

STAFFORD COUNTY BOARD OF ZONING APPEALS MINUTES
September 27, 2016

The regular meeting of the Stafford County Board of Zoning Appeals (BZA) of Tuesday, September 27, 2016, was called to order with the determination of a quorum at 7:00 p.m. by Chairman Robert Grimes in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Robert Grimes, Ernest Ackermann, Dana Brown, Adela Bertoldi, Robert Gibbons, Danny Kim, and Heather Stefl

MEMBERS ABSENT: Steven Apicella and Dean Larson

STAFF PRESENT: Susan Blackburn, Melody Musante, and Stacie Stinnette

DETERMINATION OF QUORUM

Mr. Grimes: So the intention is to still use the microphones and capture it on the small recorders?

Mrs. Musante: Yes.

Mr. Grimes: Good evening ladies and gentleman, and welcome to this meeting of the Stafford County Board of Zoning Appeals. The BZA is a quasi-judicial body whose members are volunteers appointed by the Circuit Court of Stafford County. The purpose of the BZA is to hear and decide appeals for any order, requirement, decision, or determination made by the Zoning Administrator; hear and decide upon requests for Variance from the Zoning Ordinance when a literal enforcement of the ordinance would result in unnecessary hardship to the owners of a property; hear and decide on requests for Special Exceptions where the Zoning Ordinance allows for Special Exceptions. The Board consists of seven regular members and two alternate members. An alternate member may be called upon to participate when a regular member is unable to hear a case. Let the record reflect that we have a quorum tonight with 7 voting members present. The members present and voting tonight are; Ms. Dana Brown, Secretary, Mr. Danny Kim, Mrs. Heather Stefl, Dr. Ackermann, Mr. Gibbons, and Ms. Bertoldi. The County staff tonight is represented by Ms. Susan Blackburn, the Zoning Administrator, Ms. Melody Musante, the Zoning Manager, and Stacie Stinnette, the Senior Administrative Associate. The hearings will be conducted in the following order: the Chair will ask the staff to read the case and the members of the Board may ask questions of the staff. The Chair shall ask the applicant or their representative to come forward and state their name and address, and present their case to the Board. The presentation shall not exceed 10 minutes unless additional time is granted by the Board. Members of the Board may ask questions of the applicant to clarify or better understand the case. The Chair will then ask any member of the public who wishes to speak in support of the application to come forward and speak. There shall be a 3-minute time limit for each individual speaker, and a 5-minute time limit for a speaker who represents a group. After hearing from those in favor of the application, the Chair will ask for any member of the public who wishes to speak in opposition to the application to come forward and speak. After all public comments have been received, the applicant shall have 3 minutes to respond. We ask each speaker to present their views directly to the Board, not to the applicant or other members of the public. After the applicant's final response, the Chair shall close the public hearing. After the public hearing has been closed there shall be no further public comments. The Board shall review the evidence presented and the Chair shall seek a motion. After discussion of the motion, the Chair shall call for a vote. In order for any motion to be approved, four members on the Board must vote for approval. In order to allow the Board time for appropriate review, the applicant or applicant's representative is required to submit relevant material to the Department of Zoning and Planning 10 business days prior to this hearing to be included in the staff report. The Board may accept additional relevant material from

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the applicant or the applicant's representative during the hearing; however, large amounts of additional material may require a deferral, at the Board's option, on behalf of the applicant to allow the Board time to consider the additional material. Members of the public and/or staff may also submit relevant material during the hearing. The applicant should be aware tonight that we have 7 voting members present, and you must have 4 affirmative votes to approve an application. If you do not think that there are enough members present tonight that will enable you to receive a fair hearing, then you have the right to defer the hearing until another meeting. However, you may defer the hearing for this reason only once in any 12-month period. Deferral requests are granted at the sole discretion of the Board. The applicant may also withdraw his or her application at any time prior to a vote to approve or deny the application provided that the applicant has not withdrawn a substantially similar application within the previous 12 months. Any person, or persons, who do not agree with the decision of the Board, shall have 30 days to petition the Stafford County Circuit Court to review our decision. Also, be aware that the Board will not hear any denied application for a Variance or Special Exception that is substantially the same request for at least one year from the date of our decision. I now ask that anyone who has a cell phone or other electronic device to please silence it. Thank you. It is the custom of this Board to require that any person who wishes to speak before this Board shall be administered an oath. Therefore, I ask anyone who wishes to speak tonight to stand and raise your right hand. Stand and raise your right hand for anybody that wishes to speak tonight.

Mr. Glasgow: Outside of us?

Mrs. Glasgow: Outside of us or including us?

Mr. Grimes: Including you. Do you hereby swear or affirm that all testimony before the Board shall be nothing but the truth?

Mr. Glasgow: Yes.

Mrs. Glasgow: Yes.

Mr. Grimes: Thank you, you can be seated. The Chair asks that when you come down to the podium to speak, please first give your first and last name and address clearly into the microphone so that the recording secretary can have an accurate record of all the speakers. Also, please sign the form on the table at the rear of the room. Thank you. Are there any changes or additions to the advertised agenda?

Mrs. Musante: There are no changes.

Mr. Grimes: Before we hear the first case, does any Board member wish to make any declaration or statement concerning any cases to be heard before the Board tonight? Yes Ms. Brown.

DECLARATIONS OF DISQUALIFICATION

Ms. Brown: I just wanted to state that I did visit the property today, about quarter to two. I did not go on site, I drove by and I pulled over and parked and I took a look. So I made that clear.

Mr. Grimes: Any other declarations? Hearing none, I will now ask the Secretary to read the first case.

PUBLIC HEARINGS

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1. SE16-05/16151432, applicant Dale and Sharon Glasgow requests a Special Exception per Stafford County Code Sec. 28-35, Table 3.1, "District Uses & Standards," A-1, Agricultural, to allow a wedding and events venue as a rural home business on Tax Map Parcel Nos. 26-26A and 26-26C. The property is zoned A-1, Agricultural, located at 448 Hartwood Road.

Mrs. Musante: Case SE16-05/16151432 - Dale and Sharon Glasgow - Requests a Special Exception per Stafford County Code Sec. 28-35, Table 3.1, "District Uses & Standards" for the A-1, Agricultural, to allow a wedding and events venue as a rural home business on Tax Map Parcel Numbers 26-26A and 26-26C. The property is zoned A-1, Agricultural, located at 448 Hartwood Road. You have the application, application affidavit, aerial photo of the property, plans of barn and the bathrooms, letter from Building Official dated September 13, 2016, email from the Fire Marshal dated September 14, 2016 and information from the website. The applicant is requesting a Special Exception for a Rural Home Business to continue using their property as a venue for weddings and events. The venue, known as The Glasgow Farm, is rented by clients for weddings, receptions, anniversary parties, family gatherings, children's parties, and other events. Vendors approved by Glasgow Farm and then selected by the clients provide the food, music, and accessories for the events. The facility consists of a 3,600 square feet, a 2-story barn building with an adjacent patio area of 1,440 square feet. In addition, the open fields surrounding the building are used if the number of guests warrants their use. The applicant states they can provide parking for up to 100 vehicles between 2 parking areas, 100 feet apart. The primary dwelling is 2,646 square feet, of which 1,225 square feet is utilized as a dressing area for the clients. The Zoning Ordinance states no more than 25% of the total square footage of the residence may be devoted for the rural home business. Twenty-five percent of 2,646 is 661 square feet; therefore, the 1,225 square feet for the dressing room exceeds the 25% of the total square footage allowed. The applicant will need to reduce this area to comply with this requirement. The store/studio building houses 3 bathrooms, with 1 being handicapped accessible, which are used for the events. The 3 bathrooms are 320 square feet. Storage of chairs, tables and other accessories are stored in the outbuildings. The applicant is requesting days and hours of operation to be Monday through Thursday 9:00 AM to 7:00 PM and Friday through Sunday 9:00 AM to 11:00 PM. A meeting with the applicant was held September 13, 2016 onsite. In attendance were the Building Official, the Fire Marshal and the Zoning Administrator, I am sorry the Zoning Manager. We walked the site and explained to the applicant what building, fire, and zoning issues were found. The Building Official followed up with a letter to the applicant and the Fire Marshal followed up with an email to the Zoning Department. A copy of each of these correspondences is included in the case documents and a summary of each is as follows:

The Building Official is requesting applications for building and electrical permits to be submitted as soon as possible. The applications are to include drawings prepared and sealed by a Registered Design Professional or Architect addressing items such as, but not limited to, the access to and from the second story, the structure of the second story for occupancy, and the electrical wiring of the entire structure.

The Fire Marshal is requesting adequate access for the fire department be provided which includes the entrance to the property and an access road. In addition, a separate address should be assigned to the structure, and various fire safety practices will need to be put in place. These requests will be incorporated into the suggested development conditions.

Staff has contacted VDOT. They are reviewing the information provided and have not been able to respond. They will provide the information as soon as a decision is made. The single-family dwelling

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was constructed in approximately 1920 and the Old Country Store shortly thereafter. In 1995, the Glasgow's renovated the home and Old Country Store. In 2000, a permit for a home business was issued for Glasgow Painting Studio. The existing Old Country Store with red antique gas pumps is currently utilized for this business. In 2010, according to the applicant, the barn was restored, no permits were found in the County records, to host their daughter's wedding. The Glasgow's began to consider their property as a possible venue for events; so in 2014, the barn was upgraded to have electricity. A permit was applied for and obtained March 2014 but there is no record of a final inspection. While the Glasgow's wish to use the property for events, they have stated they will continue to preserve their entire organic farm with green organic produce and goat products. The farm, store, and historical buildings have been in use for 150 years and per the applicant is one of the longest standing businesses in Stafford.

Staff was made aware of this business when the applicant applied for directional sign permits. This did not come to us as a citizen complaint.

