



## DUMFRIES, VIRGINIA

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### Planning Commission Minutes 07/13/2015

#### WORK SESSION 6:00 pm

**Present:** Waggy, Arshad, Webb, Padberg, Shoa, Miles

#### **Parkside at Dumfries CUP Development Application**

The Engineering Group presented on their CUP application to allow for 4 floors of residential over ground floor commercial. Applicants proposed a public kayak launch at Quantico Creek. All details of project can be found in staff report from 7/13/2015. All members of the PC were satisfied with the proposed CUP. PC members would like to see connectivity between the project and Garrison Park. It was noted that there will be under 56 units, and the development will generate under 125 trips per day, which falls under the threshold requiring a Transportation Impact Analysis.

#### **Discussion on Off-street Parking**

**Mr. Webb:** Does not want to see residences to become nonconforming. Wants an allowable 30% impervious coverage. Suggested allowing temporary parking of no more than 6 hours for guests and such.

**Mr. Arshad:** Other localities use 30%. What about pipe-stem lots?

**Ms. Miles:** Does this address Town Council's needs?

**Mr. Webb:** Town Council did not specifically say what the goal was behind this.

**Ms. O'Dell:** This concerns complains received about vehicles being parked on the grass in the front yard.

**Ms. Miles:** Worried about creating a hardship for residents.

**Mr. Webb:** Low income residents, most of the residents, will not be able to afford repaving vs. dumping another load of gravel. New residential development use concrete or asphalt. If someone adds a detached garage then they would want gravel.

**Mr. Padberg:** Gravel in the R-1/R-2 District is good because you are decreasing impervious surface not increasing. There will be a difficulty with affordability. Agrees with 30% coverage. Opinion of parking on grass: agrees with Webb and Waggy, agrees with Zoning Administrator. How will this be enforced? Who will enforce it? No one is here on the weekends to enforce. Anyone should be allowed to have gravel in the R-1 and R-2. No builder today will be using gravel in today's times to market and sell a house. People have paved driveway and use gravel pull-off areas.

**Mr. Webb:** Agrees with changes made at May meeting.

**Mr. Padberg:** Agrees to reconven after formal meeting to Work Session to go through ordinance so that we will be ready to move forward to a Public Hearing next month.

**Ms. Waggy:** How will this affect my lot?

**WORK SESSION ADJOURNMENT: 6:55**

**BUSINESS MEETING: 7:00**

**Present:** Waggy, Arshad, Webb, Padberg, Shoa, Miles

**Adoption of June 8 Minutes:** Minutes approved with minor amendment removing line stating, "meeting adjourned at 7:07 pm."

**Meeting adjourned at 7:03,** motion made by Ms. Miles

**WORK SESSION resumed at 7:10 pm**

**Present:** Waggy, Arshad, Webb, Padberg, Shoa, Miles

**Mr. Padberg:** Wants gravel allowed in R-1 and R-2 Districts.

**Ms. O'Dell:** The reason to get away from gravel in residential districts is to prevent a home owner from parking on grass in the yard and dumping gravel under the tires to meet code requirements.

**Mr. Webb:** Wants to see the approved materials from May meeting, no parking on grass. This is more for R-1 and R-2. Wants to see each district covered in Sect. 70-13.

**Mr. Padberg:** Does not want temporary parking allowed at all.

**Mr. Arshad:** Must have a certain amount of paving.

**Mr. Padberg:** New homes must have "x" amount of paved area from road to house - anyone resurfacing would have to create or maintain the required amount of paved covering.

**Mr. Arshad:** Suggests adding that if you have a curb and gutter in front of your home that pavement would be required.

**Mr. Padberg:** Clarified Waggy's concern that it would need to be for new construction. New Development is required to have "x" amount of pavement from street to house?

**Ms. O'Dell:** Suggests having no less than 1 single lane of paved surfacing connecting roadway to the primary dwelling.

**Mr. Arshad:** Suggested that for larger lots less than 10,000 square feet in area the driveway must be paved.

**Mr. Padberg:** asks if PC agree with any driveway must have a minimum of 400 square feet of paved surface?

**Ms. O'Dell:** Agreed to finalize and send out for comments with a public hearing planned for September.

**Mr. Arshad:** Stated that gravel is not a stable material. Asks if gravel still counts towards the 30% impervious coverage?

Miscellaneous discussions began over having a green space requirement (Webb), avoiding grave lots (O'Dell).

**Meeting Adjourned at 8 pm.**

  
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Christopher Padberg, Chair