

## Spotsylvania County Planning Commission      EXCERPT

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

**MINUTES:**                      July 18, 2018

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

**Members Present:**              Richard Thompson              Courtland  
Michael Medina                  Salem  
Howard Smith                  Livingston  
Mary Lee Carter              Lee Hill  
Gregg Newhouse              Chancellor

**Members Absent:**              Jennifer Maddox              Berkeley  
C. Travis Bullock              Battlefield

**Staff Present:**                      Wanda Parrish, AICP, Director of Planning  
Paulette Mann, Planning Commission Secretary  
B. Leon Hughes, AICP, Assistant Director of Planning  
Kimberly Pomatto, CZA, Planner III  
Alexandra Spaulding, Senior Assistant County Attorney  
Doug Morgan, CZA, Transportation Planner

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### Amendment(s):

**CA18-0002: Zoning Ordinance Amendment** – Rezoning: To amend County Code (“Code Amendment”) Chapter 23, Zoning, Article 4, Development Review Procedures, as part of an ongoing effort to review and update the Spotsylvania County Zoning ordinance. The proposed amendment includes: Section 23-4.6. Zoning Map Amendments (Rezoning).

Ms. Parrish presented the amendment. As part of the on-going updates to the Zoning Ordinance, staff has prepared amendments to the Zoning Map Amendments (Rezoning) section of the Code. The majority of amendments are grammatical in nature, but there is one substantive amendment. This is the addition of (c) under Sec. 23-4.6.3, Proffer of Conditions. The purpose in adding this subsection is establish requirements related to the dedication of land to the County to ensure that the dedicated land is usable and fairly valued. This subsection was added in response to concerns being raised about the value attributed to land dedications during the rezoning process and whether the County was receiving land that can be used for its intended purpose.

Staff recommends approval of CA18-0002 (Ordinance 23-176).

*Mr. Newhouse opened and closed the public hearing since no one wished to speak.*

Mr. Medina inquired about the donation of land and how that would come about.

Ms. Parrish stated that it could be something like a small pocket park, but this has been much reduced due to new proffer law.

Mr. Thompson stated that this is good to see.

**Motion and vote:** Mr. Thompson made a motion, seconded by Mr. Smith to approve the ordinance amendment. The motion passed 5-0.

**CA18-0003: Zoning Ordinance Amendment – Site Plans:** To amend County Code (“Code Amendment”) Chapter 23, Zoning, Article 2, Definitions and Rules of Construction, and Article 4, Development Review Procedures, as part of an ongoing effort to review and update the Spotsylvania County Zoning ordinance. The proposed amendment includes: Section 23-2.1.4. Definitions, and Section 23-4.11. Site Plan Review

Ms. Parrish presented the amendment. As part of the on-going updates to the Zoning Ordinance, staff has prepared amendments to the Site Plan Review section of the Code. The majority of amendments are grammatical in nature, but there are definitions added pertaining to the different types of site plans, the amendment clearly states that plan review fees must be paid in full within 6 months of approval or the plan will be void, and that any required public easements must be recorded prior to issuance of a Final Zoning Certification and Occupancy Permit.

Staff recommends approval of CA18-0003 (Ordinance 23-177)

*Mr. Newhouse opened and closed the public hearing since no one wished to speak.*

**Motion and vote:** Ms. Carter made a motion, seconded by Mr. Thompson to approve the ordinance amendment. The motion passed 5-0.

### **New Business**

Mr. Thompson stated that he is still very interested in looking at modifying the mixed use ordinance.

Ms. Parrish advised that this is on staff’s task list.

**Public Comment:** None

### **Adjournment:**

**Motion and vote:** Ms. Carter made a motion, seconded by Mr. Thompson to adjourn. The motion passed 5-0.

The meeting adjourned at approximately 9 p.m.

*Paulette Mann*

Paulette Mann

8-15-18  
Date