

**STAFFORD COUNTY BOARD OF ZONING APPEALS MINUTES**  
**April 28, 2009**

The regular meeting of the Stafford County Board of Zoning Appeals (BZA) on Tuesday, April 28, 2009, was called to order with the determination of a quorum at 7:00 p.m. by Chairman Robert C. Gibbons in the Board of Supervisors Chambers. Mr. Gibbons introduced the Board members and staff and explained to the public present, the purpose, function and process of the Board of Zoning Appeals. He asked the members of the public who planned to speak at this meeting to please stand and raise their right hand, swearing or affirming to tell the truth.

Mr. Gibbons stated the Bylaws of this Board state the applicant would be allowed up to ten minutes to state their case, the other speakers would be allowed three minutes to testify, and the applicant would be allowed three minutes for rebuttal.

**Members Present:** Ernest Ackermann, Ray Davis, Robert Gibbons, Larry Ingalls, and Karl D. Larson

**Members Absent:** Steve Beauch and Marty Hudson

**Staff Present:** Rachel Hudson, Zoning Administrator  
Melody Musante, Senior Zoning Technician  
Aisha Hamock, Recording Secretary

Mr. Gibbons: Before we start, I understand that we have two (2) guests with us tonight. Would you stand up and introduce yourself because we are all fellow members of the same Boards.

Kristen Forrester: I am Kristen Forrester and serve on the BZA in Dumfries.

Helen Reynolds: I am Helen Reynolds and serve on the BZA in Dumfries. We are going through the state training. Inaudible...

Mr. Gibbons: We have two (2) members going through the state training as well, Dr. Larson and Mr. Davis. We thank you for coming.

Mr. Gibbons: Are there any changes to the advertised agenda.

Mrs. Musante: No.

**DECLARATIONS OF DISQUALIFICATIONS**

None

Mr. Gibbons: We still had the one case on and the carryover case. I believe that is why you are here sir.

Mr. Mongrain: As long as I see my name on the agenda than I have to be here, is that right?

Mr. Gibbons: No, you do not have to be here until we call you here. It is before the Board now and maybe Rachel can give you more information.

Mr. Mongrain: I have not seen anything resolved on it and as long as I see my name there, I am going to come.

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Ms. Hudson: It is not necessary to attend and we would let you know when you should be here. The Chair of the Board of Supervisors directed the Clerk of the Board to put this issue, your letter to him, regarding the code change on the agenda for discussion on the May 19 meeting.

Mr. Gibbons: We sent that action back to the Board to have the code changed.

Mr. Mongrain: That would be on May 19, is that an open meeting?

Mr. Gibbons: Yes sir.

Ms. Hudson: May 19<sup>th</sup> is only a discussion item for the Board.

**PUBLIC HEARINGS**

1. **SE09-01/2900064 - TRACI A. CANTRELL-PARKER** - Request a Special Exception per Stafford County Code, Section 28-35, Table 3.1, "District Uses and Standards, A-1, Agricultural," to allow outdoor weddings, receptions and celebrations as a Rural Home Business on Assessor's Parcel 45-133G. The property is zoned A-1, Agricultural, located at 90 Samuels Lane.

Mrs. Musante: The applicant was requesting a Special Exception for a Rural Home Business to host outdoor weddings. The days and hours of operations were Monday through Sunday, 11:00 AM to 11:00 PM. The property was three (3) acres in size with a single-family dwelling of 2,960 square feet. The applicant proposed a gazebo garden and reception area. Portable toilets would be provided for restroom facilities and the applicant had indicated the property from Truslow Road back to the wedding venue is family owned. The entrance to Samuels Lane is Stafford Nursery, owned by the applicant's brother. The surrounding properties were owned by the applicant or by her brother and they maintained the gravel road known as Samuels Lane. The single-family dwelling was built in 2004, the permit number 2300036, final subdivision plat, was approved April 28, 2003. The plat approved two (2) three (3) acres lots and fifteen (15) foot ingress egress easement. The development conditions would be days and hours of operations: Monday through Sunday 11:00am to 11:00 pm, to provide off street parking, customer visits by appointment only and no outside storage.

Mr. Gibbons: Any questions for staff? Okay, now I will open the public hearing. Will the applicant please come forward to present their case.

