella: Thank you. Anyone else? All right, seeing no one else, I'm gonna close the public hearing. Ms. Brunette, do you have any response to comments you heard?

Ms. Brunette: And thank you for the community comments. This is always a very important process, and I appreciate the speaker tonight. I want to ensure that this property, this use, is not going to be a residential use. It's outpatient. No medications are going to be stored here. None are going to be administered here. Really, what it's going to be is a group therapy talk session, some individual care as well. I also do want to correct myself from earlier; I was able to speak with the client. Nine AM to 8 PM would be the preferred if we're going to offer the evening hours. I think that was a great point, Ms. Sellers. So again, I want to ensure that this is for clients that are experiencing anxiety, depression, mood disorders, meaning things like bipolarism. So these are typically not dangerous people, and this is as well needed; again, prior trauma. We frankly need more support in the mental health aspect in this system, and I think this will be a great community member to add to the, to the County. So thank you all again tonight, and thank you for coming out and speaking tonight. It's a honor to be in front of you guys. Thank you.

Mr. Apicella: So before you go, just to clarify, this is already a commercial building.

Ms. Brunette: Yes, it's already a commercial building...

Mr. Apicella: And the building primarily has medical uses.

Ms. Brunette: Yes, sir.

Mr. Apicella: The suite, was it already a medical use previously?

Ms. Brunette: That is my understanding that it was a medical...

Mr. Apicella: So, it's just changing from one medical use to another medical use.

Ms. Brunette: That's correct.

Mr. Apicella: And presumably whatever medical use it had already, there was some traffic associated with it.

Ms. Brunette: That's correct.

Mr. Apicella: Okay.

Ms. Ennis: It wasn't a restaurant.

Ms. Brunette: Not a restaurant.

Mr. Apicella: Are you sure? Sir, I'm sorry, you had your opportunity. All right, anyone else have any final questions or comments? Thank you.

Ms. Brunette: Thank you.

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Mr. Apicella: All right, I'm gonna bring it back to the Commission for further deliberation and potential motion. Mr. Bratton, this is in your area. Just to, just to reiterate, the applicant is willing to change the hours, if that was something that you would be inclined to agree to, to 8 PM as a closing time.

Mr. Bratton: Yeah, I do agree with the time to be 8 PM; I'm cool, I'm okay with that. So I actually do want to recommend to approve CUP24155647, with the amended proffers from operation from 5 to 8.

Ms. Sellers: Second.

Mr. Shelton: I second that.

Ms. Barnes: I did it, too. I seconded, too.

Mr. Apicella: I think I heard Laura first. So I'm going to give it to Mr. Bratton for the, for the first motion, Laura for the second motion. Again, to clarify, this is motion recommending approval with the revised hours as stated. Any further comments, Mr. Bratton?

Mr. Bratton: No sir.

Mr. Apicella: Ms. Sellers?

Ms. Sellers: I do have a comment on this. I think this is a good thing for the County. I have worked, I am a clinical social worker, and there is a gap, particularly in North Stafford. If you want to be a provider, you have to go to Fredericksburg, or you have to go to Prince William County. And this is an outpatient facility. And for those who are concerned with public safety, it's very similar to if you hurt yourself playing sports and you go to your orthopedic doctor, you get your medicine or you get certain things from your orthopedic doctor, but then you go to a physical therapist to really work on some of the mobility issues and other things. It's a similar relationship in mental health. Lots and lots of folks see either their primary care physician or a psychiatrist for more of the medicinal needs or the pharmaceutical needs, and then they come to a therapist, where we work on those long term through that talk therapy, or the art therapy or lots of different things. And so it's that 45 minute session where you're doing one on one, just like you're doing with your physical therapist, where we get into the weeds and you leave feeling some pain a lot of times. So this is not going to be your typical patient. She said it's folks who have insurance so that tells me it's a certain type of clientele that they accept. And looking at their website, they have facilities all over the country. So this is, this is an excellent, I don't know how you guys brought them here, you know, looking at the applicant, but they have facilities all over the country, several here in Virginia. So this is a really good opportunity for this area and for North Stafford. So thank you. I'm glad to support it.

