



**SPOTSYLVANIA COUNTY PLANNING COMMISSION MEETING
AGENDA
June 16, 2021 - 5:00 PM**

Call To Order

Pledge

Determination of a Quorum

Announcements

Worksession(s)

- SUP21-0001 Urfan & Uzair, LLC (Capital Auto)
- CA21-0002 Section 14-10 Camping Code Amendment

Public Comment

New Business

Adjournment

By Order of the Spotsylvania County Planning Commission: The Planning Commission reserves the right to amend this agenda on the day of the meeting. The Commission encourages the participation of all county citizens. For those with special needs, please notify the Planning Department Office of any accommodation required five days prior to the meeting you wish to attend.

Spotsylvania County
Planning Commission
Executive Summary

 **Print**

Meeting Date: June 16, 2021
Title: SUP21-0001 Urfan & Uzair, LLC (Capital Auto)

Type: No Action (Information Only)

Agenda Title: SUP21-0001 Urfan & Uzair, LLC (Capital Auto)

Recommendation:

Summary: The applicant requests a special use to allow vehicle sale, rental, and ancillary service establishment (small scale) on a parcel consisting of approximately 1.67 acres zoned Commercial 3 (C-3). The parcel is addressed as 4714 Mine Road and is located on the south side of Mine Road (Route 636) approximately 534 feet east of the Jefferson Davis Highway (Route 1) and Mine Road (Route 636) intersection. The parcel is located in the Primary Development Boundary and the Primary Highway Corridor Overlay District. The property is designated for Commercial Land Use on the Future Land Use Map of the Comprehensive Plan. Tax Parcel 36-17-A3. Battlefield Voting District.

Committee/Commission Summary:

Review Date: Status:

Financial Impact:

Staff Contacts:

Brad Robinson, Planner II

Legal Counsel: Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other
Considerations:

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:

GDP_3rd_Submission_2021-05-25.pdf	Capital Auto GDP	GDP
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SPECIAL USE PERMIT
GENERALIZED DEVELOPMENT PLAN
CAPITAL AUTO

VEHICLE SALES ESTABLISHMENT, SMALL SCALE
4714 MINE ROAD
TAX MAP 36 ((17)) A3
BATTLEFIELD VOTING DISTRICT
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

APPLICANT/OWNER

URFAN & UZAIR, LLC
4600 LASSEN LANE
FREDERICKSBURG, VA 22408
571-232-4441

SITE DATA

TAX MAP:	36-17-A3	
TOTAL AREA:	1.67 AC	
DISTURBED AREA:	3,500 SF	
EXISTING ZONE:	C-3	
OVERLAY DISTRICT(S):	AIRPORT OVERLAY DISTRICT HIGHWAY CORRIDOR OVERLAY DISTRICT	
EXISTING USE:	RESTAURANT	
PROPOSED USE:	VEHICLE SALES ESTABLISHMENT, SMALL SCALE	
SETBACKS:	REQUIRED:	PROVIDED:
	FRONT: 30'	161'
	SIDE: 0'	19.5'
	REAR: 20'	217.5'
OPEN SPACE REQUIREMENT:	REQUIRED: 15% SEE AREA BREAKDOWN, SHEET 3	PROVIDED: 30.3% (0.51 AC)
MAXIMUM BUILDING HEIGHT:	75'	
GROSS FLOOR AREA RATIO:	0.09 (1.0 MAXIMUM)	
HYDRAULIC UNIT CODE:	RA47	
WATERSHED:	MASSAPONAX CREEK	
WATER:	PUBLIC	
SEWER:	PUBLIC	
ESTIMATED VPD:	662 TRIPS (EXISTING), 160 TRIPS (PROPOSED) SEE CALCULATIONS THIS SHEET	
HISTORIC FEATURES:	NONE KNOWN	
KNOWN PLACES OF BURIAL:	NONE KNOWN	
WETLANDS ON SITE:	NONE	
SOLID WASTE COLLECTION:	PRIVATE	
IMPERVIOUS SURFACE RATIO:	69.7%	

PASS NOTE

DUE TO RECENT FINDINGS OF POSSIBLE ACID SULPHATE SOILS (PASS) WITHIN SPOTSYLVANIA COUNTY, IT IS RECOMMENDED THAT THE DEVELOPER, BUILDERS AND ENGINEERS BE AWARE THAT IF ACID SULFATE SOILS AS WELL, AS OTHER SOILS THAT PRODUCE A pH OF 4 OR LESS ARE PRESENT ON THE PROJECT SITE, EXTENSIVE TREATMENT TO BRING THE SOIL'S ACID/pH LEVEL TO AN ACCEPTABLE LEVEL TO SUSTAIN ANY FORM OF PLANT GROWTH MAY BE REQUIRED.

