

Spotsylvania County Planning Commission

DRAFT EXCERPT

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

MINUTES: September 20, 2017

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

Members Present:

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

Members Absent: C. Douglas Barnes Berkeley

Staff Present:

Wanda Parrish, AICP, Director of Planning
B. Leon Hughes, AICP, Assistant Director of Planning
Paulette Mann, Planning Commission Secretary
Kimberly Pomatto, CZA, Planner III
Alexandra Spaulding, Senior Assistant County Attorney
Patrick White, Planner III
Shelia Weimer, Senior Assistant County Attorney

Public Hearing(s):

Code Amendment(s):

CA17-0008 (Ordinance No. 23-174) Spotsylvania County Board of Supervisors: Amendments to the Code of the County of Spotsylvania, Chapter 23, Zoning, Article 2, Definitions and Rules of Construction, in Section 23-2.1.4 Definitions, to define Recreational vehicles; Vehicle sale, rental, and ancillary service establishment, large scale (two acres or greater); and Vehicle sale, rental, and ancillary service establishment, small scale (less than 2 acres); Article 4, Development Review Procedures, in Section 23-4.5.7 Standards of Review, to add use-specific standards for Vehicle sale, rental, and ancillary service establishment, small scale; and Article 5, Zoning Districts, in Section 23-6.18.3 to designate the Special Use currently called Vehicle sale, rental, and ancillary establishment to the two new terms which will be Vehicle sale, rental, and ancillary service establishment, large scale and Vehicle sale, rental, and ancillary service establishment, small scale in Commercial 2 (C-2) zoning, in Sections 23-6.19.2 and 23-6.19.3 to add Vehicle sale, rental, and ancillary service establishment, large scale as a Permitted Use and Vehicle sale, rental, and ancillary service establishment, small scale as a Special Use in Commercial 3 (C-3) zoning, Sections 23-6.21.2 and 23-6.21.4 to add Vehicle sale, rental, and ancillary service establishment, large scale as a Principle Use Permitted and Vehicle sale, rental, and ancillary service establishment, small scale as a Special Use in Industrial 1 (I-1)

zoning, Sections 23-6.22.2 and 23-6.22.4 to add Vehicle sale, rental, and ancillary service establishment, large scale as a Principle Use Permitted and Vehicle sale, rental, and ancillary service establishment, small scale as a Special Use in Industrial 2 (I-2) zoning, Section 23-6.28.5(c) to designate the Permitted Use currently called Vehicle sale, rental, and ancillary establishment to the two new terms which will be Vehicle sale, rental, and ancillary service establishment, large scale and Vehicle sale, rental, and ancillary service establishment, small scale in in Mixed Use (MU-4, MU-5) zoning. This ordinance shall be in effect for all applications filed after the date of adoption of the ordinance.

Ms. Parrish presented the case. On August 8, 2017, the Board of Supervisors authorized public hearings to consider amendments to the Zoning Ordinance to make small scale vehicle sale establishments a special use in Commercial 3, Industrial 1, and Industrial 2 zoning.

Staff recommends that the Planning Commission vote to recommend approval of CA17-0008.

Mr. Medina inquired whether an applicant had four 1.5 acres lots side by side, could they do a vehicle sales business.

Ms. Parrish stated it is not based on the parcel size but on site size they could combine the parcels and then it could become a permitted use.

Mr. Newhouse opened the public hearing.

Speaking in favor or opposition: None

Mr. Newhouse closed the public hearing.

Motion and vote: Mr. Bullock made a motion, seconded by Mr. Thompson to approve the amendment. The motion passed 6-0.

Mr. Bullock thanked staff and advised that the community loves this.