Ms. Cantrell-Parker: Good Evening. As stated, I would like to allow a wedding to be held on the property. It is not in the gazebo, the gazebo was just a lawn ornament and it would be in front of the gazebo and then the parties would move to the other side of the venue. Caterers will bring in food and all vendors will be approved by their licensing and their insurance before they are even there. They would have a little celebration and then go home.

Mr. Gibbons: We had two (2) Board members, and I asked that you be forwarded the email with the questions. You have those and are ready to address the questions they have?

Ms. Cantrell-Parker: Yes.

Mr. Gibbons: Let us go in order to take care of the concerns of the Board members. Dr. Larson, would you like to go first?

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Dr. Larson: My question concerns the potential noise around the area and I have the aerial view here. It was hard to estimate distances. The distance from Truslow Road, linear distance from there to your property?

Ms. Cantrell-Parker: A mile and a half from Truslow back to my property yes.

Dr. Larson: I do not have a scale of mile but it does not look like a mile and a half. The applicant's property is outlined in red.

Mrs. Musante: Yes.

Dr. Larson: And is a three-acre parcel?

Ms. Cantrell-Parker: Yes.

Mrs. Musante: When I asked our GIS Department to do the aerial, I asked them to do at least one mile out. I know it was at least one mile out on the photo.

Ms. Cantrell-Parker: I can throw a rock and hit I-95, so as far as noise goes I-95 wins everyday. I would find it near impossible to out do noise from I-95. I am here because I want to adhere to all the County regulations and that was why I put my application in. I researched online and there were other businesses that did not come here. I am willing to adhere to the policies.

Mr. Gibbons: Did that answer your questions Doctor?

Dr. Larson: I believe so.

Ms. Cantrell-Parker: I am also blocked in by a cemetery and in front of me is my own property, so there is no one to bother.

Mr. Davis: As far as sanitation goes, you indicated you will have portable bathrooms with hand washing.

Ms. Cantrell-Parker: Yes.

Mr. Davis: The Health Department requires one (1) per one hundred (100) guests.

Ms. Cantrell-Parker: Yes.

Mr. Davis: In my opinion, that is not enough. What is it that you intend to have?

Ms. Cantrell-Parker: I looked into some additional ones and most of these come in a trailer. I'll have the facilities where there are two (2) for the men and women. All of them have the hand washing and comes with water.

Mr. Davis: Are you aware of the county code as far as amplification and loud speakers?

Ms. Cantrell-Parker: I have received some things in researching and the DJ I spoke to said she does outside events all the time and never goes above code. It is First Choice Entertainment.

Mr. Davis: Does the DJ get a permit every time?

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Ms. Cantrell-Parker: She, I think, has a standing permit with you.

Mr. Davis: The Acting Building Code Administrator indicated there was a gazebo there and no permit was issued.

Ms. Cantrell-Parker: No permit is required because it is under the 150 square feet. It came already made and did not require a permit.

Mr. Davis: The dance floor, what does that consist of?

Ms. Cantrell-Parker: It was the garage that was converted, it was gutted and a counter in the back and would be the party pavilion. It was approved when the house was approved because it was the existing garage that was converted.

Mr. Davis: That was also part of the dance floor.

Ms. Cantrell-Parker: Yes.

Mr. Davis: What is the composition of the floor?

Ms. Cantrell-Parker: Concrete.

Mr. Davis: I noticed that in the contract you indicated 100 guests. Is that your limit?

Ms. Cantrell-Parker: Yes.

Mr. Davis: For night activities, what kind of light would you have?

Ms. Cantrell-Parker: We have the big lights that come right off the house and we have a light pole coming up. It was all off the backside of the house. There would be lighting around the property as well.

Mr. Davis: Do you think that is sufficient lighting for people to get to there cars at eleven o'clock at night.

Ms. Cantrell-Parker: Absolutely.

Mr. Davis: Do you have a back up plan if the electricity is off?

Ms. Cantrell-Parker: I have a generator.

Mr. Davis: I assume the caterers would be responsible for the licensing for alcohol beverages.

Ms. Cantrell-Parker: They need to provide, prior to the event, not only their license but proof of insurance.

Mr. Davis: If a party indicates they would like to provide there own food, what would happen?

Ms. Cantrell-Parker: I do not know code on that but currently all the people I have talked to seem to be going with a caterer. I will find out code and answer according to Stafford County Code.