CBPA NOTE

CBPA IS AN OVERLAY DISTRICT OF THE ENTIRE SPOTSYLVANIA COUNTY AND THE PARCEL DESCRIBED WITHIN THIS PLAN LIES WITHIN THE RMA FEATURES AND DOES NOT CONTAIN RPA FEATURES WITH THE CHESAPEAKE BAY PRESERVATION AREA OVERLAY DISTRICT. THE RPA IS A 100 FOOT WIDE BUFFER AREA THAT SHALL REMAIN UNDISTURBED AND VEGETATED IN ACCORDANCE WITH SPOTSYLVANIA COUNTY CODE CHAPTER 6A, CHESAPEAKE BAY PRESERVATION.

PARKING TABLE

	REQUIREMENT	REQUIRED	PROVIDED
VEHICLE SALES ESTABLISHMENT	SEE CALCULATION BREAKDOWN	11	24
VEHICLE DISPLAY AREA	-	-	86
TOTAL		11	110
LOADING SPACES	1 PER 5000 SF GFA PLUS 1 PER 30,000 SF GFA	2	2

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAN IS CORRECT AND COMPLIES WITH CHAPTER 6A OF THE SPOTSYLVANIA COUNTY CODE, AND THAT I AM A QUALIFIED PROFESSIONAL LICENSED IN VIRGINIA.

05-24-2021
DATE

MICHAEL E. MOORE, P.E.

SULLIVAN, DONAHOE & INGALLS
ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES
P.O. BOX 614
FREDERICKSBURG, VIRGINIA 22404
PHONE 540-898-5878

SPOTSYLVANIA COUNTY FILE NO.: SUP21-0001

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS
- GENERALIZED DEVELOPMENT PLAN

PARKING CALCULATIONS

REQUIRED PARKING
VEHICLE SALES ESTABLISHMENT
1 SPACE PER 500 SF ENCLOSED SALES/DISPLAY AREA
1 SPACE PER 2,500 SF OPEN SALES/DISPLAY AREA
2 SPACES PER SERVICE BAY
1 SPACE PER EMPLOYEE (5 MINIMUM)
ENCLOSED SALES: 0 SF / 500 = 0 SPACES
OPEN SALES: 14,549 SF / 2,500 = 6 SPACES
SERVICE BAY: 0 = 0 SPACES
EMPLOYEES: 2 = 5 SPACES (MINIMUM)
TOTAL REQUIRED PARKING: 11 SPACES
PROVIDED PARKING: 24 SPACES (INCLUDING 5 ACCESSIBLE)

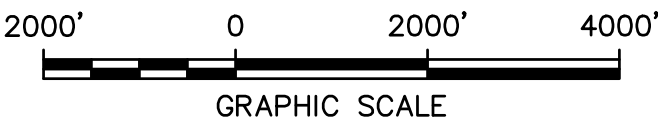
VPD CALCULATIONS

EXISTING USE
HIGH-TURNOVER (SIT-DOWN) RESTAURANT (932)
ITE TRIP GENERATION MANUAL (10TH ED.)
DAILY
112.18 TRIPS PER 1000 GFA
112.18 * 5.9 = 662 VPD
AM PEAK HOUR GENERATOR
14.04 TRIPS PER 1000 GFA
14.04 * 5.9 = 83 VPH
PM PEAK HOUR GENERATOR
17.41 TRIPS PER 1000 GFA
17.41 TRIPS * 103 VPH
PROPOSED USE
AUTOMOBILE SALES (USED) (841)
ITE TRIP GENERATION MANUAL (10TH ED.)
DAILY
27.06 TRIPS PER 1000 GFA
27.06 * 5.9 = 160 VPD
AM PEAK HOUR GENERATOR
4.21 TRIPS PER 1000 GFA
4.21 * 5.9 = 25 VPH
PM PEAK HOUR GENERATOR
4.92 TRIPS PER 1000 GFA
4.92 * 5.9 = 29 VPH



