

## Spotsylvania County Planning Commission

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

**MINUTES:** May 18, 2016

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

**Members Present:**

Richard Thompson	Courtland
Mary Lee Carter	Lee Hill
C. Travis Bullock	Battlefield (arrived at 7:06)
Michael Medina	Salem
Howard Smith	Livingston
Gregg Newhouse	Chancellor
C. Douglas Barnes	Berkeley

**Staff Present:**

Wanda Parrish, AICP, Director of Planning  
Paulette Mann, Planning Commission Secretary  
Leon Hughes, AICP, Assistant Planning Director  
Kimberly Pomatto, Planner II  
Jacob Pastwik, AICP, Planner III  
Dori Martin, Interim Deputy County Attorney  
Alexandra Spaulding, Assistant County Attorney  
Rick Roberson, Deputy Zoning Administrator

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**Announcements:** Ms. Parrish advised the Commission that the Board of Supervisors would like them to join them for a joint public hearing regarding amendments to the Zoning Ordinance (Rezoning and Conditional Proffers section) and amendments to the Comprehensive Plan to ensure consistency with the Code of Virginia related to proffers.

**Motion and vote:** Mr. Smith made a motion, seconded by Ms. Carter to call a special meeting on June 14, 2016. The motion passed 6-0, with Mr. Bullock not present for the vote.

### **Review & Approval of minutes:**

**Motion and vote:** Mr. Thompson made a motion, seconded by Ms. Carter to approve the minutes of April 20, 2016. The motion passed 6-0 with Mr. Bullock not present for the vote.

**Unfinished Business:** None

### **Review & Approval of plat:**

#### **P16-0002 Mallard Landing Sections 3 & 4 Preliminary Plat**

Mr. Hughes explained that Mallard Landing Sections 3 & 4 are the final two sections of the Mallard Landing Townhome development that was approved with a rezoning in 2009. These two

Ms. Carter stated that the owner could have a key to allow for a vehicle to use that access if there were a problem with traversing the site.

**Motion and vote:** Mr. Medina made a motion, seconded by Mr. Barnes to approve the rezoning as recommended by staff with use of second point of access by emergency vehicles only and removal of the turn lane proffer language assuming that the second point of access is approved for fire/rescue only. The motion passed 7-0.

**Worksession(s):**

**Zoning Update – Off Street Parking, Loading, & Stacking**

Mr. Pastwik and Mr. Roberson presented the worksession.

Mr. Pastwik discussed Division 9: Off Street Parking:

- Correct administrative and enforcement duties references;
- Remove provisions addressed elsewhere within the zoning ordinance;
- Expand provisions to potentially reduce parking to apply to all uses;
- Add new minimum parking standards for uses that have existed or have recently been added to the zoning ordinance;
- Clarify and organize code provisions where needed;
- Reduce minimum parking space standards for retail sales and shopping centers;
- Establish parking geometrics Standards section, adding flexible new alternative parking dimension options to accommodate motorcycles, compact vehicles, oversize vehicles.

Mr. Newhouse inquired about excess parking and who makes that determination.

Mr. Roberson stated that is a zoning determination and that there is a calculation.

Mr. Thompson inquired about places of worship and why it was struck.

There was discussion about removal of parking reduction option limited to churches only. As proposed it extends to all uses.

Mr. Pastwik stated that it was not in line with the code and so it was struck and moved to page 9. It was not removed, simply alphabetized.

There was discussion about church parking and shared parking for uses such as Spotswood Baptist Church. They have an agreement with the property across the street from the church to use their parking lot on Sunday.

There was discussion that shared parking agreements are recorded and that with these types of agreements it can often increase the buildable area and reduce impervious surface.

Mr. Newhouse stated that shared parking can reduce the cost of development.

There was discussion regarding parking on streets.

Mr. Roberson stated that street parking is normally handled by Sheriff's department.

Mr. Medina stated that there are definitely benefits to shared parking to include environmental benefits.

Mr. Pastwik discussed the amendments to Division 10: Off-Street Loading:

- Correct administrative and enforcement duties references;
- Remove provisions addressed elsewhere within the zoning ordinance;
- Introduce enforceable code provision to avoid onsite traffic circulation conflicts resulting from off-street loading area(s);
- Add off-street loading provisions to address Industrial/ Flex uses and Public Schools;

He discussed the amendments to Division 11: Off-Street Stacking:

- Correct administrative and enforcement duties references;
- Remove provisions addressed elsewhere within the zoning ordinance;
- Introduce enforceable code provision to avoid onsite traffic circulation conflicts resulting from off-street stacking area(s);
- Proposal adds stacking space standard for Fuel Pumps, and creates a common standard for all other uses that may have stacking space needs not listed.

There was discussions about parking dimensions and flex spaces.

The Commissioners discussed their concerns with flex spaces. Mr. Newhouse discussed that the oversized spaces where he works are not used that way. They never seem to work appropriately. There was also discussion that some spaces are smaller and so tight that you cannot get out of your vehicle without bumping a vehicle. The Commission likes the idea of universal spacing.

Mr. Pastwik stated that is why he likes worksessions and appreciates the input.

Mr. Newhouse stated that he wants staff to continue to investigate and research for new ideas but as far as flex spacing, he is not a fan.

There was also discussion about potential conflicting language in the document.

Mr. Pastwik stated that the next step is for this to be packaged and sent to the County Attorney's office for their review prior to moving to public hearing. We need the document to be a clear and defensible document.

Ms. Carter mentioned problems with schools and off street loading.

Mr. Pastwik stated that this amendment does not include a provision for schools and he would defer to Zoning.

Mr. Roberson stated that there is never enough spaces for schools and more and more people are driving their children to school.

Mr. Pastwik stated that he would meet with schools to discuss the issue raised by Ms. Carter.

Mr. Barnes stated that travel lanes are also important and we need to ensure that we are not shrinking the travel lanes to accommodate additional parking. He also mentioned the idea of having an area for unloading and loading equipment for a few minutes and then moving to park your vehicle. He mentioned Mortons at Four Mile Fork.

Mr. Medina encouraged staff to also reach out to private schools regarding the drop off of those school children and how that is handled.

Ms. Carter also mentioned the Wawa and Rio Carwash at Cosner and how backed up this parking lot becomes.

Mr. Barnes stated that there is certainly room for balance here and cautioned that we be careful and not get too foolish.

Mr. Pastwik stated that these amendments are meant to be more flexible and business friendly. We don't want to overburden the developers.

**New Business:** None

**Public Comment:** None

**Adjournment:**

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

The meeting adjourned at about 8:15 p.m.

*Paulette L. Mann*

Paulette Mann

June 1, 2016

DATE