Mr. Davis: It is not necessarily code but health department regulations.

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Ms. Cantrell-Parker: I spoke with someone from the Health Department and indicated that would be on the people having the event. I would direct someone who wanted to bring their own food to the Health Department.

Mr. Ackermann: My question is for staff, is there any other rules for outdoor lighting.

Mrs. Musante: There is a lighting section in the Ordinance and would take me a minute to do the research.

Mr. Ackermann: Would that apply to this venue?

Mrs. Musante: Assuming we receive a complaint on outdoor lighting, the Sheriff's Department would check the property by using a light meter and check if the light was imposing on someone else's property.

Mr. Ackermann: Do we have any rules of light going up and out?

Mrs. Musante: Not on residential, we do on Commercial that the lights need to be shown downward.

Mr. Ackermann: Since this is a home business, the residential rules would apply.

Mrs. Musante: Correct.

Mr. Ackermann: Thank you

Mr. Ingalls: In your application, you said 100. If we put that, the maximum number of guests shall not exceed 100. Is that okay with you?

Ms. Cantrell-Parker: Basically, this is a starting point for a contract based on what happens tonight. I am looking to adhere to Code and if Code is 100 then it would be 100.

Mr. Ingalls: I guess I read it as if that is what you planned on and did not want more than 100 people there.

Ms. Cantrell-Parker: I think that is a good number and I am looking to do one (1) Saturday wedding a week. I think I am going to get one (1) or two (2) people a month that would want to come there on a Saturday to get married.

Mr. Ingalls: It is going to be seasonal.

Ms. Cantrell-Parker: Very seasonal.

Mr. Ingalls: I read through the information from staff and I came up with conditions in terms of what this facility is going to do and what we both can do to control your interest and ours: the days and hours of operation: seven (7) days a week (Sunday through Saturday) 11:00 AM to 11:00 PM.

Ms. Cantrell-Parker: I can have the hours of operation Thursday through Sunday because I honestly do not see having any weddings until the weekend. If we need the parameters of Thursday through Sunday, that would be fine.

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Mr. Ingalls: I was going to say the maximum number of guest at any event shall not exceed 100. The maximum of four (4) events shall be scheduled in any calendar week (Sunday through Saturday). If I put four (4) events, there may be someone who would want to get married on Monday.

Ms. Cantrell-Parker: I understand.

Mr. Ingalls: I had all events must be scheduled a minimum of three days prior to the event.

Ms. Cantrell-Parker: That would be fine.

Mr. Ingalls: The applicant shall provide for adequate off-street parking for all persons attending and providing service to each event. The next condition was the existing gravel road from Truslow Road to the site shall be maintained as a “dust free” surface, such as watering or other means, during events.

Ms. Cantrell-Parker: Absolutely.

Mr. Ingalls: You don't have to maintain it all year long, but when there is an event there, the need to keep the dust down. I had no additional buildings or structures shall be constructed on the site for event use.

Ms. Cantrell-Parker: I would like to eventually build a pavilion and would go through the Code department to get it approved. In the future I did think of building a picnic pavilion in the future.

Mr. Gibbons: Like at Curtis Park.

Ms. Cantrell-Parker: Correct.

Mr. Ingalls: The other part of the condition was no portion of the existing structure (house), sewage disposal system and well shall be utilized by persons attending the events. A portion of the house may be utilized for office only because you may have someone who would come there and want to talk and see the venue. I was not trying to prevent you from allowing anyone in the house.

Dr. Larson: If you are planning to have weddings there, were you planning to have an area for people to change into their wedding gown.

Ms. Cantrell-Parker: I did want to take a small portion of the house off the office to use as a changing room only for the bride and her attendant.

Mr. Gibbons: That seemed to work well for Rockhill Plantation.

Dr. Larson: I asked because that would be in conflict with the last bullet.

Mr. Ingalls: I think we can modify that condition to include a bride changing room. One of the comments from the Health Department said that event drinking water and ice shall be provided from an approved facility and source.

Ms. Cantrell-Parker: That is the caterers' job.

Mr. Ingalls: The portable toilets shall be provided and utilized for each event. The number of portable toilets shall meet County and Health Department standards. I added a minimum of two (2) portable toilets shall be provided for each event. It sounds like you would have at least two(2).

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Ms. Cantrell-Parker: Yes.