VICINITY MAP

1"=2000'



EXISTING SIGNAGE

EXISTING SIGN (RUBY TUESDAYS) WILL BE REMOVED AND MODIFIED TO A MONUMENT TYPE SIGN IN THE SAME LOCATION WITH FUTURE SITE PLAN AND SEPARATE PERMIT.

LANDSCAPING NOTE

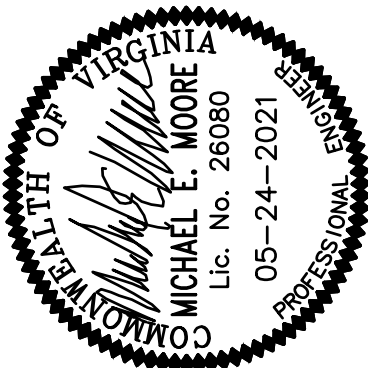
APPROXIMATE LOCATION OF EXISTING INTERIOR AND PERIPHERAL LANDSCAPING HAVE BEEN SHOWN ON THE EXISTING CONDITIONS SHEET. A MORE DETAILED LANDSCAPING PLAN AND ANY MODIFICATIONS TO EXISTING LANDSCAPING WILL BE PROVIDED WITH SITE PLAN.

LIGHTING NOTE

EXISTING LIGHTING IS FULLY SHIELDED AND IS TO BE MAINTAINED AND LEFT UNCHANGED.

PAVEMENT REHAB NOTE

EXISTING PAVEMENT ON-SITE WILL BE REPAIRED AND PATCHED AS NEEDED IN AREAS OF CRACKS AND POTHOLES, AND THEN THE ENTIRE ON-SITE PARKING AND TRAVELWAYS WILL BE SEAL COATED AND PARKING STRIPING RE-PAINTED.



REVISIONS	DATE	PER TRC COMMENTS	REVISED APPLICANT/OWNER
	04-20-2021		
	05-24-2021		

ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES
P.O. BOX 614
10720 COLUMBIA DRIVE
FREDERICKSBURG, VIRGINIA 22404
TELEPHONE 540-898-5878

