



## DUMFRIES, VIRGINIA

Virginia's Oldest Continuously Chartered Town  
CHARTERED 1749 INCORPORATED 1961

John Wilmer Porter Building  
17755 Main Street  
Dumfries, Virginia 22026-2386  
Tel: 703-221-3400 / Fax: 703-221-3544  
[www.dumfriesva.gov](http://www.dumfriesva.gov)

### Planning Commission Work Session Minutes Monday, July 11, 2016 – 6:00pm

**Present:** Selonia Miles, Chairman  
Gary West  
Diana Knez  
Tyrone Brown  
Louise Waggy

**Absent:** Naeem Arshad, Vice Chairman  
John Webb

#### Call to Order and Roll Call

The work session was called to order at 6:00pm by Chairman Selonia Miles in the Council Chambers, John Wilmer Porter Town Hall, 17755 Main Street, Dumfries, VA 22026. Chairman Miles administered the roll call for the Commission.

Mr. Nick Rogers, Community Development Director, fielded a number of questions and comments about items on the Commission's regular meeting agenda for later that evening. These questions and comments included the following:

- Mr. Brown expressed his concerns about True Faith Church's ability to provide parking due to the close proximity of Grace Church
- Ms. Waggy questioned True Faith Church's ability to meet the minimum parking requirement of the Zoning Ordinance
- Chairman Miles provided her observations on the merits of True Faith Church's request
- Ms. Waggy noted a number of challenges with the subject property proposed for rezoning by Orange Fields, LLC for the Townsquare at Dumfries project. These challenges included the applicant's ability to navigate the existing utilities on site.
- Mr. West recommended that the applicant be encouraged to install a presentable fence around the proposed stormwater management pond

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Commissioner West made a motion to adjourn, which was seconded by Ms. Waggy. The motion was unanimous to adjourn at 6:12pm.

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Selonia Miles, Chairman



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### **Planning Commission Regular Meeting Minutes Monday, June 13, 2016 – 7:00pm**

**Present:** Selonia Miles, Chairman  
Gary West  
Diana Knez  
Tyrone Brown  
Louise Waggy

**Absent:** Naeem Arshad, Vice Chairman  
John Webb

#### Call to Order and Roll Call

The meeting was called to order at 7:00pm by Chairman Selonia Miles in the Council Chambers, John Wilmer Porter Town Hall, 17755 Main Street, Dumfries, VA 22026. Chairman Miles administered the roll call for the Commission.

#### Approval of Minutes from June 13<sup>th</sup>, 2016 Meeting

Mr. West made a motion to approve the minutes from the June 13<sup>th</sup>, 2016 meeting. Ms. Waggy seconded the motion. The minutes were unanimously approved by the Planning Commission.

#### Briefing to Citizens of Items Discussed at the 6:00pm Work Session

Chairman Miles summarized the discussion had by the Commission at their 6:00pm work session earlier in the evening. Chairman Miles noted that specific questions about the applications would be asked by Commissioners during the public hearing.

#### Public Hearing – CUP 2016-001: True Faith Church (Fralely Boulevard)

Mr. Nick Rogers, Community Development Director, gave a brief presentation on the applicant's request for a Conditional Use Permit (CUP). Mr. Rogers mentioned that the subject property was a 4,170 square foot condominium unit located at 17861 Fralely Boulevard in the Dumfries Shopping Center. Mr. Rogers recommended approval of the CUP, subject to conditions listed in the staff report. Mr. Rogers discussed one of the recommended conditions which would require the applicant to secure permission from either another condominium owner or the unit owners'

association to use additional on-site parking to meet the church's minimum parking requirement prior to the issuance of a Certificate of Occupancy.

Chairman Miles opened the public hearing for citizen comment on the CUP. No members of the public offered comments on the proposed CUP.

Mr. Elisha Okyere, acting as agent for the applicant, gave a brief presentation. He noted that he had spoke to the property owner about the parking, and that the property owner was speaking to other tenants at the Dumfries Commerce Center about obtaining permission to use their parking spaces when the other businesses are not in operation. Mr. Okyere committed the applicant to submitting a plan to demonstrate that 20 parking spaces would be available on the subject property. Mr. Okyere mentioned that the church intends to still use the commuter parking lot on Dumfries Road, Route 234 as a satellite parking location for the church.

Ms. Waggy asked about the applicant's desired number of seats for the main place of assembly in the church, and commented that an 80-seat assembly space would create a high demand for shuttle service to and from the satellite parking location. Mr. Okyere responded, saying that the on-site parking and the satellite parking would meet the church's parking demands.