Mr. Ingalls: The Building Official that reviewed the application talked about the existing gazebo and about making the floor strong enough. I added the condition that the existing gazebo shall meet building code requirements for commercial use.

Ms. Cantrell-Parker: I believe it already does.

Mr. Ingalls: I included tents may be utilized for events. Tents shall have all necessary permits and inspections as required by fire and building codes prior to the event. All events shall meet the Stafford County Noise Ordinance. Outside storage is prohibited. The applicant shall develop an "event contract" that includes all the conditions of the Special Exception, and the contract shall be signed by the persons responsible for each event. I wanted to be sure that everyone understood what we said and have this included as part of your contract. I would want to have these conditions so everybody knows what they are responsible for.

Ms. Cantrell-Parker: Okay

Mr. Ingalls: Probably a catch all phrase was the applicant shall comply with all applicable County, State and Federal regulations. I don't know what they are.

Ms. Cantrell-Parker: We will comply with them.

Mr. Ingalls: The last condition was this Special Exception shall expire in, I have blank years, from the date of Board of Zoning Appeals approval. Normally we don't like these things to go forever and ever because, we have been told that if we issue it, it would go with the property and not with the owner.

Ms. Cantrell-Parker: I read differently, I read the Special Exception would end with me.

Mr. Ingalls: That is how it used to be and the County Attorney has told us that it was not legal. It would go with the property, so if you were to quit doing this or moved away it would be allowed for all owners. This is why we would set an expiration for the Special Exception.

Ms. Cantrell-Parker: I would like to build a pavilion, I am fine with the conditions. I am here to adhere to code.

Dr. Larson: Where is your septic field in reference to the proposed parking lot?

Ms. Cantrell-Parker: It is at the opposite end of the property and would not be affected. Guests won't even be walking near it.

Mr. Ackermann: When we grant this, it would not just be for weddings but other events as well, is that correct?

Mr. Gibbons: She asked for weddings, receptions and celebrations.

Mr. Ackermann: Just wanted to be sure on that.

Mr. Davis: In the photographs submitted, I think you mentioned last time that there was a separate exit that goes around the nursery.

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Ms. Cantrell-Parker: Yes.

Mr. Davis: On the map, it only showed one (1) ingress/egress.

Ms. Cantrell-Parker: Where the drive comes in would go up to the gazebo area and around and out. It is a circular driveway.

Mr. Gibbons: That helps with fire protection and rescue since there was two (2) ways in and out.

Ms. Cantrell-Parker: Yes.

Mr. Gibbons: You gave us the examples of the lavatories and I am impressed by that. Would you proffer using a like facility shown on the flyer provided tonight.

Ms. Cantrell-Parker: Yes and I would bring them in per event.

Mr. Gibbons: We are going to modify number seven (7) to allow a pavilion type structure that complies with code.

Mr. Ingalls: We could just eliminate number seven (7).

Ms. Cantrell-Parker: I already asked Code Administration and I would need a permit for a pavilion.

Mrs. Musante: She would need a building permit as well as a zoning permit for the structure that she is requesting to build. They are all issued under the same application.

Mr. Ingalls: I would assume we could eliminate number seven (7). It sounds like the County has the proper Ordinances in place.

Mrs. Musante: They would check it.

Mr. Gibbons: I agree with Mr. Davis, with regards to lighting, I would like to have it point down toward the ground.

Ms. Cantrell-Parker: Absolutely.

Mr. Gibbons: I want to thank you very much for your hard work. Does everyone agree with the modifications?

Mr. Ackermann: Can we review them?

Mr. Ingalls: Yes, since we had comments from the applicant and the Board. For number eight (8), I would change that to include that the house be utilized for office use and wedding party changing room.

Mr. Gibbons: Start with number one (1) and read the conditions.

