

**From:** Sarah Southworth

**Sent:** Tuesday, November 12, 2024 8:34 AM

**To:** Deuntay T. Diggs

**Subject:** Re: Campground

Good morning, Deuntay!

Your Stafford County attorney should know ways to delay court cases, such as your attorney arriving in court to request “additional time needed to prepare” for the case, etc.

In the meantime, if Stafford County will better define “campground” and what is allowed in this type of zoning (no water, no sewer at each site, no electricity at each site, etc, in primitive campsites, tents only, tents of less than 150 sq. ft., etc.), AND have the new definition to take effect on Jan. 1, 2025, then, hopefully, the lawsuit can be postponed past their application deadline date, so the present, loosely defined definition that the McLeods are totally taking advantage of, won't be “grandfathered in” past their April, 2025, permit application expiration date.

I understand that IF taken to court, the McLeods will be awarded their “free-for-all” approach to permanently change and destroy the present peaceful human AND the all important wildlife and Potomac Creek ecosystem and it's healthy, vibrant habitat. This reckless, inconsiderate to man and nature, development MUST be prevented at this environmentally fragile site.

There MUST be legal precedents from other cases where this type of habitat destruction has been prevented; precedents that would help curb or prevent the depth of destruction described in their plans. Also, has Stafford's attorney reached out to the Chesapeake Bay Foundation for legal support? They may have more familiarity with the precedents you need. They have a strong, knowledgeable and willing legal department.

Also, since we think if this goes to court, the court will rule in the McLeod's favor and award them their site approval, then calling upon environmental specialists (wetlands experts, Crow's Nest Nature Preserve environmental experts, etc, such as Hal Wiggins), may be valuable. Because the McLeods have not been transparent in their answers to SC's permit questions and because specific answers are necessary in lieu of the sensitivity of this area's proximity to Big Marsh, having an environmental expert as your witness can delineate and clarify the necessary importance of the McLeods replying with clear, descriptive answers, instead of their vague, “what zoning will allow,” answers, are so critical.

Furthermore, the A1 zoning ALSO specifies that any development be IN SIMILAR CHARACTER with the surrounding area. What the McLeods have proposed is NOTHING like the peaceful, quiet, natural character of the surrounding area.

Thank you for keeping us informed. Please let me know if there is anything I can do.

And finally, can I send an email with these thoughts to SC's attorney, or should I not know about this possible lawsuit at this time?

Fondly,  
Sarah Southworth

PS-I have ordered a road sign for our driveway that says: "Private Road/ This road is under camera surveillance." I also ordered two fake solar cameras with red LED's to mount high up, in sight, on our driveway. Hopefully these will deter what my grandchildren now call "the marijuana cars" (Oklahoma and California tags) from making their bi-weekly trips to the end of our driveway and back. 🙌 They remind me of the Cheech and Chong movies with pot smoke billowing out of their windows. 🤪

Sent from my iPhone: Sarah Southworth

On Nov 8, 2024, at 9:18 PM, Sarah Southworth <sarahsouthworth@icloud.com> wrote:

Dear Deuntay,

Mr. McLeod is not answering your specific questions, but is evading answering them in order to hide the truth of his intentions. I hope the county doesn't fold because of his threats. What he wants to build, with NO regard to Potomac Creek, is horrible and devastation to the entire area. When I spoke with him after the last Town Hall Meeting about the potential harm to the area's ecosystem, he said, "Evosystem? Everyone keeps talking about the ecosystem. What's an ecosystem?" !!! The man has no ecological clue. And yes, you can quote me.