Mr. Grimes: Are there any questions for staff?

Dr. Ackermann: I have one. So VDOT will not, I mean from what I understood in your reading, VDOT will provide the requirements after we decide on this?

Mrs. Musante: I actually spoke with VDOT this morning and according the Margaret Neiman, from VDOT, they are going to require a permit and basically what they are going to have to do is submit plans to them for approval. But according to what she was saying they are just going to have to basically widen the entrance and make sure they will meet sight distance and they will have to show that on a plan. They are not going to be required to do a commercial entrance.

Dr. Ackermann: Thank you.

Mr. Grimes: Any other questions for staff? Alright, hearing none will the applicant or his or her representative please come forward to present their case?

Mrs. Glasgow: Do we come up one at a time or...

Mr. Grimes: We need the applicant to present your case. Then anyone else would be supporting or supporting the approval of the case.

Mr. Glasgow: This is the voice here.

Mr. Grimes: So I need your name and address.

Mrs. Glasgow: Okay, Sharon Glasgow.

Mr. Glasgow: And Dale Glasgow.

Mr. Grimes: Okay.

Mrs. Glasgow: We have never done this so we don't know what... how to present the case. I guess we are just asking that you would give us this exemption to our status of the property that it already is, to do... to allow us to have the weddings. Like Melody said we never originally started out to be a wedding venue. We have five daughters and one of them had asked to be... this is one of our daughters

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here. One of them had asked us if we could make the barn capable of having her wedding, and we were like, oh my goodness no, that would be too hard, because we had had it as just a working farm. So anyway we made it worthy for our daughter's wedding and then after that a couple of friends asked if they could have weddings in the barn, but there was no big deal. Then four years later more people started asked and then we had another daughter of our own that got married in the barn. And then after that we started getting so many people asking to have their weddings there that we thought this could be a business. But we never thought it out completely. And so it just has evolved into what it is and now it is a full-fledged business. Now we have weddings every weekend and it is successful. And so we do want to ask for an exception for our property and I wanted to say though after Melody told us that we were going through all of this because we had no idea that we were supposed to have a assembly use or whatever it is called. Because we have had County Officials on our property and nobody ever said that we needed to have something special to be able to have weddings. And so we have paid taxes on the property as well, on the Glasgow Farm and when we got that and starting paying nobody said you need to have this exception for your property. And so anyway, when Melody said you know you guys need to have this, I started really praying about do we even... you know what do we want to do because a wedding business is a ton of work. I don't know if any of you guys know how much work it is, but we could sell the whole farm and make enough money to pay the farm off and buy a home outright clear and be out of working. But instead we want to keep this business and this is the reason we want you to accept our plea tonight. We are inviting people to get married on our property, and every couple that comes... I would say that 85 percent of them don't know our Lord and Savior Jesus Christ. I would say that 85 percent of them have a lot of issues that are coming to our property. I pray for every couple that comes on to the property and we have had couples that are actually... the bride, we have had two that have had terminal illnesses. We are ministering to these girls. We have had some that have... we have had two mothers pass away just this year of a bride or a groom that have been married on our property and we go to the funeral. We are ministering to all of these families that are coming on to our property and we are seeing this more as an outreach to our community to be able to minister to people that are... have a lot of issues. It just so happens when you have a wedding on your property you get to be closer to people that you usually would. And so it has opened up a lot of doors for us to be able to minister in our community. And that is really why we want to keep doing this. We could never do a business that we would be as personal with people as what we are on our property right now, inviting them into our home and praying with people, and we are enjoying that part of it. Dale, what do you want... And also about the little part that you said about the house, only such and such amount can be used. Really they only use one bedroom, one... I think that probably isn't that much, it's probably 600 square feet or less than 600 square feet for one bedroom, so really it's not that much that we are using for them to get ready in.

Mr. Glasgow: It is a lot of work but we have people who have never seen a farm before and the idea that people come to our place just to experience a farm. The kids that come and say there is a chicken or there is a turkey or there is a goat is just one of the explosions of our society saying the suburban life is great but there has got to be something more. So we try to have that introduction to the community to say come and see what this looks like and the joy that takes place in a wedding day is unmistakably a gift from God because these people have a smile on their face that you would think had never been there before and they have a... at the end of the day they are still smiling after they have worked themselves to the bone from 7:00 am to 12 or 11 o'clock at night. And the thing that we like most about that is just to have... to be able to give a gift to someone who comes on our property and make money doing it, as well. But the amount of people that we have, we truly invite them into our place as if they are our families. So in terms of a business, this is a viable business that we have seen will work, we have made mistakes along the way obviously, every business owner does and we are asking for grace at this point. Some of the positive things about... some of the things about our business is that we send all of our

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guest to local hotels and restaurants. So in terms of helping other businesses in the area, we feel like we are generating something for Stafford County that cannot be generated any other way. There is also the...

Mrs. Glasgow: Catering... we try to use Stafford County catering even... County Lane Catering is one of them that is in Stafford County. When you have 100 people eating food and you've got the 4 percent Stafford County tax, it is nice for our County and we love... we have always loved supporting Stafford County. Dale did the mural that you pass every time you walk into this building on that wall. And they asked him to do it because he is such a Stafford County cheerleader for our County and so we want Stafford County to have the revenue and because we love it. Is there anything else we should say?

Mr. Grimes: No, we are really just asking you to present the case from your point of view, what you do. I am sure the Board is going to have plenty of questions for you. So if you are done we will get right into that part of it.

Mr. Glasgow: I just want to say one more thing. I know that the impact is probably one of the hardest things to come to grips with because we do have a hundred people on our property on Saturday and Sunday sometimes. We try to be sensitive to our area, however the County has its own park right next door and we frequently have 500 cars coming past our house to their property...

Mrs. Glasgow: For swim meets and stuff like that.

Mr. Glasgow: ... for swim meets and then the Gauntlet has their share of traffic as well, which there is a lot of very hot roddish drivers coming out of their driveway after they have had their golf match. And then of course right down the street is the other wedding venue which is Glen Garden, which we send business to them as well and they are within a quarter of a mile of our reach. And...

Mrs. Glasgow: Hartwood Winery...

Mr. Glasgow: ...Hartwood Winery is even closer to us which again, a lot of our guest stop at Hartwood Winery to do their business and of course the other wedding venue is the Gauntlet, and they do wedding very frequently as well. So in terms of being wedding central in Stafford County, if you want to come to Hartwood you can see weddings like you have never seen them before, and have choices. So we enjoy being part of the business philosophy. We have talked with our neighbors, a couple of our neighbors are here to support us tonight, and they have heard some music, they will attest how loud it is or how okay it is. So we try to keep a common thread of neighborly communication with everybody that we know so that we it will be... if there's anything that needs to be said, how we can craft our business in a better way, we will understand how that happens. So we don't like complaints, but that's actually the best way to improve your business and Melody has taught us many things about how to do business the right way. And we enjoy the fact that we have been under the microscope in so many ways, but at the same time it is painful. But growth, we are only at three years for a business, so three years we are hoping to five, to make it to that level with most businesses that don't make it. And in our business... is that our yellow light, we are almost over?

Ms. Brown: Yep, you've got 36 seconds...34.

Mr. Glasgow: We came to Stafford County 1994 to have the farm and we brought our business with us to help Stafford County with their income as well. So we started to hire people and that was the most exciting thing, just to come to the country and start a business in a place where we really enjoyed to be,

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away from society, 95, the gridlock and all those good things. We could work at home and enjoy the whole environment. So Stafford is our home and we intend to stay here until our dying days. That's it.

Mr. Grimes: Thank you very much. If you could stay at the podium...

Mr. Glasgow: Okay.

Mr. Grimes: ...we have some questions for you. I will start with questions. How many events a year do you host?

Mrs. Glasgow: Boy, I wish we had known you were going to ask that, I would have counted. We only work probably six months out of the year, because from April until the beginning to mid-November is wedding season. After that you don't have weddings... well we don't want to have weddings after that. And in the middle of summer we don't have so many, like July, so forty a year probably.

Mr. Grimes: And those are just the weddings or is that all events that you...

Mrs. Glasgow: That is probably just weddings and then maybe five other events, like non-profit.

Mr. Glasgow: Explain non-profit.

Mrs. Glasgow: Non-profit meaning we had a grieving children camp at our property and we had one for...

Mr. Glasgow: Orphans.

Mrs. Glasgow: ... orphans and...

Mr. Glasgow: India.

Mrs. Glasgow: ... and India. Orphans and India, that kind of stuff, non-paying events. Maybe five of those a year.

Mr. Grimes: Charitable...

Mrs. Glasgow: Right.

Mr. Grimes: Charitable events where you are raising money...

Mrs. Glasgow: Right.

Mr. Grimes: ... for some cause or...

Mrs. Glasgow: Yeah.

Mr. Grimes: Okay, and what would you guess your average guest count at these events are?

Mrs. Glasgow: The average is 120.

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Mr. Grimes: And most of these events occur on the weekend?

Mrs. Glasgow: Always.

Mr. Grimes: So, even though you are requesting hours for Monday through Friday.

Mrs. Glasgow: The reason why, that would be for tours.

Mr. Grimes: Okay.

Mrs. Glasgow: Like if people wanted to come and tour. But tours are no more than a family. That's not like a... you know, just a car load of people.

Mr. Grimes: They just come out and tour the farm...

Mrs. Glasgow: Right.

Mr. Grimes: ... get the farm experience.

Mrs. Glasgow: Right.

Mr. Grimes: ... like you were talking about the kids looking, oh that's a chicken.

Mrs. Glasgow: Yeah.

Mr. Grimes: And how many of those tours do you have on average per week?

Mrs. Glasgow: Four.

Mr. Glasgow: You try to lump all the tours on one day.

