

# Spotsylvania County Planning Commission

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

**MINUTES:** August 2, 2017

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

**Members Present:**

C. Douglas Barnes	Berkeley
Gregg Newhouse	Chancellor
Richard Thompson	Courtland
Michael Medina	Salem
Howard Smith	Livingston

**Member Absent:**

Mary Lee Carter	Lee Hill
C. Travis Bullock	Battlefield

**Staff Present:**

- Paulette Mann, Planning Commission Secretary
- Wanda Parrish, AICP, Director of Planning
- Alexandra Spaulding, Senior Assistant County Attorney
- Jacob Pastwik, AICP, Planner III
- Patrick White, Planner III
- Donna Mayfield, Office Technician

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**Announcements:** Ms. Parrish informed the Commission about an upcoming community meeting and advised of upcoming cases and when they would be heard by the Commission. She informed the Commission that she would provide a highlighted result of cases that move on to the Board of Supervisors in the Planning Update. The Dollar General was recently approved and included an amended proffer for a right turn taper. Ms. Parrish stated that the report on cases is now posted and updated on the planning department website page.

**Review & Approval of minutes:**

**Motion and vote:** Mr. Thompson made a motion, seconded by Mr. Barnes to approve the minutes of July 5, 2017. The motion passed 4-0-1, with Mr. Smith abstaining due to his absence.

**Unfinished Business:** None

**Worksession(s):**

**Comprehensive Plan Update**

**Major Components of Update**

Chapter 1 – Introduction and Vision

- Update demographic data and projections
- Review and amend Vision statement, if deemed appropriate
- Review, update, and amend Guiding Principles and Strategies to guide the plan development
- Action Plan update (later in schedule)

#### Chapter 2 – Land Use

- Review current Primary Development Boundary and determine if any changes are needed to the boundary or policies
- Review the land use categories and determine if they are appropriate and whether any new categories are needed
- Update Future Land Use Map
- Review and update land use policies

#### Chapter 3 – Transportation & Thoroughfare Plan

- Updates related to the Code of Virginia; local, state, and regional plans that exist or are in process; modes of transportation; and the Travel Demand Model
- Review and update Transportation Impact Analysis policy as necessary
- Review and update transportation policies and strategies
- Review and update the Thoroughfare Plan
  - Prioritized list

Ms. Parrish stated that FAMPO is working on their 2045 plan and we need to be sure we are consistent with their plan. She stated that we will need to take a very good look at our thoroughfare plan and prioritize the list of projects because that helps the Board when they are trying to obtain funding for road projects. She stated that the Transportation Committee did this back in 2014 but it needs to be reviewed again.

#### Chapter 4 – Public Facilities Plan

- Update existing facility information
- Review and update each facility focusing on levels of service, service areas, and facility standards
  - Public Schools
  - FREM
  - Sheriff
  - Solid Waste Collection & Disposal
  - Water and Sewer Facilities

- Library Facilities
- Parks & Recreation

Ms. Parrish stated that the water/sewer masterplan is occurring and it's important that we have good level of service standards as we evaluate residential rezonings to backup our proffer analysis.

#### Chapter 5 – Historic Resources

- Updates to background information, as necessary
- Review Goals, Policies, and Strategies and update as necessary

#### Chapter 6 – Natural Resources

- Updates to background information, as necessary
- Review Goals, Policies, and Strategies and update as necessary

#### **Additional Topics**

Ms. Parrish discussed that the Commission may want to consider the following:

#### New Chapter-

- Economic Development Plan

Ms. Parrish discussed that we look at population but it may be good to look at different demographics and age groups.

#### Greater Focus on-

- Expanded demographic data and projections related to housing, economic data, labor stats, unemployment, etc.
- Housing
- Broadband
- Emerging industries & development trends
- Revitalization areas
- Specific areas (Thornburg)

Mr. Newhouse inquired what a good link would be between Employment designation and Land use.

Ms. Parrish stated that we need to review what the county is best set up to attract in regard to desirable economic developments such as defense contractors and advanced manufacturing.

Mr. Pastwik stated that the county does have a dilemma sometimes in industrial zoned areas where an advanced manufacturing company is located and then a car metal recycling center wants to locate next door. We need to look at what uses work together harmoniously. Conflict or change in character can be a concern even though both are needed and valuable uses.

Mr. Newhouse stated that the county needs to be careful to not discriminate.

Mr. Barnes stated that the county has an economic develop plan, a strategic plan, HUB zones, etc. He stated that he is hearing that we want to minimize conflicts and there to be a clear understanding. Are we suggesting to not create something new but to merge and link these documents together?

Ms. Parrish stated that is a topic for discussion. She noted that those zones and resources are not documented in our plan. We need to identify what's existing and what else could be out there.

Mr. Barnes inquired what staff's strategy was.

