

BOARD OF SUPERVISORS
COUNTY OF STAFFORD
STAFFORD, VIRGINIA

MINUTES

Adjourned Meeting

April 13, 2009

Call to Order. An adjourned meeting of the Stafford County Board of Supervisors was called to order by George H. Schwartz, Chairman, at 6:30 P. M., Tuesday, April 13, 2009 in the First Floor Conference Room, Stafford County Administration Center.

Roll Call. The following members were present: George H. Schwartz, Chairman; Cord A. Sterling; Robert “Bob” Woodson; M. S. “Joe” Brito; Harry E. Crisp, Vice Chairman; Mark Dudenhefer and Paul V. Milde, III.

Also in attendance was: Anthony Romanello, County Administrator; Joe Howard, County Attorney and Marty Beard, Chief Deputy Clerk.

Legislative; Discuss Comprehensive Plan. Mr. Mike Zuraf, Principal Planner, Planning and Zoning, gave a presentation and responded to Board members questions. Staff members attended from Economic Development, Planning and Zoning, Office of Transportation, and Utilities.

Land Use Issues. The following Land Use Plan maps were discussed.

- ❑ Issue 1a: Jefferson Davis Highway Land Use, Hills of Aquia Area
- ❑ Issue 1b: Hills of Aquia Parcel F
- ❑ Issue 1c: Jefferson Davis Highway Corridor, north of Aquia Creek
- ❑ Issue 1d: Boswell’s Corner UDA

With consensus of the Board, Mr. Crisp motioned, seconded by Mr. Woodson, to remove the Urban Development Areas (UDAs) from the Comprehensive Plan at this time.

Discussion ensued.

- ❑ Issue 1e: Telegraph/Widewater Roads
- ❑ Issue 1f: Widewater State Park Area

Mr. Arch DiPeppe, Chairman of the Comprehensive Plan Committee of the Planning Commission, commented.

- ❑ Issue 2a: Mine Road Commercial
- ❑ Issue 2b: Garrisonville Road, Undeveloped parcels near Onville Road
- ❑ Issue 2c: Residential Land Use along Garrisonville Road
- ❑ Issue 2d: Pockets of Agricultural and Rural Residential Land Use
- ❑ Issue 2e: Embrey Mill/Colonial Forge UDA - removed
- ❑ Issue 3a: Garrisonville Road Land Use, west of Shelton Shop
- ❑ Issue 3b: Pockets of Agricultural and Rural Residential Land Use
- ❑ Issue 3c: Lake Arrowhead/Roseville/Windsor Forest Land Use

Mr. Sterling motioned, seconded by Mr. Dudenhefer, to place in the Urban Service Area (USA) and extend public sewer to the “Roses”, Lake Arrowhead, and Hidden Lake Subdivision preferably through grant funding.

Mr. Arch DiPeppe, Chairman of the Comprehensive Plan Committee of the Planning Commission, commented.

Discussion ensued.

By Roll Call, the vote was:

Yea: (4) Crisp, Dudenhefer, Milde, Sterling

Nay: (3) Woodson, Brito, Schwartz

Mr. Sterling motioned, seconded by Mr. Dudenhefer, to continue to leave areas designated as Rural Residential as currently zoned.

Discussion ensued.

Mr. Milde made a substitute motion, seconded by Mr. Crisp, for low density suburban inside the USA and low density rural residential outside the USA.

Discussion further ensued.

By Roll Call, the vote on the substitute motion was:

Yea: (6) Crisp, Dudenhefer, Milde, Schwartz, Sterling, Brito

Nay: (1) Woodson

Recess. At 9:10 P.M., the Chairman declared a recess.

Call to Order. At 9:23 P.M., the Chairman called the meeting back to order.

- Issue 4a: Hartwood USA Node

Mr. Brito motioned, seconded by Mr. Sterling, to create a 2019 USA node around the land parcels that include Hartwood Elementary, Hartwood Presbyterian Church, the Post Office and Volunteer Fire and Rescue station and the proposed church included in the proposed expansion area.

Mr. Arch DiPeppe, Chairman of the Comprehensive Plan Committee of the Planning Commission, commented.

By Roll Call, the vote was:

Yea: (6) Dudenhefer, Milde, Schwartz, Sterling, Brito, Crisp
Nay: (1) Woodson

- Issue 4b: Westlake UDA – skipped
- Issue 4c: Agricultural Land Use inside the 2019 USA
- Issue 5a: Mine Road Extension
- Issue 5b: US Route 1/Centerport Pkwy; Parcels fronting commercial corridors
- Issue 5c: Centerport UDA – skipped
- Issue 6a: Agricultural Land Use inside the USA
- Issue 6b: SRSL Property Land Use
- Issue 6c: Courthouse Area UDA – skipped
- Issue 6d: Wayside Land Use
- Issue 7a: Crows Nest Land Use

Mr. Milde motioned, seconded by Mr. Sterling, to remove Issue 7a except for one piece.

By Roll Call, the vote was:

Yea: (5) Milde, Sterling, Brito, Crisp, Dudenhefer
Nay: (2) Schwartz, Woodson

- Sub-Area 8. No issues were identified within this sub-area.

By consensus of the Board, it was requested to skip discussion on Items 9a, 9b, and 9c.

- Issue 9a: Leeland Station UDA - skipped
- Issue 9b: Southgate UDA - skipped

- ❑ Issue 9c: Rivercrest UDA - skipped

- ❑ Issue 9d: Rappahannock USA Expansion

With consensus of the Board, Mr. Crisp motioned, seconded by Mr. Milde, to include colors of yellow and beige in the USA and light green across I-95 be kept as A-1 outside of the USA.

Discussion ensued.

- ❑ Issue 9e: Warrenton Road Commercial Corridor
- ❑ Issue 9f: Forbes Street Land Use
- ❑ Issue 9f: Pocket of Agricultural and Rural Residential Land Use

Mr. Arch DiPeppe, Chairman of the Comprehensive Plan Committee of the Planning Commission, commented.

Discussion ensued.

With consensus of the Board, Mr. Crisp motioned, seconded by Mr. Sterling, to include Parcels 63A, 61 and 60b and the little parcel where the water tower is in the USA.

By consensus of the Board, it was requested to skip discussion on Items 10a and 10b.

- ❑ Issue 10a: Southern Gateway UDA - skipped
- ❑ Issue 10b: Celebrate Virginia UDA - skipped

- ❑ Issue 10c: Agricultural Land Use inside the USA
- ❑ Issue 10d: Warrenton Road Land Use
- ❑ Issue 10e: Warrenton Road/Berea Church Road Land Use
- ❑ 10f: Warrenton Road/Holly Corner Road Land Use
- ❑ Draft Timeline – Mr. Jeff Harvey, Director of Planning and Zoning, commented.

Hearing no objections from the Board, it was the consensus of the Board to schedule a joint public hearing with the Planning Commission on the proposed Comprehensive Plan.

Adjournment. At 11:04 P.M., the Chairman declared the meeting adjourned.

Anthony J. Romanello, ICMA-CM
County Administrator

George H. Schwartz
Chairman