Chairman Miles closed the public hearing.

**Mr. West made a motioned to recommend approval of the Conditional Use Permit subject to the proposed conditions, and to forward the CUP to Town Council. Ms. Knez seconded the motion. The motion generated no discussion from the Commission. The motion was adopted unanimously by the Planning Commission.**

#### Public Hearing – REZ 2016-001: Townsquare at Dumfries

Mr. Rogers gave a brief presentation on the applicant's rezoning request. Mr. Rogers noted that the applicant's rezoning had been preceded by a Zoning Text Amendment to add the Planned Mixed Use District (PMUD) to the Zoning Ordinance. Mr. Rogers described the property's location, development proposal, and staff review of PMUD criteria. Mr. Rogers recommended approval of the rezoning, and mentioned outstanding issues documented in the staff report that the applicant should resolve by the time the item goes before Town Council.

Ms. Waggy expressed her concerns with adding 375 dwelling units to Dumfries, on top of what has already been approved for the First Town Center project, and the traffic impacts of that level of residential development.

Mr. West expressed his concerns with the aesthetics of the project's stormwater management pond; in particular, he encouraged the applicant to consider a fence of a more attractive material than chain link for the pond's enclosure.

Chairman Miles opened the public hearing for citizen comment on the rezoning.

Henry Lopez of 3940 Orange Street, Triangle, VA 22172, spoke on behalf of his and his mother Carmen Lopez's concerns with the development proposal. These concerns included the following:

1. The impact of water runoff travelling overland from the subject property on to their property during construction;
2. Damage to the roads by construction vehicles;
3. Dirt from the construction site on the roads;
4. Flooding of the drainage pipes along Orange Street due to water runoff from the subject property, which has required police traffic management in the past;
5. Destruction of the grass due to water runoff, sand, and other debris from the subject property on to the 3940 Orange Street property;
6. Traffic congestion and backups along Old Triangle Road;
7. The lack of sidewalks along Old Triangle Road;
8. The repeat of water runoff impacts that were created by the three-lot subdivision nearby with the Townsquare at Dumfries project.
9. The impacts and effects of this project on the existing Orange Street residents.

Chairman Miles invited representatives from the applicant to speak. Marian Harders, Land Use Planner with Walsh, Colucci, Lubeley, & Walsh, PC, spoke on behalf of the applicant. Ms. Harders expressed sympathies for the Lopez family and noted that this was the first time she had been made aware of the erosion issues at that location of the subject property. Ms. Harders explained that all stormwater management and erosions & sediment controls would be fully vetted during the site plan process. She explained that the applicant would be responsible for the management of the runoff from the subject property, and that they were very interested in preventing any further deterioration of their property or Orange Street.

Mr. Brown sympathized with the Lopez family and supported Dumfries' growth. Mr. Brown wanted assurance that construction would not infringe on their property.

Ms. Knez noted the typical impacts to existing residents during development, but noted that the development would bring attention to Mrs. Lopez's property.

Mr. West sympathized with the Lopez family, and explained that similar erosion issues had been experience along Possum Point Road due to the Swan's Creek development, which requires the Town to take care of the ditches along the stretch of Possum Point Road within the Town limits. Mr. West noted that the development proposal does not provide an entrance or exit for the site on to Old Triangle Road.

Ms. Waggy offered a comparison of the drainage problems in Tripoli Heights and the large drainage ditches that were constructed to handle the drainage flows.

Chairman Miles identified with the Lopez family and noted that the developer was acting in good faith and with the surrounding community in mind.

Chairman Miles closed the public hearing.

**Ms. Knez made a motion to recommend approval of the rezoning, and to forward the rezoning to Town Council. Mr. Brown seconded the motion. The motion generated no discussion from the Commission. The motion was adopted unanimously by the Planning Commission.**

Open Forum

Chairman Miles opened up the meeting for Planning Commission matters to be discussed and public comment. No items were brought to the Commission's attention by the individual Commissioners or members of the public.

Mr. Rogers informed the Commission that the public hearing for CUP 2016-002 that was originally on the agenda was deferred to the August meeting due to an advertising error. This CUP is a request for a church to be located in the Dumfries Shopping Center. Ms. Waggy asked how many other CUPs had been previously approved for churches in the Dumfries Shopping Center. Mr. Rogers said he would research that question and incorporate that research into next month's staff report.

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Mr. West made a motion to adjourn, which was seconded by Ms. Waggy. The motion was unanimous to adjourn at 7:30pm.

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Selonia Miles, Chair