Ms. Parrish stated that Economic Development Department and perhaps the EDA would be a big player in this type of update.

Mr. Pastwik stated that the ultimate goal is to have a shared goal with Economic Development. We understand the importance of shovel ready sites and the concern is that we attract a potential manufacturing and ensuring that our plan meets that shared vision.

Mr. Medina stated that he sees one dilemma in that we have a hurdle in providing demographic data in real time. It's usually 10-15 years out.

Ms. Parrish stated that she intends to share a housing study that the Fredericksburg Area Association of Realtors recently put out. She will provide at the next meeting.

Ms. Parrish also discussed Broadband as well as solar farms and that the county has become an area of interest for them. We have been approached already by 4 solar companies.

Also discussed is the large numbers of apartments that have been built here in recent years, as well as revitalization corridors. Ms. Parrish discussed that the road improvements are occurring at Thornburg and a clear vision should be established for that interchange and how the county sees this area developing.

Mr. Newhouse stated that he is most interested in the report from FAAR regarding cell towers and how they have been said to devalue property.

Ms. Parrish stated that they are doing a regional report on apartments as well.

Mr. Smith inquired if these reports take into consideration the impact on public facilities.

Ms. Parrish stated no, that they are not considering impacts on public facilities.

Mr. Barnes suggested that staff create a list of what areas of the comprehensive plan that we don't need to amend or review and why and allow the Commission to react.

Ms. Parrish stated that the biggest thing that needs Planning Commission input to be updated are policies. Many of the technical updates that need to occur can happen at a staff level. Those are primarily statistical updates.

Mr. Thompson stated that the previous Planning Commission worked long and hard on this update and he doesn't see why we can't update the statistical updates by using the existing document and make relative to the present.

Ms. Parrish stated that this is what staff is proposing.

Mr. Thompson stated that he heard the Board of Supervisors may be taking over this update and inquired if that is correct.

Ms. Parrish stated no that they want the Commission to develop a plan on how to move forward, create a timeline and then go to the Board. She stated that he may be thinking of the Strategic Plan that was discussed at the last meeting and the Board seeing them as two separate processes although there is some overlap in the plans. In the end, it was decided that County Administration would be handling the Strategic Plan but staff will keep tabs on the progress for overlap and parallels to the Comprehensive Plan.

Mr. Barnes stated that transportation Virginia is not working and that in order to get good economic development prospects you need good infrastructure.

## **Public Input**

### Options for early input

- Voting District meetings sponsored by Planning Commissioner with Board member

Pro – Each Planning Commissioner will be able to represent the opinions of their constituents

Con – Artificial boundary when considering development patterns / land uses

- General meetings at locations convenient to various populations

Pro – Focus on specific areas (i.e. Lake Anna)

Con –

#### Options for specific topic input

- Transportation Chapter and Thoroughfare Plan - Transportation Committee
- Public Facilities – Dept./ Agency Directors
- Focus Meetings
  - Housing (Central Virginia Housing Coalition, Fredericksburg Area Association of Realtors, Fredericksburg Area Builders Association)
  - Economic Development (Economic Development Authority, Fredericksburg Regional Alliance, Fredericksburg Area Chamber of Commerce)

#### During Planning Commission work sessions

- Public comment periods

#### Draft Plan Review:

- General meetings at locations convenient to various populations

Staff is also investigating on-line methods of gathering input.

Mr. Thompson stated that if we are talking about updating the plan and bringing it current, doesn't bringing people into this complicate things. He suggested proceeding with correcting the outdated data.

Mr. Smith disagreed and stated that we should have meetings and receive input or it looks like the Commission doesn't care what people have to say. He stated that he doesn't like the idea of district meetings but rather a few general meetings. Since his district is so large, he suggested making one convenient for his district residents.

Mr. Barnes stated that he agrees with Mr. Smith and is in support of general meetings. He suggested that some of the updates should occur and then hold the meetings to allow the people to react to current versus proposed.

Mr. Thompson stated that after further consideration, he would like to change his stand and suggest that general meetings should be held and we should hear what the people have to say.

Mr. Newhouse suggested that we need to convey that this is not a major plan amendment and feels that the general meetings are important but we need to have a clear goal in mind.

Ms. Parrish stated that she understands the Commission would like to hold general meetings and not district specific. Staff will come back with more details by showing what we are and are not proposing needed amendments and meetings should be held in several locations, convenient to all.

There was discussion that the Land Use chapter will represent the whole county and will likely be the most heavily attended meeting. Transportation and roadways typically receive a lot of input.

Ms. Parrish advised that staff will begin working on the Introduction and Land Use Chapters.

**New Business:** None

**Public Comment:** None

The meeting adjourned at 7:50 p.m. on a motion by Mr. Thompson, seconded by Mr. Smith. The vote was 5-0.

Paulette L. Mann

Date