Mrs. Glasgow: Yeah, I try to do it all in one day.

Mr. Glasgow: To make is easy.

Mr. Grimes: Are there any other questions for the applicant from the Board?

Mrs. Stefl: I guess I do have a question. Your packages state that... like your Sunday package, the rehearsal time would be 10:00 to 12:00... I guess I am just a little bit confused on the hours of operation. So you basically just want the bride, the groom, family come out during the week but then the weddings are actually held... it almost looks like it could be all day on a Friday and all day on a Sunday. Well, yeah until noon.

Mrs. Glasgow: Yeah, it really...Friday can be, could... but usually it is only half a day and then Saturday and Sunday, so yeah.

Mrs. Stefl: You say 8:00 am to 11:00 pm on a Friday, so that is pretty much all day usage.

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Mrs. Glasgow: Yeah, nobody... I don't know why he said 8:00 am. Nobody ever comes on a Friday at 8:00 am.

Mrs. Stefl: And the same thing on a Saturday you have 8:00 am to 11:00 pm.

Mrs. Glasgow: Now that...

Ms. Stefl: That is two long days.

Mrs. Glasgow: Saturday and Sunday, it would be that if you had two weddings on a weekend.

Mrs. Stefl: Uh huh.

Mrs. Glasgow: But two weddings on a weekend is usually just in May and October you might have two weddings on a weekend. Otherwise it's just on Saturday. And at 8 o'clock in the morning people do show up and start unloading all their decorations and... if it's a 3 o'clock wedding they decorate. Because the barn is totally empty and they bring everything, so they are providing everything. We don't set up. We do nothing.

Mr. Glasgow: DIY.

Mrs. Glasgow: It's a DIY for them.

Mrs. Stefl: So you only allow one wedding per day?

Mrs. Glasgow: Per day, that's right.

Mrs. Stefl: Okay.

Mr. Glasgow: We would not be here is there were two.

Mrs. Glasgow: We could not live through it.

Mrs. Stefl: Yeah.

Mrs. Glasgow: So yes, just one wedding per day.

Mrs. Stefl: Okay, alright. That's all I have for now.

Mr. Grimes: Ms. Brown.

Ms. Brown: Hi, I just have two questions for right now. When you talked about your tours during the week, does that include... you said people coming out, people scouting the venue to see if it's (inaudible)?

Mrs. Glasgow: Yes.

Mrs. Brown: Okay, so you still think it's about four a week.

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Mrs. Glasgow: I mean it can be more. It could be five, sometimes it's none.

Ms. Brown: Okay. And the other thing is, how many employees do you have?

Mrs. Glasgow: We have zero.

Ms. Brown: You have zero. Okay, that's all I have for right now.

Mr. Glasgow: We have two slaves.

Mrs. Glasgow: Who are the two slaves?

Mr. Glasgow: Me and you.

Mrs. Glasgow: Oh, we are.

Mr. Grimes: Yes, Ms. Bertoldi.

Ms. Bertoldi: Hi. Can you guys hear me? So they had some of my questions. I still want a little clarification on the hours of operation because you said you try to schedule all the tours on one day, so it's only one day. To me it sounds like it is by appointment only. So it is by appointment only or...

Mrs. Glasgow: It is by appointment only.

Ms. Bertoldi: So really the hours of operation make it sound like anyone can just drive down and say oh look at this great farm. Let me just drive down this road...

Mrs. Glasgow: It is supposed to be only by appointment. We don't like drive through things.

Ms. Bertoldi: Okay, so if we do decide to grant your special exception, you would not mind a condition that says by appointment only...

Mrs. Glasgow: Oh no.

Ms. Bertoldi: ... in there because it's a little confusing.

Mrs. Glasgow: Oh no, we would not.

Ms. Bertoldi: So if we decide to you would not be opposed to that, right?

Mrs. Glasgow: Yeah, that is how we would prefer, always.

Ms. Bertoldi: Alright. And I want to talk a little about... we know the Fire Marshal was out there and some of the other people were telling you the building code violations or you have to bring it up to code because you are an assembly event center, I believe was the term that the Deputy Fire Marshal used and that you don't meet current building code standards and you need proper fire department access. You need to improve some electrical and such. Were you given any cease and desist on performing any events until these issues have been addressed?

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Mrs. Glasgow: On Friday of this past week, I think Cary said don't do anything until, I don't know, until things are looked at, or until you have permits or until you do stuff. So that is pretty alarming for us, very alarming for us because this is our busy season. We weren't trying to do anything under the... you know under the radar at all, we would never do that. So that is completely... we need to beg of you to tell us what to do. We went to... a structural engineer came to our house today, we have contacted an engineer... what do you call it?

Mr. Glasgow: A structural engineer.

Mrs. Glasgow: No we had that one, the electrical one. An electrical engineer as well and we are, I mean we are ready to do anything that we are told. We just want to make sure we don't do anything until we of course have the permits to do those. But we are willing to do the short list in one week.

Ms. Bertoldi: So all of... what about like... with respect to VDOT, you know, saying that you have to widen your road. What do you anticipate in order to correct all of these issues, in order to meet the standards required by the county. How long do you anticipate... you know if everyone could get out there right now, how long would it take you?

Mrs. Glasgow: If they could get out?

Ms. Bertoldi: Well, okay. Well reasonably working with the schedule, I mean I am assuming they would probably be able to get out in short order.

Mrs. Glasgow: Right. I mean we are willing to do anything quickly. We went to the bank yesterday to get a loan so that... because we don't know how much everything is going to cost and we went to get a loan...

Ms. Bertoldi: (Inaudible) anticipate. I am assuming when you talked to the...

Mrs. Glasgow: Structural Engineer...

Ms. Bertoldi: ... Structural Engineer and all of them you asked them what time frame...

Mrs. Glasgow: We did.

Ms. Bertoldi: ... you were looking at. What did they say?

Mrs. Glasgow: The Structural Engineer said one week for the short list. In order for us to...

Mr. Glasgow: Not the complete short list.

Mrs. Glasgow: Not the complete...

Mr. Glasgow: Well the electrical.

Mrs. Glasgow: Yes, the electrical.

Ms. Bertoldi: Before you go on to that, does the short list meet the compliance required by the building code? Is that... when you say short list, we don't know what is on your short list.

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Mrs. Glasgow: The short list is what Cary gave us.

Mr. Glasgow: Temporary occupancy.

Ms. Bertoldi: So you want to do some additional things since he is already out there.

Mrs. Glasgow: Yes.

Ms. Bertoldi: Is that what you mean by short list verses long list.

Mrs. Glasgow: Short list means Cary gave us a short list of things that are necessary to meet code.

Ms. Bertoldi: Okay.

Mr. Glasgow: For a temporary occupancy permit.

Ms. Bertoldi: Okay.

Mrs. Glasgow: And then she gave us a long list to be done by December 1st.

Mr. Glasgow: For our occupancy.

Mrs. Glasgow: And all of its by Stafford County codes.

Ms. Bertoldi: So you need the temporary occupancy permit so you can actually conduct business...

Mrs. Glasgow: Yes.

Ms. Bertoldi: ... until you can get your permit and do the remaining. So, okay...

Mrs. Glasgow: And the structural engineer said for the whole list, the short list that Cary gave could all be done in a week except for the electric. Okay, except for the electric because she said we need to pull...

Mr. Glasgow: And the exit.

Mrs. Glasgow: The road exit?

Mr. Glasgow: No the second floor.

Mrs. Glasgow: Oh, we are not going to use the upstairs of the barn. We are only going to use the downstairs of the barn because we can't get the upstairs finished fast enough. So we are just going to block it off so nobody can use the whole upstairs of the barn.

Ms. Bertoldi: Will you be doing that permanently or is that going to be...

Mrs. Glasgow: Until it gets... until it can be fixed according to code of the structural engineer.

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Ms. Bertoldi: And, maybe this is... I don't know if this is appropriate to ask staff the question, what's on the short list? Is it...

Mr. Grimes: It's actually in your package.

Ms. Bertoldi: Is it? I didn't... where is it?

Mr. Grimes: It is in the letter that was issued from Stafford County on September 13th ...

Ms. Bertoldi: Oh yeah.

Mr. Grimes: ... and it is attachment 5.

Ms. Bertoldi: I have it.

Mr. Grimes: I believe the short list is page 2 of 4.

Ms. Bertoldi: I didn't appreciate it as it being called the short list. Sorry, I know exactly what it is, okay.

Mr. Grimes: Yes, conditional building use (inaudible).

Ms. Bertoldi: Okay, got it. Thank you.

Mrs. Stefl: Mr. Chair.

Mr. Grimes: Yes.

Mrs. Stefl: I do have another question. Have you communicated to your brides that there is a possibility that they are not going to be able to utilize the full barn? Like I know Ally and Austin, they have a wedding coming up on the 22nd, you have another wedding in November. So you have communicated, and I assume you probably have one maybe coming this weekend.

Mrs. Glasgow: I have not told any of the ones beyond the next... I was waiting on tonight for you guys to tell me where we are. Because I thought if we did the short list in one week that we could even have the short list done even by this weekend, like having the crash bars on the doors and the railing and don't let anybody go up the steps type of thing, to the loft. So I have only told this weekend's bride and next weekend we have two wedding, so I have only told one of the brides so far because I was waiting for tonight and then I was going to tell all the news, after you tell me.

Mrs. Stefl: Okay.

Mrs. Glasgow: Everything.

Mrs. Stefl: Because I know those last four weeks before the wedding...

Mrs. Glasgow: Are big.

Mrs. Stefl: ... are big.

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Mrs. Glasgow: I know.

Mrs. Stefl: You've got other things on your mind.

Mrs. Glasgow: Right.

Mrs. Stefl: Open communication is always best.

