

## Spotsylvania County Planning Commission

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

**MINUTES:** November 6, 2019

**Call to Order:** Ms. Carter called the meeting to order at 7:00 p.m.

**Members Present:**

Mary Lee Carter	Lee Hill
Jennifer Maddox	Berkeley
C. Travis Bullock	Battlefield ( <i>arrived at 7:05</i> )
Richard Thompson	Courtland
Michael Medina	Salem

**Members Absent:**

Gregg Newhouse	Chancellor
Howard Smith	Livingston

**Staff Present:**

Paulette Mann, Planning Commission Secretary  
Wanda Parrish, AICP, Director of Planning  
Alexandra Spaulding, Senior Assistant County Attorney  
Jacob Pastwik, AICP, Planner III

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**Announcements:** Ms. Parrish advised the Commissioners that the AT&T tower is now certain for the next meeting. She also informed them that a new public hearing case has been submitted for Aura at Town Center and is scheduled for TRC on November 21, 2019.

### **Review & Approval of minutes:**

Ms. Mann advised the Commission that the minutes would need to be voted at the next meeting due to the fact that Mr. Medina was absent and Mr. Newhouse and Mr. Bullock were not present to approve them.

**Unfinished Business:** None

### **Worksession(s):**

#### **CPA17-0002 Comprehensive Plan –Historic & Natural Resources Chapters**

Mr. Pastwik presented the worksession. On May 22, 2018, Planning Staff provided an overview of the proposed Comprehensive Plan update process at a joint work session attended by the Planning Commission and Board of Supervisors. From a Comprehensive Plan standpoint, staff has found the Historic Resources and Natural Resources Chapters to be effective with little need of major substantive change. Thorough review of the content of both Chapters during the 2013 Comprehensive Plan update process with the aid of the Comprehensive Plan working groups and Planning Commission streamlined the goals and objectives while maintaining efforts to identify significant resources and minimize negative impacts upon them.

During the May 22, 2018 meeting staff identified need to update background information and review and update the various goals, policies, and strategies within each of the Chapters. The most notable amendments to the historic and natural resources chapters are located within the Appendices of the Comprehensive Plan where background information is presented as a means to comply with the Code of Virginia and provide more comprehensive background data. The Historic and Natural Resources Chapters and their Appendices have been studied, updated and documented to satisfy Virginia State Code Sec. 15.2-2224, Surveys and studies to be made in preparation of plan; implementation of plan, Sec. 15.2-2223.2, Comprehensive plan to include coastal resource management guidance, and 9VAC25-830-170, Comprehensive Plans, per the Chesapeake Bay Preservation Area Designation and Management Regulations. The aforementioned Code of Virginia regulations have been attached for reference. In addition to ensuring the “boxes are checked” for compliance with the Code of Virginia, the content covered within the Appendices provides direction for the Chapter policies and strategies. The Chapters and their appendices are also intended to serve as an educational resource for the community, offering valuable insights into historic and environmental resources and identifying other resources where additional information can be found. Within the Comprehensive Plan the “survey and study” information is a critical resource that helps guide recommendations elsewhere within the document including the land use and offering insights into economic development and tourism opportunities.

The Natural Resources Chapter and its Appendix have been updated with the assistance of the County Chesapeake Bay Division, Code Compliance, and a number of Federal and State level agencies providing direct input or data, including but not limited to: Virginia Department of Mines, Minerals, Energy (DMME), Virginia Department of Conservation and Recreation (DCR), Virginia Department of Health (VDH), Virginia Department of Environmental Quality (DEQ), Virginia Department of Forestry, USDA Natural Resources Conservation Service (NRCS). The Historic Resources Chapter was reviewed and updated with the assistance with the Spotsylvania County office of Economic Development and Tourism, and the Spotsylvania Museum.