Sincerely,  
Sarah Southworth

Sent from my iPhone: Sarah Southworth

On Nov 8, 2024, at 1:35 PM, Deuntay T. Diggs  
<DDiggs@staffordcountyva.gov> wrote:

**Good Afternoon All,**

**It appears that Mr. McLeod has issued notice to the county that he intends to file a lawsuit, because the reviews are not being approved. I ask that this update not be posted on social media. I'll keep you all informed, but the County's position has not changed.**

Deuntay T. Diggs, MPA  
Board of Supervisor  
George Washington District  
Cell: 826-204-0767  
[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

<image001.png>

*George Washington's Boyhood Home*

*FOIA Disclaimer: Pursuant to the Virginia Freedom of Information Act, written correspondence including e-mails to and from County of Stafford officials and employees may be subject to disclosure as a public record.*

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**From:** Hunter Morin <hmorin@gemroi.com>

**Sent:** Thursday, November 7, 2024 6:38 PM

**To:** Deuntay T. Diggs <DDiggs@staffordcountyva.gov>; Teampinkga <teampinkga@gmail.com>

**Cc:** Kevin E. Dodson <KDodson@staffordcountyva.gov>; Dane Kanazawa <cdkanazawa@gmail.com>; Julie (Rodney) Dodd <Piratemom06@verizon.net>; Michael Mike Silver <fxbgfarmer@gmail.com>; Lee Cherwek <lee.cherwek@gmail.com>; Sarah Southworth <sarahsouthworth@icloud.com>; caricoinc@verizon.net

**Subject:** RE: Campground

Congratulations,

This is a phenomenal start for which we all thank you.

Hunter Morin

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**From:** Deuntay T. Diggs <DDiggs@staffordcountyva.gov>

**Sent:** Thursday, November 7, 2024 6:33 PM

**To:** Teampinkga <teampinkga@gmail.com>

**Cc:** Kevin E. Dodson <KDodson@staffordcountyva.gov>; Dane Kanazawa <cdkanazawa@gmail.com>; Hunter Morin <hmorin@gemroi.com>; Julie (Rodney) Dodd <Piratemom06@verizon.net>; Michael Mike Silver <fxbgfarmer@gmail.com>; Lee Cherwek <lee.cherwek@gmail.com>; Sarah Southworth <sarahsouthworth@icloud.com>

**Subject:** Campground

Good Evening All,

I want to inform you that part of my pledge to each of you was to be proactive and try to prevent a situation like the campground from occurring in the future. At tonight's board meeting, **I won the support of the majority of the board to review our campground ordinance and RVs and remove them from by-right status. If you do not understand the significance of this, please call me, and I will explain further.**

Deuntay T. Diggs, MPA  
Board of Supervisor  
George Washington District  
Cell: 826-204-0767  
[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

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**From:** Brian V. Geouge <[BGeouge@staffordcountyva.gov](mailto:BGeouge@staffordcountyva.gov)>  
**Sent:** Tuesday, October 8, 2024 7:28 AM  
**To:** Teampinkga <[teampinkga@gmail.com](mailto:teampinkga@gmail.com)>  
**Cc:** Kevin E. Dodson <[KDodson@staffordcountyva.gov](mailto:KDodson@staffordcountyva.gov)>; Deuntay T. Diggs <[DDiggs@staffordcountyva.gov](mailto:DDiggs@staffordcountyva.gov)>; Dane Kanazawa <[cdkanazawa@gmail.com](mailto:cdkanazawa@gmail.com)>; Hunter Morin <[hmorin@gemroi.com](mailto:hmorin@gemroi.com)>; Julie (Rodney) Dodd <[Piratemom06@verizon.net](mailto:Piratemom06@verizon.net)>; Michael Mike Silver <[fxbgfarmer@gmail.com](mailto:fxbgfarmer@gmail.com)>; Lee Cherwek <[lee.cherwek@gmail.com](mailto:lee.cherwek@gmail.com)>  
**Subject:** RE: Campground fence around 851 Belle Plains Rd.

Good morning Joni,

Thanks for the follow up email. Regarding the pier shown in the plans, my guess is they overlooked that on certain sheets. It is not shown on the general layout sheet #4, which is an overview of the proposed improvements. The other sheets where it is shown are focused on E&S and drainage for the main part of the development. I can let them know so they can clean that up.