Mrs. Glasgow: Yes.

Mrs. Stefl: Okay, thank you.

Mr. Grimes: Any other questions for the... Yes Mr. Gibbons.

Mr. Gibbons: Is six hundred and sixty one feet good enough for you?

Mrs. Glasgow: For the... for what part? For the dressing room?

Mr. Gibbons: Well it says you can only use six hundred and sixty one feet of the property. Is that correct?

Mr. Grimes: That is six hundred and sixty one feet of the actual house that they are allowed to use. Non-residential structures for a rural home business, I believe, if four thousand max. So any use of... in the house, which I believe was the bedroom...

Mrs. Glasgow: Um huh.

Mr. Grimes: ... that was used as a dressing room for the brides...

Mrs. Glasgow: Right.

Mr. Grimes: ... was the square footage.

Mrs. Glasgow: Right. And that would be enough.

Mr. Gibbons: And the other question that I've got, there is a lot of traffic in that area. I mean, you have got the park right by, so I am concerned about site distance.

Ms. Brown: I had to turn around in the park entrance today because I couldn't turn around (inaudible).

Mr. Grimes: And we will discuss some of these issues when we bring it back to the Board. But are there other questions for the applicant? Ms. Brown.

Ms. Brown: Just to clarify so that I am clear and everybody else is clear. Are you willing to take out 564 square feet of your indoor dressing room?

Mrs. Glasgow: Oh yes.

Ms. Brown: Okay, because that is what we need to do to be able to issue a Special Exception.

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Mrs. Glasgow: Oh yeah.

Ms. Brown: Anything else, I think would require commercial permits. So that's okay?

Mrs. Glasgow: Definitely.

Mr. Grimes: Any other questions for the applicant? Alright, thank you very much. You may have a seat.

Mr. Glasgow: Thank you.

Mr. Grimes: Is there any member of the public who wishes to speak in support of the applicant, please come forward.

Mr. Geyer: Hello, my name is Jeff Geyer. I live adjacent to the Glasgow Farm. My family and I, we fully support the Glasgow's and their business. Anything that we can do to help that we will do. Thanks.

Mr. Grimes: Thank you very much. Any other member of the public wish to speak?

Mr. Walker: I didn't swear in, I didn't. But some of the things that came up I kinda wanted to address.

Mr. Grimes: Please stand up and I will swear you in real quick here. Do you hereby swear or affirm that all testimony before this Board shall be nothing but the truth?

Mr. Walker: I do.

Mr. Grimes: Thank you. Please come forward.

Mr. Walker: My name is William Walker. I live at the bordering property to Mr. Glasgow. I know a lot of the reasons that we have zoning and stuff is for the health and safety of our public. The one thing that Mr. Gibbons brought up was a traffic concern and there is a lot of traffic out there and I am fortunate enough that where I actually can... I work for the Sherriff's office so I get to monitor that traffic. And Mr. Glasgow's farm, in my experience, doesn't affect... have a negative effect on the traffic flow in that area. I have not seen any safety issues that concern me. I have five children and I live next door and to be honest I worry a little bit more about Curtis Lane than Hartwood Road, from his traffic. So the safety aspect and traffic, to answer your question sir, is I think there are other things on Hartwood Road that are more or a concern than Mr. Glasgow's farm. And the other avenue, I guess and I speak in support of him is that it doesn't create any discomfort to me. I think as far as distance wise I am probably the closest to Mr. Glasgow, we are probably only a hundred yards from the actual venue that's happening and it doesn't disrupt us in anyway. That's all I have.

Mr. Grimes: Thank you Mr. Walker. Any other members of the public wish to speak in support?

Ms. Olbeter: I was not sworn in either, but I would love to say...

Mr. Grimes: Come on up and I will swear you in.

Ms. Olbeter: I got here a little late, sorry.

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Mr. Grimes: Do you hereby swear or affirm that all testimony before this Board shall be nothing but the truth?

Ms. Olbeter: I do.

Mr. Grimes: Also don't forget to sign...

Ms. Olbeter: I will.

Mr. Grimes: ... in the back of the room please.

Ms. Olbeter: I sure will.

Mr. Grimes: Thanks.

Ms. Olbeter: My name is Larene Olbeter. I live not too far from the Glasgow's. I have been there for about 18 years have never had an incident where we've heard anything from the Glasgow farm when they've had one of their weddings. On the other hand when we are in the summer months, and I am not complaining, this is all good. You can definitely hear what is going on at Curtis Park with swim meets as so forth and when they have events over there. So it's never been an issue with the Glasgow's. I have also had the opportunity to serve on their farm a couple of times with a couple of their weddings and it has been nothing but joyful. It is a beautiful event every time we have been there. The reason I say that is the traffic coming in and out is not an issue at all. It seriously is not an issue at all. There is so much going on right there at that corner, I don't think what they are doing is impeding anything more than it would have been anyway. I think it is a beautiful thing to have them... giving this opportunity for brides to come out to the Hartwood area. We love our area out there. I do think also it does bring a lot of revenue into our county. And I do support them whole heartedly 100 percent. Thank you.

Mr. Grimes: Thank you very much. Any other members of the public wish to speak in support?

Mr. Pantellio: Yes, I need to get sworn in though. Sorry.

Mr. Grimes: You too?

Mr. Pantellio: I just really like hearing it, that's all.

Mr. Grimes: Anybody else? Do you hereby swear or affirm that all testimony before this Board shall be nothing but the truth?

Mr. Pantellio: I do.

Mr. Grimes: Thank you.

Mr. Pantellio: I just wanted...

Mr. Grimes: Could you state your name and address.

Mr. Pantellio: Yes. My name is Joe Pantellio. My wife and I got married in April and we had our wedding reception at the Glasgow Farm. And I just can't say enough good things about the Glasgow's

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and how they have ministered to us and how they have blessed us. And financially seeing as how we are a young couple starting off and trying to have a nice wedding and have a nice wedding reception. The way that they blessed us financially and cutting us a break on some things and how they have blessed us just in their general demeanor and their confidence and their prayer for us, anyways, I just really appreciate them and the business that they have and the ministry that they have to the area. I have seen how they have ministered to others. And I keep up with Sharon on Facebook and I even see about how she's... she will post about how someone came to the farm was hurting, was struggling and how she has ministered to them. When we had our wedding there in April, we were able to get a stretch limo in and out of the Glasgow Farm with no issues and so again, just as it pertains to traffic it doesn't seem that there would be much of any issue with people getting in and out and not causing jams. So, that's all I have to say.

Mr. Grimes: Thank you very much. Any other members of the public that wish to speak for the applicant? Hearing none, any member of the public who wishes to speak in opposition to the applicant, please come forward. Seeing none. Does the applicant wish to respond and/or add any additional information?

Mr. Glasgow: No.

Mr. Grimes: Okay, thank you very much. I will now close the public hearing for this application and bring the matter back to the Board for discussion. Mr. Gibbons, I know you had some concerns you would like to discuss.

Mr. Gibbons: Well I am just being honest I am worried about the traffic. And we have had other venues like this in the county and we sometimes put in a request if it gets to be a serious issue that they use the Sheriff's Department to direct traffic for certain events, especially on Saturday. We have had to do that for church functions and others.

Mr. Grimes: If a concern is raised that that becomes part of the development conditions to have a traffic study done...

Mr. Gibbons: Well it comes... sure (inaudible) it's like the old Indian proverb (inaudible) so you can hear the difference. And so if it becomes a problem, we have always requested that traffic enforcement be... and that way you can control your traffic. (Inaudible) that property has always been well maintained and neat, no growth around the area so it would never try to hinder the traffic, but it is so close to the Gauntlet and the swimming pool. There is a lot of traffic on Saturday, that's... I mean I want the business there but I want to make sure that we don't have a worse problem than what we have. Thank you.

Mr. Grimes: Yes Ms. Bertoldi.

Ms. Bertoldi: I think maybe one thing maybe we should have asked the applicant was what is... how many... what is their largest wedding that they can have? What is the mass occupancy? I mean they said their average is 120, I did not notice, unless I missed it in there package, I think that... you know, that might address some of his concerns because certain events that need the Sherriff's department to direct traffic, I don't think is going to be 100 to 120 people. And it's not every single day all the time, so I think that would be... if they answer that question would that help alleviate some of your concerns?

Mr. Gibbons: Well it just... alleviate the concern, right.

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Mrs. Stefl: On their website they state they can hold up to 200 guest, up to 400 are welcome on the property if tents are rented for the overflow.

Mr. Gibbons: Could that be a catch to the number? If you feel comfortable with 120 or less not being a problem but if they go 200 or 400 that is a problem.

Ms. Bertoldi: Well I kind of wonder, is this also an issue with VDOT?

Mrs. Stefl: I had that same concern because there is another wedding venue that is down the street. I attended a wedding there a few years ago.

Mr. Kim: I got married there.

Mrs. Stefl: Okay, yeah, but that capacity is, I want to say is only 75 at that particular facility.

Mr. Kim: Are you talking about Glen Gardens? Because that is where I got married.

Mrs. Stefl: It might have been, yeah.

Mr. Kim: I think we had a hundred.

Mrs. Stefl: Yes, It's like a house and a barn and outside yeah.

Mr. Kim: Is there a barn?

Mrs. Stefl: And then the vineyard. Well, I called it kind of a barn.

Mr. Kim: There was a barn, yes with horses and stuff in it.

Mrs. Stefl: Yes, and then vineyard is also rolling in capacity too. And so that is my concern on Hartwood Road there. I mean I don't want to be a stop (inaudible)... a road block here, but I also want to be responsible here too.

Mr. Kim: Can I just make a statement?

Mr. Grimes: Sure.

