



STAFFORD COUNTY CHESAPEAKE BAY BOARD

Meeting Minutes

Thursday, October 16, 2025 at 6:00 p.m.

ABC Conference Room, 2nd Floor

A. Call to Order

The meeting was called to order at 6:00 pm by Robert Hayden.

B. Roll Call

Members Present: Mary Rust, Anthony Pineau, Robert Hayden, Zachary Martinez and Dan Adams

Members Absent: Sue Henderson and Benjamin Rudasill

Staff Present: Joe Fiorello, Emily Torrey, Crissy Kendall

C. Determination of a Quorum

A quorum was established with 5 members present.

D. Approval of Meeting Minutes

Approval of the September 15, 2025 minutes was deferred to the next meeting.

E. Public Hearings

AP25156644; CHESAPEAKE BAY SPECIAL EXCEPTION CBB25-05 – MRS. CHASSIDY CAMPBELL, FOUNDATION HOMES INC. APPLICANT, IS REQUESTING A SPECIAL EXCEPTION, UNDER SEC. 27B-14 OF THE STAFFORD COUNTY CHESAPEAKE BAY PRESERVATION AREA ORDINANCE (CHAPTER 27B), FROM THE REQUIREMENTS OF SEC. 27B-7 "DEVELOPMENT CONDITIONS" TO CONSTRUCT A RESIDENTIAL STRUCTURE WITHIN A PORTION OF THE CHESAPEAKE BAY RESOURCE PROTECTION AREA (CRPA) BUFFER LOCATED ALONG LAKE ARROWHEAD (TAX MAP PARCEL NO. 8B-B-13W).

Mr. Fiorello presented the information for a special exception request for a single-family home on parcel 8B-B-13W, impacting 11,807 sq. ft. of CRPA. The proposal includes a 2,087 sq. ft. house and a 1,911 sq. ft. driveway. The drain field will be located outside the CRPA buffer. Since the proposed primary structure is located within the seaward 50 feet of the CRPA buffer, the proposed development will not qualify for Section 27B-8b.5b. It should also be noted that 2392 square feet of the 31,363 square foot lot, .72 acre, is below normal water surface elevation in the northwestern portion of the property. The proposed residential construction on this lot would result in disturbing 11,807 square feet of CRPA. The development proposes 3717 square feet of disturbance within the seaward 50 feet of the CRPA, and 8090 square feet within the landward 50 feet of the CRPA. Of the 11,807 square feet impact area of the CRPA, approximately 3998 square feet will be impervious surface. The applicant proposes to mitigate the impact by planting 30 planting units. Each unit equates to one canopy tree, two understory trees and three shrubs, as outlined in Appendix D of the Repairing Buffers Modification and Mitigation Guidance Manual. As an alternative, the applicant is



proposing an infiltration trench which will treat the same 11,807 square feet of the CRPA impact. Based on the constraints of having to plant 180 plantings, the applicant prefers the trench alternative. This property is located in Lake Arrowhead neighborhood on the shoreline of Lake Arrowhead. Lake Arrowhead was platted in 1961 before the county had a zoning or subdivision ordinance and it's a pre-Bay Act parcel. The property is an A2 rural residential non-conforming lot. Concerns were raised about the vegetation's effectiveness and the potential for water quality degradation. Spreading out the plantings would help but staff doesn't believe the vegetation alone would be sufficient.

Ms. Rust made a motion to deny. The was no second.

Mr. Pineau made a motion to approve the exception with restrictions. These additional conditions would be registered on the deed, that there would be a long-term maintenance program set up, that the vegetation would be spread out more so than what it currently proposed and the incorporation of the infiltration trench along with the plantings. Mr. Hayden seconded the original denial after Mr. Pineau made a motion to approve. Mr. Adams called point of order and said the denial motion had failed for lack of a second and the approval was now on the floor. Mr. Abrams seconded the approval. Motion passed, 3/2.

Mr. Fiorello reiterated that the proposed resolution will be amended based on the conditions that are currently proposed as well as the additional conditions. These conditions are as follows: the incorporation of the infiltration trench, the planting of 30 planting units, but spreading those planting units out across the parcel, coming up with a deed restriction requiring long term maintenance as well as the resolution would also require maintenance of the infiltration trench to ensure that the infiltration trench will be maintained. The deed restriction is to ensure if the property ever changes hands the restrictions will follow. This will have to go through a building permit application and those parameters will be spelled out.

MOTION: Anthony Pineau

2nd: Dan Adams

VOTE: 3/2

F. OLD BUSINESS

None

G. NEW BUSINESS

None

H. Chairman's Report

None



I. Staff Report

Ms. Torrey reports that the state has been working on updating the Chesapeake Bay Code for the past four years. The requirements increase preservation for mature trees within the RPA, as well as a requirement to submit resiliency plans if someone impacts the RPA. Should someone impact the RPA they will have to submit a resiliency plan in addition to the water quality impact assessment. Those changes will be proposed to the Board of Supervisors within the next two months.

Mr. Fiorello gave a brief overview of what was on the agenda for Monday's meeting.

J. Adjournment

With no further business to discuss, Anthoney Pineau made a motion to adjourn. The motion was seconded by Mary Rust. The Chesapeake Bay Board meeting adjourned at 7:55.