For your second point, I can say generally that the grading and road construction have been reviewed as well as the drainage of the site post-construction. During construction and upon completion, if there are areas of the site that are denuded or erosive, the inspectors will note that and require that the areas be appropriately stabilized. I may need to defer to the environmental team if you have more specific questions on this.

Thank you,

**Brian Geouge**  
Principal Planner

Stafford County Planning & Zoning  
Office: 540.658.8668  
Email: [bgeouge@staffordcountyva.gov](mailto:bgeouge@staffordcountyva.gov)  
[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

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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.

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**From:** Teampinkga <[teampinkga@gmail.com](mailto:teampinkga@gmail.com)>  
**Sent:** Monday, October 7, 2024 1:02 PM  
**To:** Brian V. Geouge <[BGeouge@staffordcountyva.gov](mailto:BGeouge@staffordcountyva.gov)>

**Cc:** Kevin E. Dodson <[KDodson@staffordcountyva.gov](mailto:KDodson@staffordcountyva.gov)>; Deuntay T. Diggs <[DDiggs@staffordcountyva.gov](mailto:DDiggs@staffordcountyva.gov)>; Dane Kanazawa <[cdkanazawa@gmail.com](mailto:cdkanazawa@gmail.com)>; Hunter Morin <[hmorin@gemroi.com](mailto:hmorin@gemroi.com)>; Julie (Rodney) Dodd <[Piratemom06@verizon.net](mailto:Piratemom06@verizon.net)>; Michael Mike Silver <[fxbgfarmer@gmail.com](mailto:fxbgfarmer@gmail.com)>; Lee Cherwek <[lee.cherwek@gmail.com](mailto:lee.cherwek@gmail.com)>  
**Subject:** Re: Campground fence around 851 Belle Plains Rd.

Hi there, Brian

I just left you a voicemail regarding our concerns on a few additional items. First, the proposed 1050' pier through Big Marsh is shown on the phase 1 plan for the campground (page 15 and page 23). While I realize this hasn't been resubmitted with the Wetlands Board or VMRC, it's very concerning that this pier isn't being mentioned in the current review process. We are requesting that the proposed pier be acknowledged in the review comments. The developer needs to be reminded that approving the landscape portion of the project (or any other portion pertaining to said pier) doesn't not mean the pier is, in any way, approved.

Another item of concern is the proposed commercial use driveway that would remove a tremendous amount of vegetation and trees with large root systems. These roots, as you know, aid in the protection against erosion and damage to Big Marsh and Potomac Creek. There is also a ravine directly across from our home that would have to be altered in order for a new driveway to be placed in that area. This is also very alarming. Our storm water abatement area, mentioned in a previous email, is across from this ravine and we cannot imagine the harm that could result from removing or damaging large, trees with established root systems that are so essential.

I'd love to speak with you when possible. Thank you for your time and attention.

All the best,  
Joni M Kanazawa  
770-846-3900

"Nothing can dim the light that shines from within." ~Maya Angelou

On Sep 20, 2024, at 2:09 PM, Brian V. Geouge <[BGeouge@staffordcountyva.gov](mailto:BGeouge@staffordcountyva.gov)> wrote:

Good afternoon,

The landscape credits involved a field inventory of trees on the developing property. The photographs were intended to be representative of the area subject to credits, but do not necessarily represent the specific tree(s) credited. The specific trees credited are identified within the site plan.

The alternative compliance that was previously requested by the developer has been withdrawn. The dog park is not shown as proposed with this site plan.

Please free to reach out to me directly at 540-658-4510 if you have any follow up questions.