Mr. Apicella: Thank you, Ms. Sellers. Ms. Barnes?

Ms. Barnes: Thank you. I agree a lot with what Ms. Seller's said. And I have frequented this building several times a year for many, many years. This building is very underutilized. The, there is never more than, I would say, a third of the parking spaces that are that are taking place. And if it wasn't this, this particular application, there could be other applications and other uses to that that would be much more, I think, a much higher traffic count. So I really hope that that's not an issue. I don't think that that's going to be a problem at all. It's, like I said, very underutilized. And as far as the type of facility this is, this is something that is so needed in Stafford. There is just, if anybody knows people that have had friends, co-workers, mothers, daughters, sons that are looking for this kind of treatment, it is impossible

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to get, and it is extremely needed. And if I lived near this facility with this kind of business going, I would have zero worries about the kind of facility. This sounds like a... I mean, I actually went online and looked at Pasadena Villa, and it looks like a high class kind of, kind of high end kind of treatment facility, so hopefully it's something that we can really use. I don't like the stigma. It's simply because it's a mental health type of facility that somehow it's more dangerous than if it were a, what were you calling it? A physical therapist. I grew up, my mother ran outpatient mental health facilities growing up. I have no concerns. I think this is going to be great for the community. I really hope that the community welcomes them. It's highly needed. Thank you.

Mr. Apicella: Thank you, Ms. Barnes. Anyone else? Mr. Martinez?

Mr. Martinez: I'd just like to echo Commissioner Barnes' and Commissioner Sellers' comments. We've got to get... I recognize that this is a Planning Commission, and we focus solely on building permits and zoning, things like that, but we have a mental health crisis in our country, and honestly, this is sorely needed in our community. I'm a little biased because I'm a veteran, and I think we need to have as many resources that we can for veterans, particularly in our community, which has a number of veterans, and I think this is just going to be great for the veteran community and the general population that is in need of mental health services.

Mr. Apicella: Thank you, Mr. Martinez. Anyone else? I'm gonna pile on and say I agree with everything I've heard so far. Just just to remind folks, I believe Stafford County, it has the most veterans of any locality in Virginia. So I think again, this is another resource for our veterans. I kind of listened to the case the commenter made. I think the circumstances, although I'm not well versed on it, but from what I heard, I think it's a very different set of circumstances. It's an outpatient facility, not a residential facility, and it was already a medical use and will continue to be a medical use. I don't think the amount of traffic is going to be that much greater than, probably even potentially lower than the previous medical use. The building is a commercial building, and it's largely a medical use building. So for everything that everybody said, I agree with the motion to recommend approval. With that said, please cast your vote. All right, that motion carries 6-0 with one absent (*Ms. Caudill absent*). Thank you, Ms. Ennis. Thank you, Ms. Brunette. All right, moving on to the next item. Mr. Zuraf?

2. Index of Official Road Names – Proposed Ordinance O24-27 would amend the Stafford County Addressing Ordinance by amending the Index of Official Road Names to name one existing unnamed private road as follows:

| <u>Location</u>                                                                                                  | <u>Current Road Name</u> | <u>New Road Name</u> |
|------------------------------------------------------------------------------------------------------------------|--------------------------|----------------------|
| Private Street off of McCarty Road<br>Between 418 and 424 McCarty Road<br><b>(Time Limit: December 13, 2024)</b> | N/A                      | Howe Estates Lane    |

Mr. Zuraf: Please recognize Brian Geouge for the staff presentation.

Mr. Apicella: How's it going, Mr. Geouge? We haven't seen you in a while.

