



## DUMFRIES, VIRGINIA

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### Planning Commission Minutes 09/14/2015

#### WORK SESSION 6:00 pm

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

#### **Parkside at Dumfries CUP 2015-001**

The Engineering Group returned to discuss their CUP application to allow for 4 floors of residential over ground floor commercial. This was a review prior to the Public Hearing at 7 o'clock. 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.

**Mr. Webb:** asked for clarification number of stories, had no further questions.

**Padberg:**

**Mr. Arshad:** Two things. Found answers on meeting notes. Wanted to verify traffic count meeting minimum not needed for TIA. Transportation trip count, wanted numbers.

**Mr. Webb:** Asked how many residents there were going to be.

**Ms. O'Dell:** Approximately 56 residents and 985 trips daily.

**Mr. Padberg:** Asked applicant to come forward to clarify 985 trips per day, specifically how that figure was calculated.

**The Engineering Group:** Resident figure is multiplied by 6.6 and another calculation is used to determine the additional retail trips, which comes to 985, which is underneath the threshold for a TIA. 1,200 to 1,300 trips triggers the need for a TIA.

**Mr. Padberg:** Asked members for any additional comments, hearing none, the PC moved onto the next agenda item CUP 2015-002 Spirit of Truth Deliverance Church.

#### **Spirit of Truth Deliverance Church, CUP 2015-002 discussion**

Church is requesting permission to operate from 17775 Main Street. The church will meet twice a week and currently has a low membership. Church has been operating without a permit and to date there have been no problems associated with their operation.

**Mr. Webb:** Noted that there is only one other business operating from that building. Asked if the church will be taking up the rest of the building or just a portion of the building.

**Larry Brown:** The pastor of the church. The church has been operating for 15 years out of Woodbridge. They have a small congregation. Maximum seating capacity of 30, there are 21 parking spaces. The church offers counseling and training. Their scheduled dates are for a few

hours on Wednesdays and Sundays. The church uses 2 suites for offices and classrooms, and a sanctuary.

**Ms. Waggy:** Asked if Church is taking up the remainder of the building.

**Larry Browy:** The church is using 2 suites, the dentist is using 1 suite, a speech therapist uses one suite, and one suite is vacant.

**Mr. Arshad:** Broke down parking spaces, which leaves 10 for the church. Due to the hours of operation, most of the parking spaces will be available for the church and he does not see parking as a concern.

**Ms. O'Dell:** Parking for a place of worship only requires 1 parking space for every 4 seats. They are only required to have 7.5 parking spaces per Town Code. Spaces available meet code for uses in the building.

**Mr. Padberg:** Asked for clarification that all of the parking available is located on the property.

**Ms. O'Dell:** Confirmed that the parking is located on the property. Asked the PC if they were ready to move forward with a Public Hearing at the next meeting.

**Mr. Webb:** Directed that the application be moved forward to a public hearing at the next meeting, there were no objections.

#### **Revised Off-street Parking Ordinance**

This is the 4th meeting cycle of reviewing this document. With the help of the ZA this document is finally ready to move forward.

**Mr. Webb:** Thought language was great and thought it covered all concerns, has no issues with the proposed document. There is more detail that he expected but the detail is good and needed.

**Mr. Arshad:** Happy with 30% lot coverage allowance.

**Mr. Padberg:** Also happy with 30% lot coverage.

**Ms. Shoa:** Thinks it's perfect.

**Mr. Padberg:** In the first paragraph, last 12 words or so, would require additional paving for extension of driveway where recreation vehicles are typically parked out of site. He's okay with a boat being parked on a paved pad that is not connected to the driveway. Concerned about language requiring more pavement, or it will force boats and campers up front which is not a good idea. Agreed with nonconforming language, that gravel lots shall not become nonconforming. Asked why vehicle is being defined.

**Ms. O'Dell:** The definition of vehicle is being added to make definition consistent throughout the Town Code.

Mr. Webb made a motion to adjourn the work session, Mr. Arshad seconded the motion, all in favor. Work session ended at 6:22.

**WORK SESSION ADJOURNMENT: 6:22**

**BUSINESS MEETING: 7:00**

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

**Public hearing for CUP 2015-001 Parkside at Dumfries:** David Shultz spoke to briefly describe the project. 5 stories of total height, with apartments over retail. PC had no comments or questions. Public Hearing was closed at 7:03. Mr. Webb made a motion to recommend that Town Council approve CUP 2015-001 Parkside at Dumfries, Ms. Shao gave the second. Mr. Arshad brought up connectivity and kayak launch, asking it is a part of the conditions. O'Dell confirmed that it was a part of the conditions. Padberg asked if we had the appropriate language to ensure that it was developed as part of the project. O'Dell confirmed that the language was appropriate to ensure that the conditions were a part of the project. With no further questions all voted in favor of CUP 2015-001 with a positive recommendation to the Town Council.

**Adoption and Approval of minutes from August 10, 2015:**

Webb likes the way the minutes are being done, Padberg agrees that the minutes in general convey the spirit of what is being said ending up with a readable document.

Mr. Arshad made a motion to adopt the minutes, seconded by Mr. Webb. Minutes were unanimously approved.

**Open Forum:**

**Mr. Webb:** doesn't have an opinion on whether the meetings are recorded or not.

**Mr. Arshad:** Asked if it's archived on website.

**Mr. Padberg:** Will always support open government. He's not convinced that the means that we have to go through to televise pays the citizens. It's the Town Council's decision. We stand completely supportive of whichever way they want to go, can see both sides of it.

**Mr. Padberg:** Changed topic to Robert's Rules of Order training and was very impressed and proud of turnout from Planning Commission, it showed elected leaders that the board as a whole takes things seriously. The training reinforced how many things the PC is already doing correctly. Trainer recognized that Robert's Rules of Order doesn't apply to zoning issues, due to conflict with some State codes.

**Mr. Webb:** Discussed the various degrees of following Robert's Rules of Order and agrees that the Planning Commission follows the general principle of the rules.

**Meeting adjourned at 7:22,** motion made by Mr. Webb and seconded by Ms. Waggy. All were in favor.



Christopher Padberg, Chair