Mr. Ingalls: Days and Hours of Operation: 1) Seven (7) days a week (Sunday through Saturday) 11:00 AM to 11:00 PM. 2) Maximum number of guest per event shall not exceed 100. 3) Maximum of four (4) events shall be scheduled in any calendar week (Sunday through Saturday). 4) All events must be scheduled a minimum of three days prior to the event. 5) The applicant shall provide for adequate off-

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street parking for all persons attending and providing service to each event. 6) The existing gravel road from Truslow Road to the site shall be maintained as a “dust free” surface, such as watering or other means, during events. 7) No portion of the existing structure (house), sewage disposal system and well shall be utilized by persons attending the events. A portion of the house may be utilized for office and wedding party changing room (no larger than twenty-five (25) percent of the house). 8) Event drinking water and ice shall be provided from an approved facility and source. 9) Restroom trailers or equivalent shall be provided and utilized for each event. The trailer shall have a minimum of two (2) restrooms and shall meet County and Health Department standards. 10) Existing gazebo shall meet building code requirements for commercial use. 11) Tents may be utilized for events. Tents shall have all necessary permits and inspections as required by fire and building codes prior to the event. 12) All events shall meet the Stafford County Noise Ordinance. 13) Outside storage is prohibited. 14) The applicant shall develop an “event contract” that includes all the conditions of the Special Exception, and the contract shall be signed by the persons responsible for each event. 15) The applicant shall comply with all applicable County, State and Federal regulations. 16) This Special Exception shall expire five (5) years from the date of Board of Zoning Appeals approval.

Mr. Gibbons: What we will do is ask staff to come up with a renewal process that would be every five years.

Mr. Ingalls: My colleague said something about lighting and if that is a concerns we could say, all outdoor lighting would be directed toward the ground.

Mr. Ackermann: We said it could meet Commercial standards.

Mr. Ingalls: I would almost hate to put that wording on it and does not know what that means. We could say have the lighted directed to the ground. We could say directed down and comply with all County Lighting Code.

Mr. Gibbons: That would be fine.

Mrs. Musante: As far as *Mounting*: All outdoor lighting shall be designed, located and mounted at heights no greater than eighteen (18) feet above grade for non-cutoff lights; Thirty-five (35) feet above grade for cutoff lights. *Location*. All outdoor lighting shall be designed and located such that the maximum illumination, measured in footcandles at the property line, shall not exceed three tenths (0.3) footcandle for non-cutoff lights and one and five-tenths (1.5) footcandles for cutoff lights.

Mr. Ackermann: Do you have a Code section?

Mrs. Musante: It is Section 28-87, Outdoor Lighting Standards.

Mr. Ingalls: Could we say that? Make conditions seventeen (17) all outdoor lighting shall meet all the requirements of the Stafford County Code, Section 28-87, Outdoor Lighting Standards.

Mr. Gibbons: That’s fine. Have you reviewed this all?

Ms. Cantrell-Parker: Yes.

Mr. Gibbons: You agree with all of the conditions?

Ms. Cantrell-Parker: I do.

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Mr. Davis: The only other thing I have is back to the individual bringing their own food, the next thing they want to bring is their own alcohol. I think this should be prohibited.

Ms. Cantrell-Parker: I would have to get with the Health Department. If there is going to be alcohol, there needs to be a permit so someone was accountable for it.

Mr. Gibbons: I want to thank you for being cooperative and it was important to us that we take our time. Is there anybody here to speak for or against the application? Hearing none, I will close the public hearing.

**Motion:**

Mr. Davis: I move for approval of case SE09-01/2900064 with the conditions we agreed to.

Dr. Larson: Second. I would like to thank Mr. Ingalls for his work in preparation for the meeting and staff for a good job in pulling all this together. It was very helpful.

Mr. Ackerman: I would like to say that I am inclined to vote in favor of the motion because of the way Ms. Cantrell-Parker expressed herself with the requirements by the Board. It seemed that the proposal now meets both the needs of the County and the applicant. I think this is a good motion.

Mr. Ingalls: Mr. Chairman, I am also considering voting for the motion because I believe that it meets all the requirements as set forth our Ordinance for granting Special Exceptions. I think there are six (6) different conditions and I believe this application meets all of the six (6) different conditions that had been set forth.

Mr. Gibbons: Personally, I want to thank you Mr. Ingalls for your wisdom and experience. Of course, I am going to vote for it because I was excited and was ready to vote five (5) minutes ago. All in favor say yes. The vote passed unanimously and we would like to thank you and good luck.

Ms. Cantrell-Parker: Thank you.

**Vote:**

The motion to approve the application SE09-01/2900064 passed 5-0.