Mr. Geouge: It's going well, it's good to be here. Good evening Mr. Chairman, members of the Commission. Brian Geouge with the Planning and Zoning Department. The first item I'll be presenting is a street naming application. So the Planning Commission is to consider an amendment to the Zoning Ordinance, specifically the Index of Official Road Names, to name one unnamed private road off of

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McCarty Road. The applicant is Frederick Howe and this is in the George Washington District. Here's a location map showing the location of the street segment in red and the properties served. Let's see, see if I can get a different color here. But these are the properties served I'm circling. So this is again located off of McCarty Road on the west side, at its intersection with Colebrook Road. The current parcel and access configuration was established in 2009. No street name was established at that time when that plat was recorded. Our County Code Section 28-147 requires street names for access ways serving more than one structure, when such buildings cannot be clearly identified from the road, which is the case here. There are three existing residents that are not visible from the road, with the potential of a fourth one in the rear. The owner of Tax Map Parcel Number 59-12, Frederick Howe, and that's the vacant lot at the rear, submitted the application for this naming request. He did obtain signatures from all the affected property owners, the three other residents there, agreeing to the proposed road name, which is proposed as Howe Estates Lane. And that is consistent with our County street naming policy, which is provided as Attachment 5. And here's just an aerial view of those same parcels showing the existing conditions and the three developed residents. So this was referred to the Planning Commission for public hearing on October 1<sup>st</sup>. Staff notes that street naming here is desirable for public safety reasons and for general convenience of the residents, and we do recommend approval of the Proposed Ordinance O24-27.

Mr. Apicella: Thank you, Mr. Geouge. Questions?

Ms. Sellers: I have one. I have a really dumb question. How do they get mail right now, if they don't have a named street?

Mr. Geouge: I believe there's just mail boxes out at the the end of the street. Yeah, it's, they're all addressed off McCarty currently, yes.

Ms. Sellers: Oh, okay.

Ms. Barnes: Mine might be equally as dumb. Is this, is this the same as having VDOT maintain the road, or they're just naming it? Is it not going to...

Mr. Geouge: No, it's still going to be a private road.

Ms. Barnes: Okay. Just wanted to make sure.

Mr. Geouge: They're just providing a name to it, and then, of course, their addresses will get reassigned as a result.

Ms. Barnes: Okay, that's it. Silly question, but not to be...

Mr. Apicella: Other questions? As I read the guidelines, Mr. Geouge, the County doesn't have an issue with names of individuals, but it may have an issue with a business. If that's the, I remember we had – I can't talk all of a sudden. We had one the... gee whiz.

Mr. Shelton: That water's not getting to you, is it?

Mr. Apicella: No. I remember we had one a couple of years ago, and the name that was recommended was based on a business that was there. I didn't support it. I'm not, I can't remember what happened with that one. But as I read the guidelines, again, naming it after a family or an individual is not

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prohibited or problematic. But if you named it after a business, it could be. Am I saying it the wrong way?

Mr. Geouge: I'm actually not certain. I'd have to go back and read through that criteria. Typically, GIS handles all these as far as the road name assignments and reviewing those and assigning the addresses. Do you know the specific policy you're referring to there? But I don't think it would be an issue in this case, naming it after the owner.

Mr. Apicella: Yeah, I'm looking at 2.2.10, streets should not be named after a business it intends to serve. I just bring it up because I'd be concerned about somebody on a, although I don't know how many businesses you'd have on a private road, I think the one that came in front of us was a construction company. And again, I think they wanted to name it after their construction company. And again, I can't remember what the result was. I didn't support it because I thought that was the policy at the time. So I'd just be concerned about folks coming in thinking that, oh, I want to start naming my private road, I have a business here, I want to start naming it after my business, just to kind of advertise that business.

Mr. Geouge: Right, yeah. Yeah, I don't think there would be an issue in this case, since it's based on the... *inaudible*.

Mr. Apicella: It's not an issue. I just wanted to bring it up just for clarification.

Mr. Geouge: Okay.

Mr. Apicella: Mr. Shelton, did you have a question?

Mr. Shelton: Yeah. I think the important thing that you brought up is the fact that, from a public safety standpoint, we will identify each of the residents with a specific number. So nothing's any more embarrassing to public safety than not... going to the wrong place.

Mr. Geouge: Right.

Mr. Shelton: So thank you for that.

