

RE: 23155320 Belle Plains Campground
internal

From

- Dylan Palmer
DP
Dylan Palmer
Internal Email Address
DPalmer@staffordcountyva.gov

□ □

To

- Kathy C. Baker,
KC
Kathy C. Baker
Internal Email Address
KBaker@staffordcountyva.gov
- James A. Staranowicz,
JA
James A. Staranowicz
Internal Email Address
JStaranowicz@staffordcountyva.gov

□ □

□ □

- Lauren E. Lucian
LE
Lauren E. Lucian
Internal Email Address
LLucian@staffordcountyva.gov

□ □

Cc

- Brian V. Geouge,
BV
Brian V. Geouge
Internal Email Address
BGeouge@staffordcountyva.gov
- Joseph R. Gassaway
JR
Joseph R. Gassaway
Internal Email Address
JGassaway@staffordcountyva.gov

□ □

□ □

Sent Monday, January 29, 2024 at 4:34 PM EST

Sent

Monday, January 29, 2024 at 4:34 PM EST

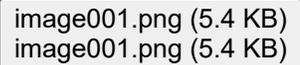
Received

Monday, January 29, 2024 at 4:34 PM EST

Archived

Monday, January 29, 2024 at 4:40 PM EST

Size 22.1 KB

-  image001.png (5.4 KB)
image001.png (5.4 KB)

All,

We need to circle the wagons on this. I have received several phone calls and emails in the last 2-3 days (from concerned neighbors, the Potomac Conservancy etc.) regarding updates to the plan I haven't heard about. I did receive a forwarded email from Supervisor Diggs that indicated that the applicant stated that this will be tents only (and that someone from the county confirmed that)? Mrs. Kanazawa (who lives in the island parcel in the middle) was told by the applicant that he plans on using asphalt millings as the road surface, and that they plan on 150 campsites + 14 cabins. From my latest review they only had 120 sites and 4 cabins. She also told me that DEQ has also indicated that they think the well/septic is way overbuilt for just tents. I would like to have a definitive answer that I can give to the neighbors (and others). While I know there was an argument that they could use this plan and say "tents only" and come back with a CUP for RVs later, what teeth would we have to enforce that? This sounds like it has the potential of becoming another Woodlawn.

Thanks,

Dylan Palmer

Planner I

Department of Planning & Zoning

Office: 540.658.8668

Email: dpalmer@staffordcountyva.gov

www.staffordcountyva.gov

From: Kathy C. Baker <KBaker@staffordcountyva.gov>
Sent: Wednesday, January 10, 2024 3:55 PM
To: Dylan Palmer <DPalmer@staffordcountyva.gov>; James A. Staranowicz <JStaranowicz@staffordcountyva.gov>; Lauren E. Lucian <LLucian@staffordcountyva.gov>
Cc: Brian V. Geouge <BGeouge@staffordcountyva.gov>; Joseph R. Gassaway <JGassaway@staffordcountyva.gov>
Subject: RE: 23155320 Belle Plains Campground

Thanks, Dylan. We can discuss further to clarify internally how we will treat these. I'm adding Joe to the email, as he has some insight on the vehicle distinctions.

Kathy

From: Dylan Palmer <DPalmer@staffordcountyva.gov>
Sent: Wednesday, January 10, 2024 11:51 AM
To: Kathy C. Baker <KBaker@staffordcountyva.gov>; James A. Staranowicz <JStaranowicz@staffordcountyva.gov>; Lauren E. Lucian <LLucian@staffordcountyva.gov>
Cc: Brian V. Geouge <BGeouge@staffordcountyva.gov>
Subject: 23155320 Belle Plains Campground

Good morning,

We just finished our TRC for this project, and the question about whether a CUP would be needed for their intended use came up again. Their listed intended use is "campground", which is defined in our code as:

Campground. A plot of ground that includes, but is not limited to, a travel trailer camp, recreation camp, family campground, camping resort, camping community, or any other area, place, parcel or tract of land, by whatever name called, on which two (2) or more campsites are occupied or intended for occupancy, or facilities are established or maintained, wholly or in part, for the accommodation of camping units for periods of overnight or longer, whether the use of the campsites and facilities is granted gratuitously, or by rental fee, lease, or conditional sale, or by covenants, restrictions and easements. A campground does not include a facility for the parking or keeping of recreational vehicles, summer camp, migrant labor camp, or park for mobile homes as defined in Code of Virginia, §§ 32.1-203 and 36-71, or a construction camp, storage area for unoccupied camping units, or land upon which the landowner may choose to camp and not be prohibited or encumbered by covenants, restrictions, and conditions from providing his sanitary facilities within his property lines.

The definition of travel trailer:

Travel trailer. A vehicle designed to provide temporary living quarters of such size or weight as not to require special highway movement permits when towed by a motor vehicle and having a gross trailer area less than three hundred twenty (320) square feet.

After speaking with the owners, it seems very likely that they will allow travel trailers (and potentially RVs) to camp at their development (regardless of if a note is added to the plan restricting the use to tents only). They did state that there would be a limit on how many nights a guest could stay and will identify certain sites for tents, trailers, etc. The issue has come up because under the A-1 by-right zoning uses, campground is listed, and "travel trailer camp" is within the definition. However, under CUP uses for A-1, "travel trailer/RV park" is listed as a use. At first glance to me it seems that the more restrictive code section applies, meaning that if they wanted to have travel trailers at their campground a CUP would be necessary. We have strongly suggested that they get a zoning determination for this. Please let me know your thoughts.

I also thought of another question, would we consider a van/converted vehicle to be an "RV"? Under our definition:

Recreational vehicle (RV). A portable structure built on a chassis, designed as a temporary dwelling for travel, recreation and vacation, licensed by the department of motor vehicles.

While I know vans wouldn't have as an intensive impact on the roads/sites etc., would that be a potential hang-up if they opt to not pursue the CUP?

Thanks,

Dylan Palmer

Planner I

Department of Planning & Zoning

Office: 540.658.8668

Email: dpalmer@staffordcountyva.gov

www.staffordcountyva.gov

PLEASE NOTE ALL Department of Planning and Zoning APPLICATIONS MUST BE SUBMITTED BY 3:30 PM IN THE CDSC. THANK YOU FOR YOUR COOPERATION.

Information contained in this e-mail does not take the place of a written zoning determination and is not intended to be an official zoning decision. An application is available on the Stafford County Government website and shall be submitted with the appropriate fee for an official Zoning Administrator determination.

