

Spotsylvania County Planning Commission

EXCERPT

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

MINUTES: June 7, 2017

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

Members Present:

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

Staff Present:

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

Worksession(s):

Vehicle Sales

Ms. Parrish presented the worksession. Vehicle Sales are permitted in Commercial 3, Industrial 1 and Industrial 2 zoning. Currently there are 104 Independent Dealers and 10 Franchise Dealers. The concerns are the number of non-conforming zoned sites, safe access to site, sufficient area for loading/unloading vehicles, and display on grass, in drive aisles, etc.

On March 30, 2017 the Board adopted a resolution directing staff to prepare a code amendment. The Zoning Ordinance amendment to establish a minimum lot size:

- Sites that meet the minimum lot size are permitted
- Sites under the minimum lot size will require a Special Use

They also requested that staff establish Use Standards targeted at areas of concerns.

Ms. Parrish discussed the following proposal:

- New Definitions:
 - Vehicle sale, rental, and ancillary service establishment, larger scale & ..., smaller scale
 - Larger scale – 2+ acres (512 parcels)

- Smaller scale – Less than 2 acres (1198 parcels)
- Larger Scale - Permitted
- Smaller Scale - Special Use

She also discussed establishing standards of Review Vehicle sale, rental, and ancillary service establishments, smaller scale in Sec. 23-4.57.:

1. Vehicle delivery statement which details how stock vehicles will be delivered onto the lot.
2. Certified parking plan drawn to scale that shows all parking spaces, labels sizes, and designates which are for use by customers, employees, and vehicle stock.
 - i. A minimum of ten (10) paved vehicle stock spaces are required per dealership.
 - ii. Indicate which driveway(s) the vehicle delivery truck will use to access the lot and the loading space.
 - iii. For dealerships sharing one lot, the parking plan must demonstrate that the parking requirements are met for each individual dealership.

Ms. Parrish advised that staff is seeking Planning Commission input/feedback on the proposed draft ordinance. Staff will then fine tune a draft, present that to the Board of Supervisors and move forward with a public hearing if authorized by the Board.

Mr. Thompson inquired if an existing non-conforming vehicle sales establishment discontinues the use would they be able to open another.

Ms. Parrish stated that they would have to re-establish the use within a two year time frame.

Mr. Roberson agreed. The use has to be re-established within two years and that is a state code requirement.

Mr. Smith inquired if this would also apply to boats and recreational vehicles.

Ms. Parrish reviewed the ordinance and it does include boats and RV's.

Mr. Smith stated that they should be held to the same standards.

Mr. Medina inquired if these amendments would prohibit dealerships from parking vehicles in the grassy frontage areas.

Mr. Roberson stated that they should not be parked there and that Zoning is charged with this on a complaint based system. There are several being investigated and addressed at this time. He stated that once a complaint is received, a code enforcement officer investigates, violation is issues if needed, and they have seven days to comply.

The Commission members agreed that staff is on the right track.

Ms. Parrish will take this to the Board of Supervisors.