Mr. Apicella: Any other questions? I apologize for not being able to talk. All right, there's no other applicant besides the County in this case, so I'm going to open the public hearing on this item. Anyone who would like to come forward and speak on it, you have up to three, up to three minutes. The clock starts when the green light appears. Yellow means there's one minute left. Red means your time is up. Anyone interested? All right, seeing no one, I'm going to bring it back to the... I'm going to close the public hearing, bring it back to the Commission. Would someone like to make a motion on this one?

Mr. Shelton: Motion to approve Proposed Ordinance O24-27 on Official Road Name.

Mr. Apicella: Thank you, Mr. Shelton. Is there a second?

Mr. Martinez: Second.

Mr. Apicella: Thank you Mr. Martinez. Any further comments, Mr. Shelton?

Mr. Shelton: No, sir.

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Mr. Apicella: Mr. Martinez? Anyone else? All right, please cast your vote on the motion to approve. That motion carries 6-0 with one absent (*Ms. Caudill absent*). All right, moving on to the next item, I think this is yours, Mr. Geouge.

3. Amendment to the Subdivision Ordinance – Proposed Ordinance O24-29 would amend and reordain the Subdivision Ordinance, Stafford County Code Sec. 22-5, “Family and minor subdivisions,” Sec. 22-90, “Plan of development process,” Sec. 22-133, “Streams, drainage, erosion and sediment control, and stormwater management,” Sec. 22-152, “Lots for stormwater management facilities,” and Sec. 22-221, “Curb, gutter and sidewalks, where required” to modify requirements relating to family subdivisions, and to update references to Chapter 11 of County Code. **(Time Limit: December 22, 2024)**

Mr. Geouge: Yes, thank you. Next item is an Amendment to the Subdivision Ordinance. And the primary purpose of the amendments is to revise Section 22-5 of the Subdivision Ordinance, which relates to a family minor subdivision. Specifically, we're talking about family subdivisions here. And the primary purpose is to allow some administrative ability to grant waivers to our standards for ownership, so we have minimum time periods of ownership. And I'll get into that in a little bit. But we also have some housekeeping items here that we're revising, and those sections are listed here. And those are simply to update outdated references to Chapter 21.5, which had to do with stormwater, which was recently consolidated into Chapter 11. So I'll start by going over just generally some of our code requirements for family subdivisions. This probably isn't something the Planning Commission is too aware of, specifically as it relates to the waiver provisions because those go to the Board. But basically, to qualify for a family subdivision, an owner has to have held the property for at least five years before granting it to an immediate family member. And then after they convey it, then that family member has to hold it for an additional five years before it can be sold outside of the immediate family. The code also requires that the grantor and grantee sign an affidavit acknowledging that the requirements of the ordinance have been met. If the Board finds that a circumvention has occurred, they can void the subdivision or potentially vacate the lot.

Ms. Barnes: Brian, just quick question.

Mr. Geouge: Sure.

Ms. Barnes: Has that ever happened?

Mr. Geouge: Not that I'm aware of.

Ms. Barnes: Thank you.

Mr. Geouge: County code regulations are based on enabling sections of state code. I'll just go over some benefits of family subdivisions briefly. There are a few benefits to going that route when subdividing property. Probably the most significant is that when you're subdividing in the A-1 district, family subdivisions are exempt from the 6-acre density requirements. So they're only subject to the 3-acre lot size minimum. So that can be a big benefit depending on the size of the parent parcel. As far as application volume, we get about eight of these a year. Most of them are within the A-1 district. So the current regulations do allow the Board to reduce the 5-year ownership requirement, and that can be either for the pre-subdivision or post subdivision 5-year requirement, if they find that the requirement is causing an extraordinary hardship to the owner. And it doesn't really get into specifics of how that hardship is defined; it's just kind of up to the Board to determine that. So in the past three years, we've