Amendments proposed to policies and strategies considered as part of the development review process have been chiefly based on prior discussions with the Planning Commission focused on land use and economic development particularly. The draft also rewords a few items for clarity sake. Where additions have been proposed, staff has looked to identify specific items that have been raised numerous times throughout public hearing processes from concerned citizens such as assuring reduced impacts upon designated scenic byways, water availability and potential impacts of more draws in rural areas. Staff acknowledges there an abundance of environmental protections already in place and enforceable at varying levels of government. The draft does not seek to reiterate that which is already required. The intent is to identify specific items that would add value within the community as projects are proposed and decisions are made. As expressed throughout the Comprehensive Plan *“policies and strategies should be undertaken on behalf of the citizens of the County. The stakeholders in this endeavor- property owners, land developers, local government, preservation groups and special interest groups, and interested citizens- must have viable and creative tools to be good stewards of their [historic, natural] resources”*.

Mr. Pastwik provided an overview of substantive changes to natural resources policies and strategies including adding reference to mussel farm implementation along Massaponax creek corridor.

Mr. Thompson inquired who was running the mussel project.

Mr. Pastwik stated that Mr. Street from Environmental Codes is doing so and he believes it to be a joint effort with Virginia Tech.

Mr. Thompson stated that he is curious about the funding.

Ms. Carter and Mr. Thompson expressed their desire to know what the benefit is to the County.

Mr. Pastwik stated that he couldn't speak to that but knows that Mr. Street did a presentation to the Board at one time and can talk to him about providing additional information to the Commission.

There was discussion about tourism and economic development.

Mr. Pastwik stated that the Tourism Department is dedicated to identifying resources and attractions, and helping to promote, preserve, and protect the resources.

Ms. Carter expressed her concern about something that she heard at TRC a few weeks ago. She stated that it was mentioned that there is not a lot of industrial zoned land any longer.

Mr. Thompson brought up the expansion areas for inclusion in the primary development boundary. He wanted to know where the proposals came from.

Mr. Pastwik stated the primary development boundary expansion requests came from citizens and/or landowners. Staff then reached out to Utilities to find out if the areas were feasible for gravity feed sewer. The lines were then drawn based on serviceable areas.

The discussion continued about the hundreds of lost industrial zoned pieces of land.

Ms. Carter stated that she would like an update as to what remains zoned industrial.

Mr. Pastwik stated that he ran a report about this last year and would be happy to supply it as an update. There was mention that superfund is pinching down on the sites in addition to a number of other factors including environmental sensitive areas and easements.

Mr. Medina stated that he has been looking for a piece that would offer three phase power for him to run his machinery.

Mr. Pastwik stated that private forces, such as high asking price also inhibit industrial development.

**Comprehensive Plan Update Status**

Ms. Parrish stated that they were going to recap where we are in the process of the Comprehensive Plan and that it is now time to begin thinking about reaching out to the community. She advised that this is not a pressing item and can revisit at our next meeting since a couple of Commissioners are not present.

Mr. Pastwik presented and walked through all of the chapters that have been presented via worksessions.

Mr. Thompson stated that he wants to make it clear that he doesn't want to see any new chapters added. He said that the previous Commission was able to reduce the overall size and doesn't want to see any unnecessary chapters being added.

Ms. Parrish stated that she understands and stated that the Comprehensive Plan is the Commission's document and that they are driving the bus on the approval of the update.

Mr. Thompson stated that he is not interested adding anything except for what is required by the General Asssembly.

Ms. Carter agreed.

Mr. Medina inquired about the limitations in an open house like setting and how the meeting is recorded.

Ms. Parrish stated that staff could act as scribes and take notes or we could have people come by, ask questions, view maps, etc. and ask them to submit any comments to staff via email or other means. Ms. Mann is checking into the possibility of citizens submitting comments via our new website.

Mr. Medina stated that if we do go this route, he would like to see the solar group have their own meeting as the rest of the plan is equally important and doesn't want that to take over.

There was discussion about potentially having a half day worksession.

Ms. Maddox stated that she likes the open house format and that so many people have devices now that they could submit their comments right there at the meeting.

Ms. Parrish stated that we can discuss further at the next meeting. She advised that we will be staying away from the holidays and will not schedule the meetings until 2020.

**Public Comment:** None

**New Business:** None

**Adjournment:**

**Motion and vote:** Mr. Thompson made a motion, seconded by Mr. Bullock to adjourn. The motion passed 6-0.

The meeting adjourned at 7:45 p.m.

*Paulette L. Mann*

Paulette L. Mann

*November 20, 2019*

Date