Mr. Kim: When I got married at Glen Gardens, which is down the street from you guys, we had about a hundred people there and I at first, when I looked at it said on man, traffic is going to be an issue. But not a single guest complained about traffic and there wasn't a long line after the wedding of cars trying to get out. It actually seemed to work, if that helps.

Mrs. Stefl: Okay.

Mr. Kim: Just because I was... I got married there a couple of years back and it just seemed to work. I don't know the science behind it but it seemed to work. There was no cars (inaudible), no accidents, no one complained and then we went somewhere else and usually if something is bad someone always wants to complain. And no one complained. But that is just my two cents, I am not stating one way or the other, just going on my experience.

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Mrs. Glasgow: Is there any way I can interject our number one more time? About how many people... I mean am I allowed to say...

Mr. Grimes: That would be fine.

Mrs. Glasgow: I said our average is 120 but we have as low as 50 people come. We never ever have 195. The only reason why I even say 195 on our papers is because the only wedding that we have had 195 was our daughter's wedding, which was the first one we ever had. So we knew that we were capable of that. We have never even had a tent... people have tents all the time but never where we had more than 195 ever. The most, like we don't like it really when we have 180 people and that's only once a year, we might have one with 180. One hundred fifty is like really, for me personally, maxing it out. I would not even care if y'all said your max for property is 150, it would not bother us because really that... nobody really has that many people. Typically it's not that many. So, does that answer anymore? Does that help?

Mr. Grimes: Absolutely.

Mrs. Stefl: Yes, that's great.

Mrs. Glasgow: Oh and then trolley... we demand people to get public transportation over 150 people anyway, just because even if we have enough parking we don't want to manage it. And so we tell them to get a Fredericksburg trolley to come, there are bus shuttles, some people will even get charter buses to come to the property. And that happens a lot, sometimes even with a hundred people they will do it. So that helps a lot.

Mr. Grimes: Thank you.

Ms. Brown: (Inaudible).

Mr. Grimes: Yes Ms. Brown.

Ms. Brown: I actually have two questions for staff. Is this appropriate to ask now?

Mr. Grimes: Sure.

Ms. Brown: When VDOT was out there did they have the car trips associated with the business at their disposal that we heard about tonight? Did they have that information?

Mrs. Musante: VDOT has not visited the site.

Ms. Brown: So they have...

Mrs. Musante: No. There was a conversation with Margaret Neiman last Wednesday, with myself. And she was going to submit the information to her boss, which she did, he then came back and said, I guess he has done other venues like this before and the parking did not constitute a commercial entrance and that all they were going to have to do is to submit a plan to them for review to make sure that the entrance was widened, they were not going to be required to put in curb and gutter. But that it was wide enough for and in and out and that they met site distance. That is what I was told today.

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Ms. Brown: Wasn't there something in there about some bushes and stuff being cleared?

Mrs. Musante: Yes they are going to have to clear the entrance.

Ms. Brown: But I guess... what I want to know is, the information submitted, was it the information we got tonight about how many people will be coming to this?

Mrs. Musante: I read the application to them and I told them how many events that they were going to have from now until the end of the year.

Ms. Brown: So they did not know that there could be 150?

Mrs. Musante: They did know it.

Ms. Brown: They did know that, okay. And then to Mr. Gibbons point and I don't know the answer to this. When the Sheriff does come out and does traffic calming or control for that, is there a charge? Do we know?

Mrs. Musante: I can't answer that, I am not sure.

Ms. Brown: Does anybody know.

Mr. Kim: Mr. Walker would probably know.

Mr. Walker: I don't believe so. If there is I don't get any of it.

Ms. Bertoldi: Just to finish up with the whole VDOT discussion. Did VDOT indicate whether or not that they needed to complete the entrance before they could have any events? Or is that just something they need to have done by December?

Mrs. Musante: It's going need to... What... the way I understand is if this gets approved tonight we are going to issue a temporary occupancy permit. Everything has to be completed by December to get the full.

Ms. Bertoldi: But I think that they have to do what they are calling the short list before they get the...

Mrs. Musante: The temporary...

Ms. Bertoldi: The temporary, right. So the temporary comes with the short list. But VDOT's requirements do not have... are not on the short list.

Mrs. Musante: That is correct.

Ms. Bertoldi: That was my original question.

Mrs. Musante: That is correct.

Ms. Bertoldi: (Inaudible) okay, thank you.

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Mrs. Stefl: So they cannot have a wedding this Saturday coming up because she stated that the short list would be at least a week and I always double that with contractors. So we are almost looking at a week and a half or two weeks. I mean that might be...

Mrs. Musante: It was my understanding from the Building Official, she was not going to put a stop work order on them as long as they were diligently pursuing...

Mrs. Stefl: Okay.

Mrs. Musante: ... the list.

Mrs. Stefl: Okay, wonderful. Thank you.

Mr. Grimes: Yes sir Mr. Gibbons.

Mr. Gibbons: I just for the public record, I directed traffic out on Route 1 and Saint William of York Church seven and a half years, so I know what a traffic study is. It's a good experience.

Ms. Bertoldi: Okay, I just wanted to flush that out a little bit because it sounded like they could not have anybody there until they did what's in this letter.

Ms. Brown: And that's how I read it too.

Mrs. Musante: That is not my understanding in conversing with her.

Mr. Gibbons: Do you need a motion Mr. Chairman?

Mr. Grimes: Is there any other discussion of the Board? No?

Dr. Ackermann: The conditions that we have already stated here, do they cover them actually doing that short list and going through that stuff? I mean (inaudible) be specific in the things that we have here? Or do we need to make... I mean I just...

Mr. Grimes: Well considering that...

Dr. Ackermann: Because this seems pretty boilerplate, what we have here.

Mr. Grimes: Yes, and I think... and again coming back to some conversations that we have had in the past that what we are referring to the short list is actually an order by the Building Department and the Fire Marshal of corrective actions. Which would mean complying with Code, so we would come back to where must comply with all State and local codes and it actually is expounded upon in condition number 6, that says see letter from Building Official and email from Fire Marshal. So I feel like staff has covered that pretty well at this point, but...

Dr. Ackermann: So what happens if they say they are going to do this stuff, but don't get it done by December? Do we have any control over that? Or did they... because what you are saying that (inaudible).

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Mrs. Musante: If the items are not completed by December the Building Official has the authority to go in and put a stop work order on them and make them vacate that premises. I am not sure what the authority of the BZA, but definitely the Building Official, she can shut them down.

Mr. Kim: Can I ask a question Mr. Chairman?

Mr. Grimes: Yes.

Mr. Kim: Okay, so just to clarify, I think it would be horrible if we had... I mean is there something we can do for some reason they have to tell 2 couples that they can't get married this weekend or next weekend, and we can help them so they can at least get that done? You know, I mean it's your understanding, but I want to be clear that they could at least get those weddings on the books. Can we somehow put an order that maybe no more until this gets done.

Mr. Grimes: I think that would be overreach by this Board because this involves codes and life safety and that is not something that we want to go down the path of. I would hope that Melody's understanding and communication is correct and that the applicant's, as long as they are diligently working to resolve the issues can continue to host events. But we have no control over that.

Mr. Kim: Okay, I kind of figured but I just kind of imagined that would be horrible.

Mr. Grimes: As much as I would like to be able to...

Mr. Kim: Yes.

Mr. Grimes: ... be able to do something.

Mr. Kim: Just in case if something was in there that I was not aware of.

Ms. Brown: I am reading the letter from Cary. The very first page, the last bullet says *at a minimum, a building and electrical application for permit are required as soon as possible and prior to any future events for a Condition Use permit and approval for conditional Temporary Certificate of Occupancy on the items listed below under Conditional Building Use requirements.* And that is the next list. I am not comfortable... I am okay with the business but I am not comfortable allowing this to continue until this list is met. This is a safety issue they've got a lot of people there. We have a fire in there and we have let them go, I don't think it's over reach. This is a special exception, this is not a by-right use we can put any requirements on it that we want. Now I am not comfortable letting it go until the short list is done. I don't mind approving it but on the condition of no weddings to be held until this short list has been met.

Mr. Grimes: And that... no go ahead.

Ms. Bertoldi: And I actually agree, I think this is a fantastic business and even the applicant said on the short list they are ready, willing and able to get this done immediately and maybe even be able to get the short list done beforehand. I don't think that it is up to us unfortunately, I would love to be able to tell them in the... I was a bride almost 5 years ago and as a side story I got a call from the... where I got my reception, which is the Hard Rock Hotel in Chicago and to my surprise they apparently a week before my wedding, had an issue with the restaurant next door and they locked them out of the kitchen and there was a cease and desist order and they were not able to cater our wedding at the hotel and that was a

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week before, so I understand the issue, I really do but when you have a Fire Marshal in a letter saying that you have to do the minimum required in order for you and their guest to be safe, I think that is incumbent upon them to get that done in the time period. Not for us to say, well let's just let the couple of weddings go because weren't you putting them in a better situation than the brides after them if they don't get it done before December. I don't think that is fair to the other brides, because if I was the third bride down the road going excuse me, why can't I have that exception too? I don't think... I think that is an overreach. I think that this short list, seems like a reasonable list, something that you can get done in short order and if they can get that done, I don't have a problem with the conditional use and that... so I do agree with that and I do, you know, with some other conditions which I think will... I don't think you guys will have an issue with. I think that I would support it with these conditions. I think it's a great business, I think it brings something great to our County, but we do have to think about the public safety.