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had eight of those requests go to the Board. The most common hardships cited are related to the need for an immediate family member to be close to another family member to help take care of them, or because of some financial hardship. And those have been summarized in Attachment 4. And I'll note that, you know, none of them are really controversial. They've all been passed unanimously. So, and I will also note that all of those requests have been for the pre-subdivision 5-year requirement, not the post subdivision requirement. So the Board, I believe it was earlier this year, they expressed an interest in exploring administrative options for granting those waivers instead of them all going to the Board. One of their concerns was that when the owners are providing justification, they're kind of getting into some personal information that the Board didn't necessarily want to be shared in a public setting. So that was one of the reasons they wanted to explore administrative options. So staff did look into that, with the help of County Attorney and our consultant, Berkeley Group, to come up with some options for administrative waivers. And we did, in that process, find that that option would be compliant with the regulations of state code. So we came up with the draft code as provided in your packet. And the main item there is that this, this amendment would grant that authority to the agent. The owner would have to submit an affidavit basically attesting to the accuracy of their statement when they're, when they're sharing their hardship, their justification. That would be submitted to the agent for consideration. The hardship would have to relate to either a family care situation, like I mentioned before, or a financial hardship. And the agent, of course, would have the ability to approve or deny that. If the agent were to deny it, then the denial could be appealed to the Board. So there is an option still there for it to go to the Board potentially. There are some other just general cleanup and clarification updates in the proposed code as well, as well as an update that would provide for some better consistency with state code and a little more flexibility in how we analyze these. The way our code is currently written, if immediate family member were to inherit a property, then that change of ownership would restart the clock. So they would have to wait another five years before doing a family subdivision or seek a waiver. And we have had a couple situations, you'll see in the attachment, where that has happened. The way state code is written, you can actually evaluate that period of ownership cumulatively between all immediate family members. So if an immediate family member inherited it and it had been held in the property, or held in the family for a long time, they could still proceed with the family subdivision without having to get a waiver of the 5-year requirement. So that alone will help reduce some of these requests.

Mr. Apicella: Please Ms. Sellers.

Ms. Sellers: Is there a fee associated with the waiver? Like, do they have to pay for staff time?

Mr. Geouge: I can say there hasn't been in the past.

Ms. Sellers: Okay.

Mr. Geouge: And I'm thinking of our new fee structure, because that was just adopted. I don't believe there was a proposed fee for that either, if I remember correctly. So no, I don't, I don't think there would be a fee associated with the waiver request.

Ms. Sellers: Okay.

Mr. Geouge: There is, of course, a fee associated with the family subdivision plat application that comes in for review. All right, and I mentioned the other kind of cleanup items that's just summarized here, that's based on an ordinance that was adopted in July, and those code sections are listed here. Again, just cleaning up some outdated references to stormwater code. Following... well, I should say, during the Board's referral of the ordinance, the Board requested that the ordinance take into consideration the

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Board's desire to be notified when these come in. So there was a desire to notify the district Board member when the agent is receiving these requests. And there is also a desire for the Board to be updated periodically with reports summarizing all the requests that we've received. So when we looked at that, we really concluded that that would be better suited to deal with administratively through our procedures and SOPs. But to reflect the Board's desire, we did update the ordinance with an additional Whereas clause to reflect their desires there so we can make sure that's adopted as part of the ordinance. Additional wording edits were made to the ordinance as well, and the financial hardship language was strengthened as part of those edits. And I will note that the Planning Commission is authorized to make additional edits as they deem appropriate. So staff is recommending approval of this ordinance. We believe it will help streamline the process for time limit reductions and help ensure consistent with, consistency with state code and clarify code requirements.

Mr. Apicella: Thank you, Mr. Geouge. Questions for staff? All right. Well, you did an awesome job. Thank you. All right, so I'm going to open the public hearing on this matter. It's an opportunity for the public to provide their views. Before starting your comments please state your name and address. The clock starts when the green light appears, yellow means there's 1 minute left, and red means your time is up. So if anyone is interested, please come forward.