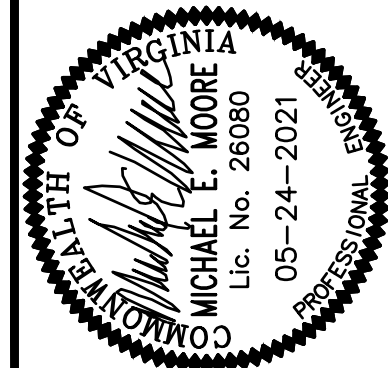
SULLIVAN
DONAHOE &
INGALLS
SDI

CAPITAL AUTO
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

COVER SHEET

DES/DRFT: MMW
CHECKED: KLO
APPROVED: ZEM
JOB NO.: 21-SP-0004
DATE: 02-19-2021
SCALE: AS SHOWN

SHEET 1
OF 3 SHEETS



DATE	REVISIONS
04-20-2021	PER TRC COMMENTS
05-24-2021	REVISED APPLICANT/OWNER

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TELEPHONE 540-898-5876

SULLIVAN
DONAHOE &
INGALLS

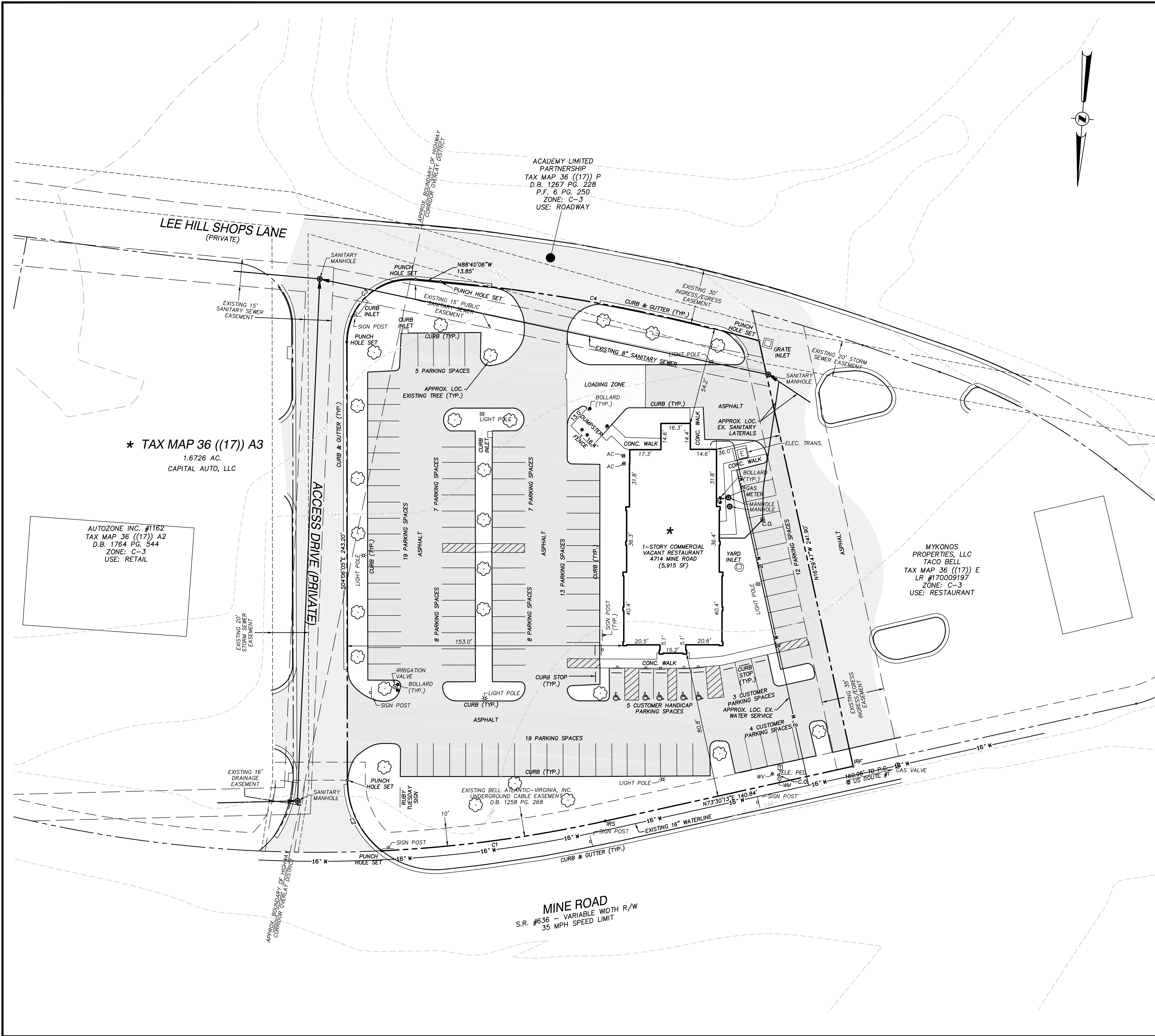
SDI

CAPITAL AUTO
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA

EXISTING CONDITIONS

DES/DRFT: MMW
CHECKED: KLO
APPROVED: ZEM
JOB NO.: 21-SP-0004
DATE: 02-19-2021
SCALE: 1"=25'

SHEET 2
OF 3 SHEETS



SURVEY NOTES

1. NO TITLE REPORT FURNISHED.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
3. THIS PLAN DOES NOT REPRESENT THAT ALL EXISTING UTILITIES ARE SHOWN OR THAT THOSE SHOWN ARE LOCATED CORRECTLY.
4. SULLIVAN, DONAHOE, & INGALLS DOES NOT CERTIFY AS TO THE LOCATION OF ANY UNDERGROUND UTILITIES.
5. TOPOGRAPHIC INFORMATION BASED ON SPOTSYLVANIA COUNTY GIS.
6. MERIDIAN IS VIRGINIA STATE PLANE N.A.D. 1983. BOUNDARY PER PLAT BY SULLIVAN, DONAHOE AND INGALLS DATED MAY 6, 1997 AND RECORDED IN P.F. 6 PG. 250.
7. NO WETLANDS ARE LOCATED ON-SITE.