Thank you,

**Brian Geouge**  
Principal Planner

Stafford County Planning & Zoning  
Office: 540.658.8668  
Email: [bgeouge@staffordcountyva.gov](mailto:bgeouge@staffordcountyva.gov)  
[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

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**From:** Joni Kanazawa <[teampinkga@gmail.com](mailto:teampinkga@gmail.com)>  
**Sent:** Friday, September 20, 2024 10:02 AM  
**To:** Brian V. Geouge <[BGeouge@staffordcountyva.gov](mailto:BGeouge@staffordcountyva.gov)>  
**Cc:** Dylan Palmer <[DPalmer@staffordcountyva.gov](mailto:DPalmer@staffordcountyva.gov)>; Deuntay T. Diggs <[DDiggs@staffordcountyva.gov](mailto:DDiggs@staffordcountyva.gov)>; ICE Dane <[Dane@kzws.co](mailto:Dane@kzws.co)>; Kevin E. Dodson <[KDodson@staffordcountyva.gov](mailto:KDodson@staffordcountyva.gov)>; Hunter Morin <[hmorin@gemroi.com](mailto:hmorin@gemroi.com)>; Michael Mike Silver <[fxbgfarmer@gmail.com](mailto:fxbgfarmer@gmail.com)>; Lee Cherwek <[lee.cherwek@gmail.com](mailto:lee.cherwek@gmail.com)>; Julie (Rodney) Dodd <[Piratemom06@verizon.net](mailto:Piratemom06@verizon.net)>  
**Subject:** Re: Campground fence around 851 Belle Plains Rd.

Good morning, Brian and team!

I have a question regarding the proposed Crow's Nest Outdoor Adventure development on Belle Plains Rd. Questions have arisen regarding the tree credits for the proposed campground development. Are the photos submitted supposed to reflect trees and vegetation currently on the McLeod's property? Currently, pages 5 and 6 are images of our (Kanzawa property) and page 4 consists of half of our property and vegetation that is not an evergreen variety. As we are still learning so much about this process, how can I find out more about these tree credits and why our land and vegetation are being included in these credit photos?

We also request that your team visits this site to view where the new driveway would be located. In the portion that is closest to the wetlands and RPA, grading and the removal of large trees with deep root systems would need to be removed in order to move the commercial driveway off of our property and create the required fence and 17.5' buffer. It does not seem as though the developer has reflected this information accurately within the most current plan. Since erosion and runoff are a huge concern and can heavily impact Big Marsh and Potomac Creek, we respectfully request a site visit.

Also, which of the waivers and alternative compliance requests are still being sought by the developer? We notice that a portion of the primary drainfield is within the buffer area, adjacent to the southwest corner of our property. Since this is where the developer intends (via the Crow's Nest Outdoor Adventure social media) to put a dog wash and dog park, this is concerning. Does the developer still request only a 10' buffer (see Alternative Compliance #3) for their primary drainfield and the 5' winding path that would lead to a dog park? Can planners ask where this 5' path will lead since the dog park and dog wash has only been announced on CNOA social media but not actually submitted within their plan for county approval?

I would greatly appreciate any guidance you can provide. Thank you for all of your help through this process.

All the best,

Joni Moore Kanazawa  
770-846-3900

On Mon, Aug 26, 2024 at 3:39 PM Brian V. Geouge  
<[BGeouge@staffordcountyva.gov](mailto:BGeouge@staffordcountyva.gov)> wrote:

Good afternoon,

I am not aware of any restrictions for removing vegetation, unless the removal involves land disturbance (use of heavy equipment/removal of root system) or if the vegetation is located within a resource protection area or wetlands. Any silviculture/timbering activity is regulated through the Department of Forestry. I'm not certain about the storm water abatement issue

you referenced, but I have copied Mr. Dodson in Environmental who may be able to provide some insight on this.

Thank you,

**Brian Geouge**

Principal Planner

Stafford County Planning & Zoning

Office: 540.658.8668

Email: [bgeouge@staffordcountyva.gov](mailto:bgeouge@staffordcountyva.gov)

[www.staffordcountyva.gov](http://www.staffordcountyva.gov)

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**From:** Teampinkga <[teampinkga@gmail.com](mailto:teampinkga@gmail.com)>  
**Sent:** Friday, August 23, 2024 4:00 PM  
**To:** Dylan Palmer <[DPalmer@staffordcountyva.gov](mailto:DPalmer@staffordcountyva.gov)>  
**Cc:** Deuntay T. Diggs <[DDiggs@staffordcountyva.gov](mailto:DDiggs@staffordcountyva.gov)>; ICE Dane <[Dane@kzws.co](mailto:Dane@kzws.co)>; Brian V. Geouge <[BGeouge@staffordcountyva.gov](mailto:BGeouge@staffordcountyva.gov)>  
**Subject:** Re: Campground fence around 851 Belle Plains Rd.