Ms. Maxson: Thank you for your presentation. Kristen Maxson. The amendment to the subdivision ordinance. What is the definition of subdivide and subdivision? There are so many reasons land is reduced. Please understand that a subdivision might be forced on a landowner, and this amendment might affect more of the public in Stafford, especially in the Targeted Development Areas and utility service areas. I'm surprised that the public isn't here. The room is empty. I don't quite understand it. Page 112 of 163 in our packet today, number 12 and 13. Stafford staff is bowing out on the family and small owner subdividing subdivisions and development and placing the people to an agent direction. What is this definition of an agent? The Stafford County as a people within a unit under our democracy, as defined, democracy is a government by the people ruled by the majority, an organization or a situation in which everyone is treated equally and has the right to participate equally in management decision making, and described by the Webster Dictionary. Should Stafford government place third party in all that is conducted before them? Can not the public work with the Stafford staff and represents them as the public? Please also read number 15, which takes out the historical land records and application process with shields conflict of interest and less land comparison to the real value neighbor to neighbor can witness within an application. See page 113 of today's packet. Vote NO to this ordinance, 24-29 changes. Let the people understand what this amendment is about. Page number two, 114 of 163 of today's packet. The red line notations may have removed and not disclosed the change of edits with format displacement. There is format displacement. Please take a note of it. Under this amendment page 117, the word reduction is not really totally defined. It's used in many different, different areas. But what is it? Is it a reduction of the family subdivisions, administrative reductions? Page 160 of 163, or is this a sub-divide, is this subdividing? And how is the property reduced? By border measures, as in easements and numerous requirements? And what is the time limit for December, 22 2023... 24, excuse me. Family and small subdivision is a public right, and this amendment constraints...

Mr. Apicella: Thank you.

Ms. Maxson: ... the right for an owner to subdivide. Thank you.

Mr. Apicella: Mr. Geouge, any response? Just to clarify, the Board of Supervisors has decided to transfer responsibility for making these determinations from themselves as a body to the agent, who's typically the Planning Director or his or her designee. Does that kind of capture the biggest change here?

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Mr. Geouge: That's correct.

Mr. Apicella: Okay, thank you. All right, closing the public hearing on this item, I'm bringing it back to the Commission for further consideration. Would anyone like to make a motion on this item?

Mr. Shelton: I would, sir. To approve Amendment to the Subdivision Ordinance O24-29, and I would like to say that we have entertained some eight or nine requests over the last two years with approval. So I recommend approval.

Mr. Apicella: Is there a second?

Ms. Barnes: Second.

Mr. Apicella: Okay, there's been a motion and a second to approve the proposed changes to the Subdivision Ordinance regarding family subdivisions and erosion and stormwater management. And just to clarify, we're talking about the most recent red-lined version that was provided. All right. Mr. Shelton, any further comments?

Mr. Shelton: No, sir.

Mr. Apicella: Ms. Barnes? Anyone else? All right, please cast your vote on the motion to approve. All right, that motion carries 6-0 with one absent (*Ms. Caudill absent*). That concludes our public hearing items. Moving on to Unfinished Business – we have none. New Business – none. Planning Director's Report.

**UNFINISHED BUSINESS**

NONE

**NEW BUSINESS**

NONE

**PLANNING DIRECTOR'S REPORT**

**4. Project Pipeline Report (For Information Only)**

Mr. Zura: Yeah, a few things, Mr. Chairman. So you have in your package, you received the Project Pipeline Report. I will note there was just one item identified as a potential issue or case for the December 11<sup>th</sup> meeting as being a landscape departure. So, with that, well I'll give you a few other updates, and then we can talk about the next scheduling of the next meeting. At the last Board of Supervisors meeting, the Board did approve Resolution R24-351, which was handed out to you tonight. That is requesting the Planning Commission develop an ordinance to establish regulations regarding and specific to the siting of tobacco and vape shops. And so that can be added to one of your future meetings for, as a discussion item. But but that does not have to happen at the next December meeting.

Mr. Apicella: Is that, presumably you guys are thinking about it, is that something you think would be ready for initial consideration at the January, the first January meeting? Or...

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Mr. Zuraf: Yes, I think we'll be ready in January to bring that issue forward for discussion.