Mr. Ackermann – yes  
Mr. Beauch – absent  
Mr. Davis – yes  
Mr. Gibbons – yes  
Mr. Hudson – absent  
Mr. Ingalls – yes  
Dr. Larson – yes

**UNFINISHED BUSINESS**

2. **A08-6/2800772 - MICHAEL J & CINDY MONGRAIN** - Appeal of a Notice of Violation dated November 12, 2008 for the height of an existing fence located in the front yard on Assessor's Parcel 54L-26-336. The property is Zoned R-1, Suburban Residential, located at 2 Julie Lane, Grafton Village subdivision.

**REPORT BY ZONING ADMINISTRATOR**

Ms. Hudson: One thing I wanted to bring to your attention was the direction of the Chair of the Board of Supervisors and what he has done with your letter and sending it to the May 19, 2009 meeting. I believe you have two handouts of the bills that were passed at the General Assembly regarding the BZA. One was House Bill 1637, which did change the verbage of the majority vote of those present in voting, instead of having a quorum of the membership.

Mr. Gibbons: We want to make sure, if there are a couple extra copies to give it to the visitors from Dumfries. That is called the famous Stafford Amendment.

Ms. Hudson: I would gladly give them a copy.

Mr. Ingalls: Do we as a Board need to do anything to direct the County to change the County Code because this would be effective July 1<sup>st</sup>.

Ms. Hudson: It becomes effective July 1, 2009, we will be changing the Code and the Bylaws would have to be changed as well.

Mr. Gibbons: We should put that on the agenda for next month. Does the Board have to change the Ordinance to come into compliance with these two?

Ms. Hudson: I would say yes. I will be discussing that with the County Attorney. The County Attorney may say that we abide by the State Code. I will bring to the June meeting the proposed changes in the Bylaws so the Board can review them in June.

Mr. Gibbons: We should put it on the May agenda to discuss the change to the Bylaws.

Ms. Hudson: The Bylaws could be discussed in June and changed for the July meeting.

Mr. Gibbons: How many cases do we have going on in May?

Mrs. Musante: We have two cases in May, there is a Special Exception for a non-conformity and an Appeal.

Mr. Gibbons: Why don't we do the Bylaws then.

Ms. Hudson: It would not be effective until July.

Mr. Gibbons: We will just make it effective July 1<sup>st</sup>.

Ms. Hudson: That is fine.

Mr. Gibbons: What was the other bill?

Ms. Hudson: The other one was House Bill 2326 and this was in regards to Variances. It deleted the language on number two (2): Approaching Confiscation.

Mr. Gibbons: What is the appeal?

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Ms. Hudson: The appeal is a violation notice that was written by the Zoning Administrator to the Norman Road Salvage Yard in Widewater. A salvage yard that received a reclassification and special use permit in 1978 and there had been violations sighted.

Mr. Gibbons: What is going on with... There is still a terrible entrance going down to the land fill. What ever happened to that?

Ms. Hudson: MJ Express?

Mr. Gibbons: Yes.

Ms. Hudson: That is still sitting in the court.

Mr. Gibbons: What is the problem, they do not want to hear it?

Ms. Hudson: I don't know, it is up to the attorney that filed it to proceed.

Mr. Gibbons: It could just linger there for years?

Ms. Hudson: I can't answer that question.

Mr. Ackermann: I think there is a limit.

Ms. Hudson: I would think there would be a limit.

Mr. Gibbons: Can you look into the limit and get a memo to the Board?

Ms. Hudson: Certainly.

**ADOPTION OF MINUTES**

March 24, 2009

Mr. Ingalls: I did notice that all of a sudden the minutes had gotten longer. Are these verbatim?

Ms. Hudson: They are more verbatim.

Mr. Ackermann: They are more of a transcript and I think that is good.

**Motion:**

Mr. Ackermann: I make a motion to accept the minutes as presented.

Mr. Ingalls: Second.

**Vote:**

Mr. Ackermann – yes

Mr. Beauch – absent

Mr. Davis – yes

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Mr. Gibbons – yes  
Mr. Hudson – absent  
Mr. Ingalls – yes  
Dr. Larson – yes

Mr. Gibbons: I wanted to reiterate what the Board said tonight. Good work to staff for all the hard work and we appreciate it.

**OTHER BUSINESS.**

None

**ADJOURNMENT**

Mr. Gibbons: We stand adjourned.

The meeting adjourned at 8:04 P.M.

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Robert C. Gibbons, Chairman  
Board of Zoning Appeals