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	TANGENT	CH. BEARING
C1	736.51'	9°44'53"	125.31'	62.80'	N78°22'40"E
C2	50.00'	51°42'13"	45.12'	24.23'	S29°57'11"E
C3	35.00'	95°16'59"	58.21'	38.39'	S43°32'25"W
C4	966.48'	10°40'28"	180.06'	90.29'	N83°28'52"W

IMPERVIOUS AREA		
	EXISTING	ADDITIONAL PROPOSED
ASPHALT	40,410 SF	0 SF
BUILDING	5,915 SF	0 SF
CONCRETE	2,775 SF	1,570 SF
TOTAL	49,100 SF	1,570 SF

LEGEND

APPROXIMATE LOCATION, EXISTING LANDSCAPING
(SEE LANDSCAPE NOTE SHEET 1)





DATE	REVISIONS
04-20-2021	PER TRC COMMENTS
05-24-2021	REVISED APPLICANT/OWNER

ENGINEERS, SURVEYORS & ENVIRONMENTAL SERVICES
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TELEPHONE 540-898-5876

SULLIVAN
DONAHOE &
INGALLS

CAPITAL AUTO
LEE HILL MAGISTERIAL DISTRICT
SPOTSYLVANIA COUNTY, VIRGINIA
GENERALIZED DEVELOPMENT PLAN

DES/DRFT: MMW
CHECKED: KLO
APPROVED: ZEM
JOB NO.: 21-SP-0004
DATE: 02-19-2021
SCALE: 1"=25'

SHEET 3
OF 3 SHEETS

GENERAL NOTES

- ALL EASEMENTS FOR PUBLIC WATER, SANITARY SEWER, AND STORM DRAINAGE SHALL BE SHOWN ON FINAL PLANS AND PLATS, AND DEDICATED TO PUBLIC USE AS NEEDED.
- FINAL DESIGN PLANS SHALL SATISFY ALL EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- NO LAND SHOWN HEREON IS LOCATED IN THE 100 YEAR FLOOD PLAIN IN ZONE "A" AS SCALED FROM FLOOD INSURANCE RATE MAPS, COMMUNITY-PANEL NO. 5103080225; DATED FEB. 18, 1998. THE ENTIRETY OF THE SITE IS LOCATED IN ZONE "X", AREAS OUTSIDE THE 500 YR. FLOOD PLAIN.
- FINAL DESIGN PLANS TO BE APPROVED BY THE FIRE MARSHAL AND UTILITIES DEPARTMENT.
- THERE ARE NO KNOWN PLACES OF BURIAL ON THIS SITE.
- SOLID WASTE SHALL BE STORED ON SITE IN A SCREENED REFUSE AREA, PICKED UP BY COMMERCIAL HAULER AND DISPOSED OF IN A LOCATION APPROVED BY SPOTSYLVANIA COUNTY.
- PUBLIC WATER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM.
- PUBLIC SEWER PROVIDED BY CONNECTING TO SPOTSYLVANIA COUNTY SYSTEM.
- FINAL DESIGN PLAN TO INCLUDE STORM SEWER SYSTEM DESIGNS IF NEEDED.
- EXISTING LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH THE STANDARDS IDENTIFIED IN ARTICLE 5 (5-7) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.
- PROPERTY OWNERS ARE RESPONSIBLE FOR PRESERVING DRAINAGE EASEMENTS ON/ACROSS THEIR PROPERTY.
- VDOT PERMIT REQUIRED FOR ENTRANCE IMPROVEMENTS WITHIN VDOT R.O.W.