Mr. Grimes: I thought for a bit of a rebuttal to both of those positions. The County Building Official is the one who wrote this letter. And if you refer to the statement at the bottom of page 1, *at a minimum, a building and electrical application for permit are required as soon as possible and prior to any future events...* that's the only requirement, a permit which can be obtained by walking into the permit office with an appropriate licensed contractor and/or registered design professional and they can get those permits tomorrow. And for us to override the County Building Official is extreme over reach. We are not code enforcement. If we say they must comply with all State and local codes and the Building Official has told them this is what they need to do, it is not our job to enforce that. And to put a development condition into this package saying they cannot conduct their business until everything on this list is done, call it the short list or whatever you want, that is not for us to decide. I just... I feel very strongly about that, this Board is here to hear an exception for a rural home business, not whether or not their structures are code compliant or not.

Ms. Brown: This business was built before they had permits. They have been operating this business without permits.

Mr. Grimes: How is that come to play into this...

Ms. Brown: If they had come to us before they were operating the business would we let them do it before hand, no.

Mr. Kim: For me, my opinion is with you Mr. Chairman, I agree, I was to go with the understanding of Mrs. Musante here and... because I don't understand the short list, based on if you think the red wire or the blue wire and if something happens. I just want to go with what the building inspector recommended which is... and I only brought up the lets let those people have those wedding not because I want to overreach or do something this committee is not allowed to do more for I really don't think it is our place to do that.

Ms. Bertoldi: I hear you, you make a very strong argument and I have to say that what I initially read, I read it differently than you. But as your read it I do actually... personally I am uncomfortable with it, I want to say on the record for that, but if I am not here to second guess the public officials and if that is what they recommend and they give them a time period, then I do change my opinion. I would except conditions based upon this. I have to say I am uncomfortable, personally as a guest I would want... I would be uncomfortable going to an event that did not meet certain codes requirements, that is me personally. But I was not at the sight, I didn't see the sight and for the record I do agree with you now Chairman.

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Mrs. Musante: Mr. Chairman, keep in mind...

Mr. Grimes: Yes.

Mrs. Musante: ... I am sorry, you can also put the December time limit on. I mean you can't go against what the Building Official says as far as the building code. But you as the Zoning Board can put the December timeframe on as well.

Mr. Grimes: Right, which we have done with other...

Mrs. Musante: Yes.

Mr. Grimes: ... special exceptions where we state that all the development conditions must be completed by, that is pretty standard.

Mr. Kim: Yes, I think we should go with that.

Mr. Grimes: That is pretty standard and that is one of the notes that I was going to make.

Mr. Gibbons: Mr. Chairman what do you think is a reasonable timeframe?

Mr. Grimes: I think that the County Code Official is asking them to do it by December 1st, then we should have the same thing for our development conditions.

Mr. Gibbons: I will make a motion for approval with that recommendation. I would also like to have 150 guest in the condition.

Ms. Brown: I have a couple of conditions.

Mr. Grimes: Mr. Gibbons made a little bit of a motion here. Do we want to talk about the development conditions before we make the motion?

Ms. Brown: I do.

Mr. Grimes: Just to go through them to...

Mr. Gibbons: I will withdraw the motion.

Mr. Grimes: Fantastic. So at Mr. Gibbons' recommendation I like the idea of adding to the development conditions as number 9 that all of the suggested development conditions must be completed by December 1st.

Mr. Gibbons: I would like to have the 150.

Mr. Grimes: I wanted to discuss that a little bit. I know that the applicant stated that she would be perfectly happy with 150 and I know that they advertise with up to 200.

(Inaudible)

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Mr. Grimes: Right, but the statement was that they really don't want any more than 150, 200... 195 I think was the actual number that was quoted. Because this is a new business that is actually... seems very successful to date and I hope that it even becomes even more successful, that I would not want to limit them with 150. That I would love to see it at maybe 200 as maybe a compromise or even the 195.

Mr. Gibbons: I like 195, it sounds better. It's like 99 cent...

Mr. Grimes: Correct, like \$9.99... me too. Okay, any comments on setting the maximum number of guest at 195?

Mr. Kim: I can deal with the 195.

Ms. Brown: I am fine.

Ms. Bertoldi: I am fine with that.

Mrs. Stefl: I am fine with that.

Ms. Brown: I would like to delete number 1, which is the hours of operation, with Monday through Thursday and Friday and just go with number 5 which is scheduled events and customers by appointment only.

Mr. Grimes: I like where you are going with that except we want to make sure that they don't get to extend past a certain period.

Mrs. Stefl: I have a suggestion that I wrote down for my number 1 is Monday through Wednesday by appointment only, Thursday 3 to 5 and Friday through Sunday 8:00 am to 11:00 pm. It's utilizing Friday, Saturday and Sunday is when weddings can occur. Thursday is when they allow the rehearsal for a Friday event and Monday through Wednesday is by appointment only.

Ms. Brown: I am not averse to letting them have weddings during the week.

Inaudible

Mrs. Stefl: They don't advertise that they host events other times, but...

Mr. Grimes: But they also conduct tours, farm tours that can happen anytime.

Mrs. Stefl: But that can be by appointment only.

Mr. Kim: And the orphans and...

Mr. Grimes: Charitable events.

Mr. Kim: ... charitable events.

Mr. Grimes: That can happen during the week.

Mr. Kim: So I am not comfortable with putting limitations.

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Mrs. Stefl: Okay.

Ms. Brown: I am comfortable with limitation on the hours, but I think they should be by appointment only.

Mr. Grimes: And again I think if we let the hours stand as stated in number 1, all scheduled events and customers by appointment only.

Ms. Bertoldi: Can we just consolidate 1 and 5 so... and just say... then put but all events and customers must be scheduled by appointment only. Just consolidate them, you don't need 1 and then 4 down have that.

Ms. Brown: Right.

Ms. Bertoldi: Then that way it consolidates but also makes it clear.

Mr. Gibbons: (Inaudible).

Mr. Grimes: I am not opposed to that, it's the same message.

Dr. Ackermann: Mr. Chairman, I would like to see in item number 6, instead of saying see letter, say see letter which is attachment 5 to this packet. So that we have a specific letter referenced.

Mr. Grimes: Yes and I would actually like to note the date on the letter.

Dr. Ackermann: And there are two things there, attachment 5 has the letter and also the email from the Fire Marshal, I don't know if there is a date on the email or not.

Mr. Grimes: Melody, is it possible to include the attachment or do we have to reference specifically letter dated September, email dated...

Dr. Ackermann: The attachment is part of the record it's part of the packet for this meeting which is on the County's website and is archived that way, so then I think if we said the attachment to this and if we lose the paper copies or the paper record or if we lose the electronic records then we really have a problem. But I think this just makes it specific enough for us to do that. And we have been through a lot of cases where somebody references something and we don't know where the heck it is.

Mr. Grimes: I was just asking if technically it was possible in the approval package to include that.

Ms. Blackburn: Mr. Chairman, yes it is very possible. My only concern with, is that we not limit it to what is stated in the letters. Because they may find other things...

Dr. Ackermann: (Inaudible).

Ms. Blackburn: ... they are going to go and do their inspections as far as structural engineers and stuff. That would be my only concern.

Dr. Ackermann: But if we can refer to a communication from them we should be specific about that communication.

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Ms. Blackburn: Yes.

Mr. Grimes: Then again, must comply with all State and local codes, I think we covered anything that may be discovered by another study.

Ms. Blackburn: Okay.

Mr. Grimes: So at least referencing this letter so that we have it in the record that they need to perform these upgrades as required by the Building Code Official. Yes ma'am.

Mrs. Stefl: Alright I have two questions. One about number 4 and one about 7, but number 4, open flames and smoking material. Does that include candles and bon fires?

Mrs. Musante: It does.

Mrs. Stefl: Because I have seen on their website they have candles and... on the tables and things like that, so it would have to all be electric artificial candle utilization.

Mrs. Musante: We would have to... sorry Danny.

Mr. Kim: I am sorry too.

Mrs. Musante: We would have to get more clarification on the open flames, I know definitely no smoking around the building and no bon fires next to the building. That was with, that was specific what came out of the Fire Marshal's mouth.

Mrs. Stefl: Smoking materials, so we are saying 100 feet away from the structure or...

Mrs. Musante: Ten feet.

Mr. Kim: Ten feet.

Mrs. Stefl: Ten feet, okay, ten feet of the structure. I mean that is still pretty close.

Mrs. Musante: That is Fire Code.

Mrs. Stefl: Okay, okay. But it is just outside open flames.

Mrs. Musante: Right.

Mrs. Stefl: But candles could still be utilized inside the barn.

Mr. Grimes: No.

Mrs. Stefl: No?

Ms. Brown: It says inside or...

Ms. Bertoldi: It says inside or outside.

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Mrs. Stefl: So that's...

Ms. Brown: But they can use electric.

Mrs. Stefl: Yeah, they can use the electric. And then number 7, it will expire when the applicant vacates the property. It's non-transferable. They do have 5 daughters, this is a family farm so basically when they do pass away they... can they pass it on to their children and continue this business.

Ms. Brown: (Inaudible).

Mrs. Musante: Technically they are not the applicant.

Mrs. Stefl: So the girls would have to and their husbands would have to...

Mrs. Musante: Yes, (inaudible).

Mrs. Stefl: We would have to process this again.

Mrs. Musante: Yes.

Mrs. Stefl: Okay.

Mr. Grimes: Any other questions or comments on the development conditions. Okay, I am going to read these back...

Ms. Bertoldi: Do we want to add in there that there would be no use of the upstairs of the barn until compliance.

Mr. Grimes: Again the Code Official has stated what they can and can't.

Ms. Bertoldi: Okay, so you just want to leave it like that.

Mr. Grimes: I would prefer to do that.

Ms. Brown: Did we forget to add in about reducing the square footage for the dressing room? They need to be in compliance with 25 per cent of the square footage for home uses.

Mr. Grimes: Melody will that be corrected in the application portion here or, I mean I would hate that we would have to add something like that do the development condition.

Mrs. Musante: It will be corrected when he comes in and applies for... because after this process he still has to apply for the rural home business permit through us that will be taken care of at that time.