Mr. Apicella: Okay, so with that said, on the December 11 meeting, is that something we can consider, consider to cancel?

Mr. Zuraf: Yes.

Mr. Apicella: All right. Is there a motion to cancel the December 11 meeting?

Mr. Shelton: Motion to cancel.

Mr. Apicella: Is there a second? All right.

Ms. Barnes: You guys are getting so fast at that.

Mr. Apicella: There's been a motion, properly seconded, to cancel the meeting. Just gonna do this by voice vote. All those in favor say aye.

All members: Aye.

Mr. Apicella: Opposed? All right, that motion carries. December 11 meeting canceled.

Ms. Lucian: Who was the second on that one for Stacie? Ms. Sellers. Thank you.

Mr. Shelton: Could I ask the question of Mr. Zuraf? If, what is the Board specifically after with tobacco and vape shops? That they got to be in a commercial location, right? We don't have them in the residential areas, do we?

Mr. Zuraf: No, the concern was just the proliferation of those, of that use and looking into and just concern about the accessibility of those. And so, and the regulations, zoning regulations could be further strengthened to limit the location.

Mr. Shelton: So, limiting a location or limiting the number?

Mr. Zuraf: Well, the same, one in the same. Limiting the number of those.

Mr. Shelton: Thank you.

Mr. Apicella: I'm sure staff's going to be very creative on that one. All right, anything further, Mr. Zuraf?

Mr. Zuraf: Just also for your information, at the last Board meeting, the Board did request staff conduct some research on the regulations that are currently in place for campgrounds and RV parks, and consider potential zoning ordinance amendments. And so that's something staff will be working through with the Board of Supervisors. And so just giving a heads up, that might be an issue that comes your way in the future. And that ends my update. And I won't be seeing you for the rest of the year, so I wish you all a Happy Thanksgiving and Happy Holidays.

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Mr. Apicella: Thank you, Mr. Zuraf. I was going to say the same thing, so thanks for stealing my thunder. County Attorney's Report.

**COUNTY ATTORNEY'S REPORT**

Ms. Lucian: Good evening. Usually, I'm not doing a report at this meeting, but since we're canceling December, I want to wish everybody a Merry Christmas and Happy New Year. Thank you for all that you've done. It's been a pleasure working with you this year, and I'll see you in 2025.

Mr. Apicella: Thank you. All right, Chairman's Report. Again, I wish everybody a joyous and safe Thanksgiving, a Happy Christmas, Merry Christmas, Happy Hanukkah, Happy Holidays, and wishing everybody a joyous new year. I don't have anything further. Looks like under Other Business, there's a TRC for Centreport Village, which is in the Hartwood District. Approval of Minutes, October 23, 2024. Is there a motion to approve?

**COMMITTEE REPORTS**

**CHAIRMAN'S REPORT**

**OTHER BUSINESS**

5. New TRC Submissions
  - [24155968](#) - Centreport Village Sec 5 & 6
    - A subdivision construction plan for construction of 169 single-family attached lots located on the west side of Centreport Parkway and the south side of Mountain View Road on TM # 37-30D, zoned R-2, consisting of 28.57 acres, within the Hartwood Election District.

**APPROVAL OF MINUTES**

6. October 23, 2024 Planning Commission Meeting Minutes\_DRAFT

Mr. Shelton: Motion to approve.

Mr. Apicella: Second?

Mr. Martinez: Second.

Mr. Apicella: All right, there's been a motion and a second to approve the October 23, 2024 minutes. All those in favor say aye.

All members: Aye.

Mr. Apicella: Opposed? Okay, those minutes are approved.

Ms. Sellers: I'll abstain because I wasn't here.

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Mr. Apicella: Okay. That motion carries 5-1 (*Ms. Sellers abstained*) with 1 absent (*Ms. Caudill absent*). All right, with no further business before the Commission, we are hereby adjourned. Thank you, everybody.

**ADJOURNMENT**

At 7:13 PM, Chairman Apicella adjourned the November 13, 2024, Stafford County Planning Commission meeting.

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Steven Apicella, Chairman  
Planning Commission