Thank you for the update, Dylan.

I also wanted you to know ask what size of bushes and trees are the developers allowed to cut prior to the approval of the project? Small trees and brush has been cleared in multiple locations, especially noticeable where the primary drain field would be located.

Since we have been told that even small Holly trees cannot be cut due to storm water abatement in front of our home, we are curious if small trees and bushes are allowed to be cut prior to project approval.

Thank you,

Joni K

"Nothing can dim the light that shines from within." ~Maya Angelou

On Aug 23, 2024, at 2:39 PM, Dylan Palmer  
<[DPalmer@staffordcountyva.gov](mailto:DPalmer@staffordcountyva.gov)> wrote:

Good afternoon,

In regards to the fence questions, I'll take a look at it with the other planners when I return to the office on Monday. I want to see if we have had similar situations with fences/landscaping on other projects. As far as the gate goes, they are not allowed to block access to the easements. I made a comment that they would need to get road maintenance agreements and a new easement drawn up to serve the properties to your east, but I haven't heard if any progress has been made on that yet.

As far as their proposals on social media, I can't make any comment because it is not shown on the plan. I don't think (just from my read through....) that the water calcs for the dog park were included in the original soil work, so that would probably have to be updated if they came in with a revised site plan adding those extra amenities.

Thanks,

**Dylan Palmer**

Planner I

Department of Planning & Zoning

Office: 540.658.8668

Email: [dpalmer@staffordcountyva.gov](mailto:dpalmer@staffordcountyva.gov)

[www.staffordcountyva.gov](http://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.**

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**From:** Teampinkga <[teampinkga@gmail.com](mailto:teampinkga@gmail.com)>

**Sent:** Wednesday, August 21, 2024 8:39 PM

**To:** Dylan Palmer <[DPalmer@staffordcountyva.gov](mailto:DPalmer@staffordcountyva.gov)>

**Cc:** Deuntay T. Diggs <[DDiggs@staffordcountyva.gov](mailto:DDiggs@staffordcountyva.gov)>;

ICE Dane <[Dane@kzws.co](mailto:Dane@kzws.co)>

**Subject:** Campground fence around 851 Belle Plains Rd.

Hi there, Dylan!

I hope you have been doing well. We were looking over the proposed campground plan and wanted to point out that we need access for our driveway entrance, for our truck to get to our farm animals (without driving through our septic field), our contractors' trucks to access our septic system, well and propane tank (red area) and for Dominion

Power to access our utility box (yellow area).  
We would need a gate in the yellow area that is large enough to drive through and we prefer to choose the gate and fencing that will be in front of our home.  
How do we make sure that this happens and that we can continue to have access to our farm?

Also, if there's a security gate at the top of the driveway, how will our family and friends have unimpeded access to our home?

Another questions-

Why will there be a walking path toward the corner of our property? I know that a dog park and dog wash have been discussed on the campground social media, but I see no indication of these items on the plan or even on the submitted future plan.

A lazy river, large zero entry pool and splash pad have also been discussed on social media but I see no reference to those items on the proposed plan. Those would certainly pull more water from the Potomac Aquifer than even the 150 camp sites, plus cabins, office, bath houses would demand.

I'd love any information you can offer as how to handle the fencing/gate issues, have unrestricted access to our easement, and be able to sustain our well water that supports our home and farm, as well as all other neighbors dependent on well water. Any additional guidance you can offer would truly be appreciated.

Thank you for all of your help through this.  
Joni K

<IMG\_9907.jpg>

"Nothing can dim the light that shines from within."  
~Maya Angelou