

## Spotsylvania County Planning Commission

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Holbert Building Board Room, 9104 Courthouse Road, Spotsylvania VA 22553

**MINUTES:** February 15, 2017

**Call to Order:** Mr. Newhouse called the meeting to order at 7:00 p.m.

**Members Present:**

Mary Lee Carter	Lee Hill
Michael Medina	Salem
C. Douglas Barnes	Berkeley
Gregg Newhouse	Chancellor
Richard Thompson	Courtland
C. Travis Bullock	Battlefield
Howard Smith	Livingston

**Staff Present:**

Paulette Mann, Planning Commission Secretary  
Wanda Parrish, AICP, Director of Planning  
Alexandra Spaulding, Assistant County Attorney  
B. Leon Hughes, AICP, Assistant Director of Planning  
Jacob Pastwik, AICP, Planner III

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**Announcements:** Ms. Parrish acknowledged Mr. Newhouse's service to the Commission as Chairman for the 2016 calendar year.

### Election of Officers

#### Chairman

**Motion and vote:** Ms. Carter made a motion, seconded by Mr. Bullock to reappoint Gregg Newhouse as Chairman for 2017. The motion passed 7-0.

#### Vice-Chairman

**Motion and vote:** Mr. Thompson made a motion, seconded by Mr. Bullock to reappoint Mary Lee Carter as Vice-Chairman for 2017. The motion passed 7-0.

Mr. Newhouse stated that he appreciates the Commission's confidence in him.

### Review & Approval of minutes:

**Motion and vote:** Ms. Carter made a motion, seconded by Mr. Thompson to approve the minutes of January 18, 2017. The motion passed 6-0-1, with Mr. Smith abstaining due to his absence.

**Unfinished Business:** None

Commission and public concerns to them about Massaponax Church Road.

**CA17-0002: Spotsylvania County Planning Commission, Ordinance No. 23-168:** Amendments to the Code of the County of Spotsylvania, Chapter 23, Article 7- Overlay District, Division 3- Historic Overlay District. Proposed amendments include: remove unclear or vague language and to add capitalization where needed to be consistent with other sections of the code; in Sect. 23-7.3.1(b)(3), modify reference to providing incentives for the upkeep and rehabilitation of older structures as a purpose and function of the Historic Overlay District, adding encouraging rehabilitation efforts through alternative means; correct reference to the Code of Virginia in Sect. 23-7.3.2; add Code of Virginia reference in Sect. 23-7.3.5 regarding Planning Commission and Board of Supervisors action upon the recommendation(s) of the Historic Preservation Commission; and correct and redirect Historic Overlay District review and processes to the Planning Director as opposed to the Zoning Administrator throughout Division 3.

*Mr. Newhouse opened the public hearing.*

Mr. Pastwik presented the amendment case. Amendments proposed to the Historic Overlay District are relatively minor. Most of the amendments are meant to simply clean up language, remove unclear or vague language and to add capitalization where needed to be consistent with other sections of the code. Staff has also modified reference to providing incentives for the upkeep and rehabilitation of older structures as a purpose and function of the Historic Overlay District, adding encouraging rehabilitation efforts through alternative means in Sect. 23-7.3.1(b)(3). During review, staff noted that the Zoning Administrator has been identified throughout the Historic Overlay District as chief point of contact involving Historic District applications as well as the maintenance of an inventory of buildings and structures within the overlay district. Traditionally within Spotsylvania County this has been a function of the Planning Department and the Planning Director who also coordinates Historic Overlay District reviews with the Historic Preservation Commission. Staff has drafted an amendment to redirect Historic Overlay District review and processes to the Planning Director. State code reference is proposed to be corrected in Sect. 23-7.3.2 and added to Sect. 23-7.3.5.

Mr. Smith inquired what incentives are being proposed.

Mr. Pastwik stated that right now we have no defined incentives, that this is a broad statement and leaves it up to the Board of Supervisors to do such if they so desired. He stated that the language has been in the Code for many years.

Ms. Parrish stated that the Board has not provided incentives since she has worked for the county but that it gives them the ability to do so. She stated that when the HPC reviewed the amendment, they felt there was no harm leaving the language in the code since it allows for the possibility.

Mr. Thompson stated it is very vague and wonders who would initiate incentives.

Ms. Parrish stated that the County would have to create incentives and those would have to come

from the Board of Supervisors.

Mr. Barnes stated that the whole reason to keep it in the code is to provide the flexibility.

Ms. Parrish stated that there used to be a fee for Certificates of Appropriateness and the Board eliminated that fee as an incentive for folks within the district.

Mr. Newhouse inquired if this is basically just a cleanup of the code.

Mr. Pastwik stated yes.

*Speaking in favor or opposition:* None.

*Mr. Newhouse closed the public hearing.*

**Motion and vote:** Mr. Thompson made a motion, seconded by Mr. Smith to approve the amendment. The motion passed 7-0.

**New Business:** None

**Public Comment:** None

**Adjournment:**

**Motion and vote:** Mr. Thompson made a motion, seconded by Ms. Carter to adjourn. The motion passed 7-0.

The meeting adjourned at about 8:05 p.m.

*Paulette L Mann*

Commission Secretary

March 1, 2017

Date approved