Mr. Grimes: Okay.

Mr. Kim: Can I ask the Board a question Mr. Chairman?

Mr. Grimes: Yes.

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Mr. Kim: What, I mean, I just feel they are very family oriented. Can we put in the non-transferable except like family if maybe one of the daughters wanted to take over the business, when you retire not pass. Does anyone have an issue with that? Because at least... you do have an issue with it?

Ms. Bertoldi: Yes, because what is considered family? You get really specific, you are really making an exception that is not... really, I don't think has... I mean I have not read the... I am assuming that the statute does not allow for that, right? Does not allow for it to be transferable, correct.

Ms. Brown: Well the application is with the two people on the application, not the five daughters.

Mr. Grimes: There is the ability to approve a special exception that could travel with the property forever, but we try to limit that.

Mr. Kim: We can't put a limit on the five daughters, or... I don't know I...

Ms. Bertoldi: They have not asked for it either.

Mr. Kim: Okay.

Mr. Grimes: I think that when we've met the applicants, we have heard them present their case. We don't know.

Mr. Kim: Okay.

Mr. Grimes: We don't know that the person taking would want to run it the same way.

Mr. Kim: Oh, that's a good point.

Mr. Grimes: So, the idea that the applicant would have to come back in and reapply for special exception, we get to then hear how they plan on using, event and they understand that...

Mr. Gibbons: Mr. Chairman, I make a motion with the conditions the way they have been amended.

Ms. Brown: Can we have them read back first to us? Just real brief.

Mrs. Musante: Number 1...

Ms. Brown: The best you can.

Mrs. Musante: ... days and hours of operation Monday through Thursday 9:00 am to 7:00 pm. Friday through Sunday 9:00 am to 11:00 pm, all scheduled events and customers by appointment only. Number 2, provide off street parking. Parking along Hartwood Road will not be permitted. Number 3, applicant shall construct entrance known as the barn entrance on the plan in compliance with VDOT standards to ensure safety and compliance with the site distance. Number 4, per the Fire Marshal open flames and open flames and smoking materials shall not be utilized inside or within 10 feet of the structure. Number 5, no more than 195 guest. Number 6, must comply with all State and local codes. See the letter from the Building Official dated September 13, 2016 and the email from the fire Marshal dated September 14, 2016. Outside vendors and sanitary facilities must be approved by Health Department. Number 7, approval of this Special Exception will expire when this applicant vacates the

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property and is non-transferable. Number 8, this approval may be revoked for willful noncompliance of the conditions imposed by the Board of Zoning Appeals. And number 9, all suggested development conditions shall be completed by December 1, 2016.

Mr. Gibbons: That is what I said Mr. Chairman.

Mr. Kim: Well, I have one more. I am going back to 7 Mr. Chairman if you don't mind.

Mr. Grimes: Yes.

Mr. Kim: Okay, so I am going to... because we have the development conditions, even if it is transferred to one of the daughters when they retire. They would still have to comply with our directions and the use of it. Now if they want to switch it, they have every right to come back to this Board to change the use, to get another different special exception.

Mr. Grimes: Basically, if the property is passed to one of the family members or someone else, it does not matter who it is. That person has to come back in and apply for this special exception. It's a whole new special exception.

Mr. Kim: Okay.

Ms. Brown: I just have one thing on number 6, I just wanted to add two words. It says must comply with all State and local codes, I would like to say *to include* see letter from Building Official. Because if VDOT just going to (inaudible) I don't want it to be misconstrued that there are other things beside just the Building Official and the Fire Marshal.

Dr. Ackerman: I would still be much more happy if when we talk about the letter from the Building Official even with the date and the email, that we say that it is in attachment 5 of this packet. Because (inaudible)...

Ms. Brown: I just wanted to make sure they don't think that's the only condition.

Dr. Ackermann: Oh no, I agree with that, I just wanted to add to that.

Mr. Gibbons: I need a second for the motion Mr. Chairman so we can...

Mrs. Stefl: I will second it.

Mr. Gibbons: Thank you.

Mr. Gibbons: Before we go on to the motion, we are going to add Attachment 5 in the development condition for number 6 and the words to include. So number 6 will read, must comply with all State and local codes to include attachment 5 of this package. See letter dated ... as continued by Melody as stated earlier. So with that, I have a motion made by Mr. Gibbons and seconded by Mrs. Stefl to approve special exception SE 16-05/16151432 with the development conditions as stated. All those in favor of the motion signify by saying aye.

Dr. Ackermann: Aye.

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Ms. Brown: Aye.

Ms. Bertoldi: Aye.

Mrs. Stefl: Aye.

Mr. Gibbons: Aye.

Mr. Kim: Aye.

Mr. Grimes: Aye. All those opposed by saying nay. Would you like to comment why you made your motion Mr. Gibbons?

Mr. Gibbons: No.

Mr. Grimes: I would like to add before we close this out that I think this is a fantastic business for Stafford County. It is great for the tourism in the County. I didn't know about it. I have ridden by there a hundred times, saw those great gas pumps out front and always said what goes on there. So I hope you take advantage of this approval to actually start advertising it more and getting it out there because it's great for the County.

Mr. Gibbons: Mr. Chairman, I would like to make one comment. I want to congratulate you on conducting a very good hearing.

Mr. Grimes: Thank you. So any comments or discussion? Let the record reflect that the motion is approved by a 7-0 vote. Thank you very much.

Mrs. Glasgow: Thank you, thank you, thank you.

Mr. Grimes: You will be receiving a letter from the Zoning Department.

Ms. Glasgow: And we will comply and we do understand your concerns and we want everybody safe as well. And so we are going to work very, very hard. So I want you all to know that. Every sentence you have said has made an impact on us so we will work on that quick.

Mr. Glasgow: Please come on a tour.

Mrs. Glasgow: By appointment only.

Mr. Grimes: Thank you very much. Any other unfinished business?

Mrs. Stefl: Have we heard anything about any of our cases that are pending? There's only been one?

Mr. Grimes: Hold on for a second here; let's bring it back real quick? Do we have any unfinished business from last week... or last month?

Mrs. Musante: Not that we're going to discuss (inaudible).

Mr. Grimes: It's all been deferred to another meeting.

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Mrs. Musante: Correct.

Mr. Grimes: Okay, the Zoning Administrator's Report is next, so I think that is the appropriate time to ask where are we with pending cases.

UNFINISHED BUSINESS

NONE

ZONING ADMINISTRATOR'S REPORT

Mrs. Blackburn: Pending cases -- the owner of Wild Run Brewery is supposed to come in on Friday to resubmit for a Special Exception. They have sent it to court... did they send it to court?

Mrs. Musante: It is but it's pending.

Mrs. Blackburn: And we're waiting a date.

Mr. Kim: I thought we didn't hear the same case within a year...

Mrs. Blackburn: It hasn't been a year; it's been over a year.

Mrs. Musante: It's been over a year.

Mr. Kim: Oh, has it really?

Mrs. Blackburn: Oh yes.

Ms. Brown: That was my first meeting.

Mrs. Stefl: I'd like to go on record, when I go to, you know, Adventure Brewery and other breweries and they're there, I do not drink their beer as much as I would love to, just out of principal. But I've heard it's really good.

Mrs. Blackburn: He wants to ask for, as far as we know, a Special Exception to run a microbrewery on his property.

Mrs. Stefl: Can I find him property to run this business? I will personally drive around the County.

Mr. Grimes: Which district is that in again?

Mrs. Blackburn: Aquia.

Mrs. Stefl: No... is he still in Aquia? I thought he was Griffis-Widwater.

Mrs. Musante: He's Griffis-Widwater; we went through that.

Mrs. Blackburn: It is a campground.

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Mr. Grimes: Alright, so anything else in the Zoning Administrator's Report?

Mrs. Blackburn: And Brooke Road is...

Mrs. Musante: April of 2017.

Mrs. Blackburn: ... April of 2017.

Mrs. Stefl: What's that?

Mrs. Musante: Brooke Road. Newton.

Mrs. Blackburn: Melody, you talked about the one with the lot last time.

Mrs. Musante: I spoke about that last month where the judge upheld your decision.

Mrs. Blackburn: On the lot that was created too small after the code had changed, and they had come and asked for the variance in order to have it be a buildable lot. And it is my understanding that the judge really couldn't get past that they knew this. It was all there. It was not created as a buildable lot. It stated so on the plat. And there really was no choice. So, y'all did a good job with that one. And what else did we have? That's all we have.

Mr. Grimes: I spoke to Ms. Bertoldi and she's just come back fresh today from her class and she has a couple updates that I think would be worth sharing with the Board. So, if you wouldn't mind.

Ms. Bertoldi: Well, you know, and I have an idea that I talked to the Chairman about and he likes it and I don't know how anyone else would feel, but, you know, I know everyone's taken this class but I think after a while, you know, it's a nice refresher. And I don't know if Melody would be willing to work on me with this but I was thinking about maybe creating almost like a one page cheat sheet that we could have laminated with respect to (inaudible) variances, what are the elements of variances, like a bullet point. Like literally like a little flip card that we can refer to with the differences between like the special exceptions and not. And I don't know if you guys would, you know, like to have that because it would be a lot of work. So, if people are kind of like, eh, well maybe, well whatever, and not use it I'm not going to waste my time. But if it's something that you are, I would really think that it would be nice to have even for myself. You know, because it's just... it was really amazing to discuss the differences and the different hats we really have and what we really need to consider when we're wearing the hat when we're considering variances as opposed to special exceptions as opposed to appeals. And it was amazing. And certain things that I liked to know was that in 2015 they changed the statute that you can no longer... it's no longer a requirement of your special exceptions for you... that they have to comply with the Comp Plan; they took it out, it's no longer there. They said you can't talk with staff before a case as it would be considered an ex parte communication. Ms. Brown said that that only has to do with variances. But they said it was all cases. So, I guess you have an attorney letter but like I didn't know that I couldn't talk to staff. And I think sometimes, you know, these types of things are really, you know, I think would be good to flush out. I also have some... they gave us samples of how other counties deal with their applications and how they... It's really kind of interesting and I really liked it. I don't want to go through all of it here but if people are interested in that, I thought that they might benefit the Board.

