

STAFFORD COUNTY HISTORICAL COMMISSION MINUTES
October 2, 2025

The meeting of the Stafford County Historical Commission on Thursday, October 2, 2025, was called to order at 3:00 PM by Anita Dodd in the ABC Room of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Frank White, Jane Conner, Emma Dietrich and Anita Dodd

MEMBERS ABSENT: Martha Newton

STAFF PRESENT: Nancy Kotting, Crissy Kendall, Brian Geouge

GUESTS PRESENT: Kristen Maxon

CALL TO ORDER:

Ms. Dodd called the meeting to order at 3:00 PM.

ROLL CALL OF MEMBERS

Roll was called and there was a quorum.

VOTE TO ACCEPT/AMEND AGENDA

Jane Conner made a motion to accept the agenda as submitted. Emma Dietrich seconded the motion. Motion passed, 4/0.

PUBLIC PRESENTATIONS

NEW BUSINESS

1. Development Review Update: Forest Lane- Submitted Staff Comments, Review #1

A follow-up report from staff was presented by Nancy Kotting. The report addressed zoning reclassification and a comprehensive plan review. Ms. Kotting then introduced Brian Geouge, Assistant Director of Planning and Zoning.

Nancy asked members to review and come back with questions. Comments have not been given to the applicant yet. Commission members expressed a desire to tour the property.

2. Review of TM 59-70 for possible Historic Resource Overlay District Referral per Architectural Review Board (ARB)- staff update

The ARB presented a request that staff complete necessary research to allow the Architectural Review Board sufficient information to consider referring the parcel to the Stafford County Board of Supervisors for a rezoning to place a Historic Resource Overlay District on TM59-70. Ms. Kotting will be presenting the research and staff report to the ARB on Monday October 6, 2025. At this time, Ms. Kotting cannot make a recommendation to expand the historic overlay due to lack of resources present on the parcel and inconclusive existing research; she recommends additional research and a Phase II

study. There are indications of a prehistoric camp as well as earth works deemed not related to the Civil War. They are likely indications of boundary delineations in the past through trenching or building. Additional research is necessary.

Anita Dodd needed clarification on the current boundaries of the proposed overlay district regarding potential for a slave cemetery within. Ms. Kotting confirmed that the slave cemetery, though not conclusively delineated, had been captured and appears to be within the current referred Historic Resource Overlay pending with the Board.

3. Section 106 Review Underway for Falmouth Bridge Rehabilitation-Current status

Ms. Kotting presented an update on the matter. She indicated that she attended a meeting on October 1, 2025, at VDOT for all the consulting parties, including the Department of Historic Resources.

The next phase will be identifying potential impacts. One impact already identified is the appearance and design of the railing and the balustrade on either side of the bridge. They're looking at replacing that with a style that would mimic what was installed at Chatham Bridge.

Falmouth Historic District 106 review has been completely updated within the database for the Department of Historic Resources.

4. Bloomington: Historical Commission to consider development of interpretive plan

Ms. Kotting invited the Historical Commission consider a potential research project within Patawomeck Park. She explained that within the park are the ruins of a historic plantation known as Bloomington. The original residential structure burned, and its replacement also burned in the late 60s or early 70s. Ms. Kotting said that while the site is currently in ruins, it presents an educational opportunity for the public.

The plantation site is surrounded by about an eight-foot fence right now, and it encompasses about five acres, and it was the subject of a Dovetail survey.

Ms. Kotting invited the Historical Commission to organize and flesh out the research, including the identification of the resources within the site that should be individually interpreted. She noted she had included supporting material and proposed the creation of content and images for multiple resources located within the site, so that visitors can have a sense of journey and exploration as they go from resource to resource and learn about each one on the site.

Ms. Kotting proposed organizing the research and getting it in final draft form for signs, with images on file ready to go. She could coordinate the creation of a digital map for the site to create an understanding of where pathways would be installed and requested the content be ready by July 2026. She'll start working with Parks and Recreation and their budget staff to get it incorporated into the capital improvements budget for approval by financial year 2027.

Anita Dodd needed clarification on the specific tasks for the project.

Ms. Kotting answered by citing the dovetail report as very helpful and suggested recognizing gaps that need to be addressed and trying to fill those gaps. She mentioned there is an outline of the objectives of the project which might help. The first objective would be to create the inventory, the cemetery, the ruins, outbuildings, and landscape features such as the terraces. There are some historic plantings that may still be present including the boxwood in the vicinity of the cemetery, and a Chinese orange shrub.

Ms. Kotting will work with GIS to create a digital map.

Ms. Dodd suggested a field trip to the site as a first step. The field trip was scheduled for October 30, 2025, at 4:30 PM.

Emma Dietrich motioned to take on the project. Frank White seconded. Motion passed, 4/0.

UNFINISHED BUSINESS

Flippo Family Cemetery #2 Requires Re-Survey-Update by Committee

The Flippo family cemetery has been resurveyed. Ms. Dodd provided copies of the updated survey of the church and cemetery. Ms. Kotting will have GIS update the county system.

ADDITIONAL PRESENTATIONS BY THE PUBLIC

Ms. Kristen Maxon said it was brought to her attention that a graveyard was moved across the street without Stafford Historical Commissioners fully aware it requires a posting in a local paper, which she believes was not done and it is unknown when the graves were moved.

Ms. Maxon stated that some informal conflict disclosures with conflict of land use and economic development interest, on March 14, 2025, page 18 of 122 written by staff and wanted to know how this affects the Historical Commission.

Ms. Maxon noted that the posted agenda for the Historical Commission is slightly vague on the portal one pager and does not match the agenda for the day. She believes that the public is supportive of the information contained and would like to read it.

She said some controversial Stafford County Land Records were raised and are not available to the public and that it should be a historical concern for the Stafford County Commissioners.

Ms. Maxon mentioned that at the Commission's meeting on August 27, 2025, there was a question about the significance of building Cranes Corner substation. There is concern about compliance. The motion was six to zero with one absence. The bylaws were suspended for being past 10:00 PM.

CHAIRMAN'S REPORT

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None

CEMETERY COMMITTEE REPORT

No update

REPORTS BY COMMISSION MEMBERS

Emma Dietrich reported that the Council of Virginia Archeologists have officially posted items sent to the Department of Historic Resources for consideration into the state's guideline documents regarding Archeological Survey. This pertains to guidelines on the archeological delineation of cemeteries. Recommendations have been added to the Planning and Zoning website.

APPROVAL OF MINUTES

Anita Dodd made a motion to approve the amended minutes from June 5, 2025. Frank White seconded the motion. The motion passed 3-0, Emma abstained

ADJOURNMENT

With no further business to discuss, Anita Dodd adjourned the meeting at 3:39 PM