

plans accepted, that they will be able to push through and develop the whole Outdoor Adventure site. Deuntay, can Stafford County tell them now that nothing more will be allowed?

To rationalize putting in RV level water-electricity-sewer hookups, they stated “today’s tents” have utility hookups. Please Google tents with utility hookups and these tents merely have a small flap for an electric cord to be run into the tent. In (primitive) tent only camping, campers bring their own generator. There is no need for all of this underground utility destruction to occur. “Today’s tents” do NOT have water and septic hookups. The trenching, which will cut through the tree roots throughout the entire area, AND the silt runoff will be devastating for the Big Marsh ecosystem. Many animals climb out of Big Marsh into this woodland buffer to lay eggs, nest, reproduce, etc. So while Big Marsh is irreplaceable, the adjoining woodlands are also an important part of this ecosystem.

One other question: Do the human residents not have any rights for quiet, peaceful enjoyment of their homes and property? How can one “by-right” parcel have the right to disrupt the lives of SO MANY; human AND wildlife? And the definition of A1 zoning says whatever is built must be in sync with the surrounding agricultural habitat. This planned development has NOTHING in common with its surroundings.

No one I have spoken with in the various state agencies thinks this location is the right place for this development. It is NOT the right place.

Sincerely,  
Sarah Southworth

Sent from my iPhone: Sarah Southworth

On Aug 30, 2024, at 9:10 PM, Deuntay T. Diggs <[DDiggs@staffordcountyva.gov](mailto:DDiggs@staffordcountyva.gov)> wrote:

Good Evening,

I would like to request that if anyone has expectations or requests, they please address them to me directly. I am open to exploring any ideas or avenues regarding this project and aim to avoid any delays in finding answers and solutions. I was not made aware of the interest in my contacting state agencies to get involved from anyone in this email chain. Once this was brought to my attention, I began asking staff clarifying questions.

I want to thank you, Ms. Southworth, for your extensive work on this matter. I have also spoken with many of the same individuals, and when representatives at the state and local level hear the term “by-right,” they often withdraw from the conversation. I have consulted with politicians at both the local and state levels, and I am frequently told there is nothing I can do. However, I want to assure you that I am not dismissing constituents concerns and will not ignore the situation. I have clearly heard the constituents on this matter, and if a conditional use permit (CUP) comes before the board, I will represent the constituents.

Here are the responses to your previous email regarding state involvement:

- The applicant has modified the plan to exclude any regulatory involvement from various state and federal agencies. Any comments provided by state agencies would be merely suggestions and would not have a binding impact on the developer.
- Many of the agencies, such as DEQ, have delegated their regulatory authority to the county.
- The county has hired personnel from various agencies, such as forestry, who have expertise in these matters.