Mr. Kim: Meeting once a month, that would be excellent, so thank you.

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Ms. Bertoldi: Because you know, it's like you have a variance and all of a sudden you're thinking fuzzy, and okay, where's the statute and I've got to look up... just having it right there in front of us that we can just, you know, (inaudible) I think would be kind of nice.

Mr. Gibbons: Put up a big sign up that says yes is yes and no is no.

Mrs. Stefl: It would be helpful for new members as they come on until they go to their class. It kind of gives them a little... until they go to class.

Ms. Bertoldi: And that's what I kind of thought. In Henrico County though, they actually put in... they have like an application for variances that actually ask the questions as each element. So you actually don't even need that because it asks for each element. Then they have a different one for special exceptions, which I thought was kind of fascinating too. But, you know, we don't have that. But I just thought maybe having like a card would help and I just wanted to see what you think about it.

Ms. Brown: I think a card is going to do it; I think even old members, you know...

Dr. Ackermann: I'm old.

Ms. Brown: But I think there is some times I've seen... I have felt there has been some confusion between variances and special exceptions and that's been kind of frustrating for me. So I think that would be helpful, in a card.

Ms. Bertoldi: And then the other thing that they really pointed out was respect to the Comp Plan, they said that while, you know, the Comp Plan is more of a foundation to Zoning Ordinances. So, even though you don't look at a Comp Plan saying you didn't meet the Comp Plan, it is still your foundation that builds on the Zoning Ordinances. So, like if we end up with like, you know, multiple multiple requests for variances that maybe it's the Comp Plan that the Zoning Ordinance has not been updated to actually comply with what the Board of Supervisors determined that they want their Comp Plan to be because they actually have to renew that after, I think, 5 years and Zoning Ordinances don't... there's no requirement that those are reviewed every 5 years. And so they suggested that if it's ever of the case that we should put in our annual report, you know, that this has become an issue and honestly I don't know if we've done that or not. I just learned it so I wanted to share it.

Mrs. Blackburn: To build on that, doing a cheat sheet will be great. That will be fantastic. That will keep us remembering also what's going on. When the variances dried up from the Cochran decision several years ago, there was a lot of... there was more interaction between Board members of the BZA and of the Board of Supervisors, because variances were coming in for let me close my deck, which many times -- because I've worked in Henrico...

Ms. Bertoldi: Yeah, and I can't remember his...

Mrs. Blackburn: Ben.

Ms. Bertoldi: Yeah, he just loves you.

Mrs. Blackburn: Anyway... but thank you... there were several letters to the Board of Supervisors that they thought that the ordinance needed to be amended to try and compensate for that. But then variances dried up and so there really wasn't a whole lot of talk about any of that. And what ended up

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happening was lots of times things became special exceptions, which are more of the design issue and use as opposed to a bulk requirement. And in dealing with that, there are some things that I agree need to be said to the Board of Supervisors if we start getting a lot of them. And it may be something along the lines of some of these home businesses. Now, I know they mentioned Hartwood Winery; wineries are specifically stated in the State Code that they don't have to do anything, except for certain things. But they're special. They presented their information well to the legislature. And the Comp Plan and the Zoning Ordinance look at, you know, the uses. Is a use that is going to have 2 to 300 people coming to a rural area like this, is it a business... what is it? And I know that these are a business that is growing and it may be something that our code needs to look at and to make sure we don't have any disasters, like using the barn without having building permits to make sure it's safe. I just kind of cringe, you know, that kind of thing, because there's straw and wiring and all kinds of things really close together. So, and it may be that our rural home businesses are not really geared for that, like you were talking about, Mr. Gibbons, the space in the house for dressing rooms. Some of it just may... you know, we just may have to look at it and see, if we start getting more of these, and may fashion it more to the Board, maybe need to discuss this as different criteria and do something else with it. So yes, they do have a good relationship.

Ms. Bertoldi: And I will work on that. It will have to be after the election. I'm kind of busy until then. But that is something that, you know, I think that, you know, will be coming down the pike. And if Melody... I don't know if you have the ability to like make it... I could like provide the information or we could talk about what you think. I could tell you about what we learned and we can collaborate, maybe that would be great.

Mrs. Musante: That'd be fine.

Ms. Brown: Could we get her... didn't we get a letter about the ex parte communication, you know, clarifying it pertained to a variance?

Ms. Bertoldi: Because they specifically even told me today...

Ms. Brown: (Inaudible) I came back from class they had just done that. And I brought it up to the Board and then we actually, because they were still flushing it out. I think they had just (inaudible) that month. But we actually, I think Dean had gotten an attorney opinion and I remember it said it really applied to the variances, not the special exceptions. But so we can have it for (inaudible).

Ms. Bertoldi: I heard they changed that though because today, when I showed them... I talked to them about this particular case tonight and they said they knew it was a special exception and they said, you know, I talked about the Comp Plan and they said, well, would I be able to ask staff at the meeting if it was, you know, compliant with the Comp Plan, you know, even though it's no longer in there. He said, well, he goes, I think he says she'd probably look like a deer in the headlights because no one likes to be... you're not going to know that sitting there. He says, but you should ask her, yes, beforehand he says, but it's an ex parte communication if you call her. And he sent you that.

Mrs. Blackburn: Who was teaching the class? Ben?

Ms. Bertoldi: The guy you used to work for Henrico, what's his name.

Ms. Brown: We had had this discussion because (inaudible - several people talking at once).

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Ms. Bertoldi: And he said that I would have to send you like an email that then you would then forward to the applicant that I requested that information from you on the special exception. So, I don't know, maybe they changed it.

Mrs. Musante: Unless it's changed, but that's how we have been advised. Only on variances.

(Inaudible - several people talking at once).

Ms. Bertoldi: It was Ben, it was Ben who said that.

Mrs. Blackburn: I'll call him.

Ms. Bertoldi: Call him and ask him because that is actually what he told me so maybe there...

Mrs. Blackburn: And it could have been that it has evolved. It was not written the best and nobody really knew what to do with it. So, I'll talk to him and see where he got his information.

Ms. Brown: I hope we can find our letter because I think our letter came quite a bit later after that.

Mr. Grimes: I've already turned off my computer but I think I have all that documentation.

Ms. Brown: Yeah, I have it somewhere too. Wasn't it written by the guy...?

Mr. Grimes: Tim Blankenship.

Ms. Brown: No, the other one.

Mrs. Musante: Andrew McRoberts?

Ms. Brown: Yes, yes, that's the one.

Mrs. Musante: He actually did a presentation for us at one of our VAZO conferences.

(Inaudible - several people talking at once).

Ms. Bertoldi: The only last thing I'll say that they recommended was that if you have a month where you don't have any cases that the Board still consider doing a work session for any other things, because it kind of keeps you... you know, however you want to work your work session but at least you have that there. So I don't know if the Board would want to do that.

Mrs. Musante: Enjoy the vacation.

Ms. Bertoldi: Enjoy the vacation.

(Inaudible - several people talking at once).

Mr. Grimes: Following up on that, I think one of the things that we should try to push back up to the Planning Commission is this whole firearms transfer issue. How many of those have we seen? And should they be looking at that as part of the next revision so that it gets included in all the residential

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zones that these are being applied to, which is actually everywhere. And that could be the great opportunity to start clarifying it, that it's a firearms transfer business. Not what we've called it in 3 different ways.

Ms. Bertoldi: I absolutely agree with you.

Ms. Brown: I do too. You know how I feel about that.

Mr. Grimes: So, I think that right there is something that we can (inaudible) and I'll go ahead and draft up something that I'll kind of pass around to everybody and then we can individually take that and send that up to our individual Supervisors to see if they can get that in front of the Planning Commission.

Ms. Brown: I did talk to my Planning Commissioner about it some months ago and her response to me was something along the lines of well, we think it's clear enough. So I think what we want to maybe say is we would like some additional guidance or something so we don't get the same answer, oh we think it's good enough how it is. It's clear to us, I think that's what she said.

Mr. Grimes: Alright, onto adoption of the minutes from August 23, 2016. If everybody's looked at those, you notice that they are not verbatim.

ADOPTION OF MINUTES

August 23, 2016

Mr. Gibbons: So moved.

Mrs. Stefl: I have some corrections. I'm Mrs. Stefl, not Ms. On line 27, and line 78 and 79. It's just... I know it's nitpicky but, I earned that "r" (inaudible).

Mr. Grimes: So, we have a motion to approve the meetings with the changes suggested for August 23, 2016 by Mr. Gibbons. Do we have a second?

Dr. Ackermann: Second.

Mr. Grimes: We have a second. All in favor of approving the meeting minutes from August 23, 2016 say aye.

Dr. Ackermann: Aye.

Ms. Bertoldi: Aye.

Mrs. Stefl: Aye.

Mr. Gibbons: Aye.

Mr. Grimes: Aye. Opposed?

Ms. Brown: I abstain because I wasn't here.

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Mr. Kim: Abstain.

Mr. Grimes: Two abstains, all others are aye, so the meeting minutes are approved for August 23, 2016.
Do I have a motion to adjourn?

OTHER BUSINESS

NONE

ADJOURNMENT

Ms. Brown: Motion to adjourn

Mr. Kim: I second that.

Mr. Grimes: All in favor, say aye. Thank you very much.

With no further business to discuss, the meeting adjourned at 8:43 p.m.