

**AT A MEETING OF THE PLANNING COMMISSION, HELD ON FEBRUARY 13, 2012, AT 7:00 P.M., IN COUNCIL CHAMBERS, 17755 MAIN STREET, DUMFRIES, VIRGINIA:**

**THERE WERE PRESENT:** Christopher A. Padberg – Chair  
William O’Kelly Russell – Vice Chair  
Gina Critchley  
Louis Praino  
James L. Vinson  
Louise Waggy  
John E. Webb

**OTHERS PRESENT:** David Moss, Town Planner/Zoning Administrator  
Debi Sandlin, Economic and Community Director

**IN RE: CALL TO ORDER**

Mr. Padberg called the meeting to order.

**IN RE: ROLL CALL**

The Chair noted that everyone was present.

**IN RE: APPROVAL/ADOPTION OF MINUTES FROM JANUARY PC MEETING**

Mr. Webb moved, seconded by Mr. Vinson, to adopt the January 9, 2012 minutes as presented. The motion carried by the following voice vote: Ms. Critchley, yes; Mr. Padberg, yes; Mr. Praino, yes; Mr. Russell, yes; Mr. Vinson, yes; Ms. Waggy, yes; Mr. Webb, yes.

**IN RE: NEW BUSINESS**

There was no new business.

**IN RE: OLD BUSINESS  
A. HASHIMI REZONING**

Mr. Moss reminded the Commission the subject property was discussed at the January 9 meeting when some concerns came up. The concern with the lighting has been addressed by including the language that lighting is projected downward and to parking area to prevent spillage onto adjacent properties. The other concern was an issue with the use and the use being primarily accessory parking for the front property and the development of the subject property occurring at the same time as the front property. Staff is satisfied that the updated proposed proffers address all the concerns that were expressed.

The public hearing was opened to public comments.

There being no comments the public hearing was closed.

Mr. Praino moved, seconded by Ms. Waggy, to forward rezoning application number REZ11-63, for the property located at 17651 Washington Street, owned by Hamidullah & Parwin H. Hashimi, from R-2 General Residential to B-2 Neighborhood Business with proffers to Town Council with the recommendation to approve with proffers. The motion carried by the following voice vote: Ms. Critchley, yes; Mr. Padberg, yes; Mr. Praino, yes; Mr. Russell, yes; Mr. Vinson, yes; Ms. Waggy, yes; Mr. Webb, yes.

**B. FIRST TOWN CENTER**

Ms. Sandlin advised that Thomas Dinneny, Principal, Polléo Group, and John Foote, Shareholder, Walsh Colucci Lubeley Emmrich & Walsh PC, were before the Planning Commission to give a PowerPoint presentation on the concept for the First Town Center.

Mr. Foote went over the following information about the proposed First Town Center project.

- Changes have been made to the original proposal as a result of conversations held with staff.
- Mr. Singh has since retained the services of the Polléo Group.
- The proposal consists of approximately 207 residential units, 90,000 gross square feet of office space, and 50,000 gross square feet of retail space.
- There will be 153 1-bedroom units and 54 2-bedroom units with 9,800 gross square feet of retail space on the first floor of the residential building.
- The 90,000 gross square feet is contemplated to breakdown to 67,500 gross square feet for general office space and 22,500 gross square feet for government office space.
- There would need to be three zoning text amendments made for the project.
  - In the B-2 District, a modification would be required to building height requirements to allow the height not to exceed 75 feet.
  - Off street parking regulations would need to be modified.
  - A modification to the provision that requires commercial retail be on the first floor of a building would need to be changed to permit a percentage.
- Vernon Torney of VETTRA Company has performed a revised preliminary traffic impact analysis that shows there will not be any significant impact at the analyzed intersections.
- There will be a stormwater management pond would serve the project and be a regional stormwater management pond covering a 29-acre drainage shed and could benefit the drainage area of an additional 208 acres.

Mr. Dinneny went over the following conceptual drawing of the proposed project.

## *Town Center at Dumfries Virginia*



The Commission asked some general questions about the following items.

- Connectivity
- Line of sight
- Compaction/elevation
- Stormwater/flooding
- Safety measures taken for the height of the buildings
- Traffic impacts during construction
- Streetscape design guidelines and having public input for Main Street
- Availability of mass transit

### **IN RE: INFORMATION/DISCUSSION ITEMS**

There were no information/discussion items.

### **IN RE: MEMBER COMMENTS**

Mr. Padberg wanted to know how much longer Mr. Moss was going to be with the Town.

Mr. Moss clarified that he would continue to work with the Town for an additional month after his replacement is hired to help with the transition.

Mr. Padberg understood that the Commission was no longer in the minute taking business because of the action taken by Council and a staff member will be doing them. He wanted the matter to be placed on a future agenda to determine if the bylaws would require being changed. He wanted the Commission to keep the responsibility of keeping roll call and attendance records.

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Mr. Praino noted the agenda is part of the bylaws. He wanted the bylaws looked at to determine whether they needed to be changed since public hearings were now being done with regular meetings and not as a separate meeting, which has been done in the past. He felt the BZA needed something similar too.

**IN RE: NEXT MEETING: MARCH 12, 2012**

**IN RE: ADJOURNMENT**

Ms. Waggy moved, seconded by Mr. Russell, to adjourn the meeting. The motion carried by the following voice vote: Ms. Critchley, yes; Mr. Padberg, yes; Mr. Praino, yes; Mr. Russell, yes; Mr. Vinson, yes; Ms. Waggy, yes; Mr. Webb, yes.

Minutes submitted by

Approved by

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Dawn Hobgood  
Town Clerk

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Christopher A. Padberg  
Chair