HCOD NOTE

THIS PLAN DOES NOT PROPOSE ANY EXPANSION OR MODIFICATIONS TO THE EXTERIOR OF THE EXISTING STRUCTURE. THEREFORE, THIS PLAN IS EXEMPT FROM HIGHWAY CORRIDOR OVERLAY DISTRICT REQUIREMENTS PER ARTICLE 8 (8-1.4C) OF THE SPOTSYLVANIA COUNTY DESIGN STANDARDS MANUAL.

GENERALIZED DEVELOPMENT PLAN NARRATIVE

THE PURPOSE OF THIS GENERALIZED DEVELOPMENT PLAN IS TO OBTAIN A SPECIAL USE PERMIT FOR A SMALL SCALE VEHICLE SALES ESTABLISHMENT. THE PARCEL IS AN EXISTING COMMERCIAL ZONE (C-3) SITE WITH A 5,454 SF ONE-STORY BUILDING AND 111 PAVED PARKING SPACES AND FORMERLY A RESTAURANT USE. THE PROPOSED SMALL SCALE VEHICLE SALES ESTABLISHMENT USE WILL UTILIZE A PORTION OF THE EXISTING ON-SITE PARKING LOT FOR OPEN SALES/DISPLAY AREA AND THE REST FOR EMPLOYEE AND CUSTOMER PARKING.

VEHICLE DELIVERY STATEMENT

VEHICLE STOCK WILL BE DELIVERED TO THE SITE USING A RAM 3500 TRUCK WITH A FIFTH WHEEL TRAILER. THE DELIVERY TRUCK AND TRAILER IS 68 FEET FROM THE FRONT OF THE TRUCK TO THE REAR OF THE TRAILER. THE DELIVERY TRUCK WILL UTILIZE THE EXISTING COMMERCIAL ENTRANCE AND ACCESS ROAD FROM MINE ROAD ON THE EAST SIDE OF THE SITE AND DRIVE TO LEE HILL SHOPS LANE AT THE REAR (SOUTH) SIDE OF THE SITE, TURNING RIGHT (WEST) ONTO LEE HILL SHOPS LANE, PASSING THE REAR OF THE BUILDING, AND THEN TURNING INTO THE SITE TO THE LOADING AREA AT THE REAR OF THE BUILDING. ONCE UNLOADED, THE DELIVERY TRUCK WILL THEN ENTER BACK ONTO LEE HILL SHOPS LANE AND FOLLOW THE ACCESS ROAD BACK TO MINE ROAD. THIS PATH IS DEPICTED ON THIS SHEET.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT FOR THIS SITE IS PROVIDED BY THE EXISTING STORMWATER MANAGEMENT FACILITIES OF THE OVERALL LEE'S HILL COMMERCIAL DEVELOPMENT.

EXISTING ON-SITE DROP INLETS DRAIN TO THE EXISTING STORM SEWER SYSTEM AND THEN TO A SYSTEM OF THREE INTERCONNECTED WET PONDS LOCATED ABOUT 3,200' SOUTH OF THE SITE ON THE LOWER END OF THE OVERALL LEE'S HILL COMMERCIAL DEVELOPMENT.

THE EXISTING STORMWATER MANAGEMENT FACILITIES WERE APPROVED AS PART OF "LEE'S HILL COMMERCIAL PROPERTY, ROUGH GRADING PLAN," DATED REVISED 09-06-1994. THE SYSTEM WAS DESIGNED TO PROVIDE WATER QUALITY FOR SITE WITHIN THE LEE'S HILL COMMERCIAL DEVELOPMENT UP TO 100% IMPEROUS AND QUANTITY CONTROL IN THE FORM OF NO NET INCREASE IN THE 2-YR AND 10-YR STORMS FOR THE OVERALL DEVELOPMENT.

THE PROPOSED SITE IS PRIMARILY A CHANGE IN USE WITH LITTLE ADDITIONAL IMPEROUS ADDED IN THE FORM OF A SIDEWALK ACROSS THE MINE ROAD FRONTAGE, WHICH IS ABOUT A 2% INCREASE IN IMPEROUS AND THE OVERALL IMPEROUS TO ABOUT 68.7%, WHICH IS LESS THAN 100% FOR WATER QUALITY AND STILL WITHIN RANGE FOR A COMMERCIAL USE CURVE NUMBER (CN).

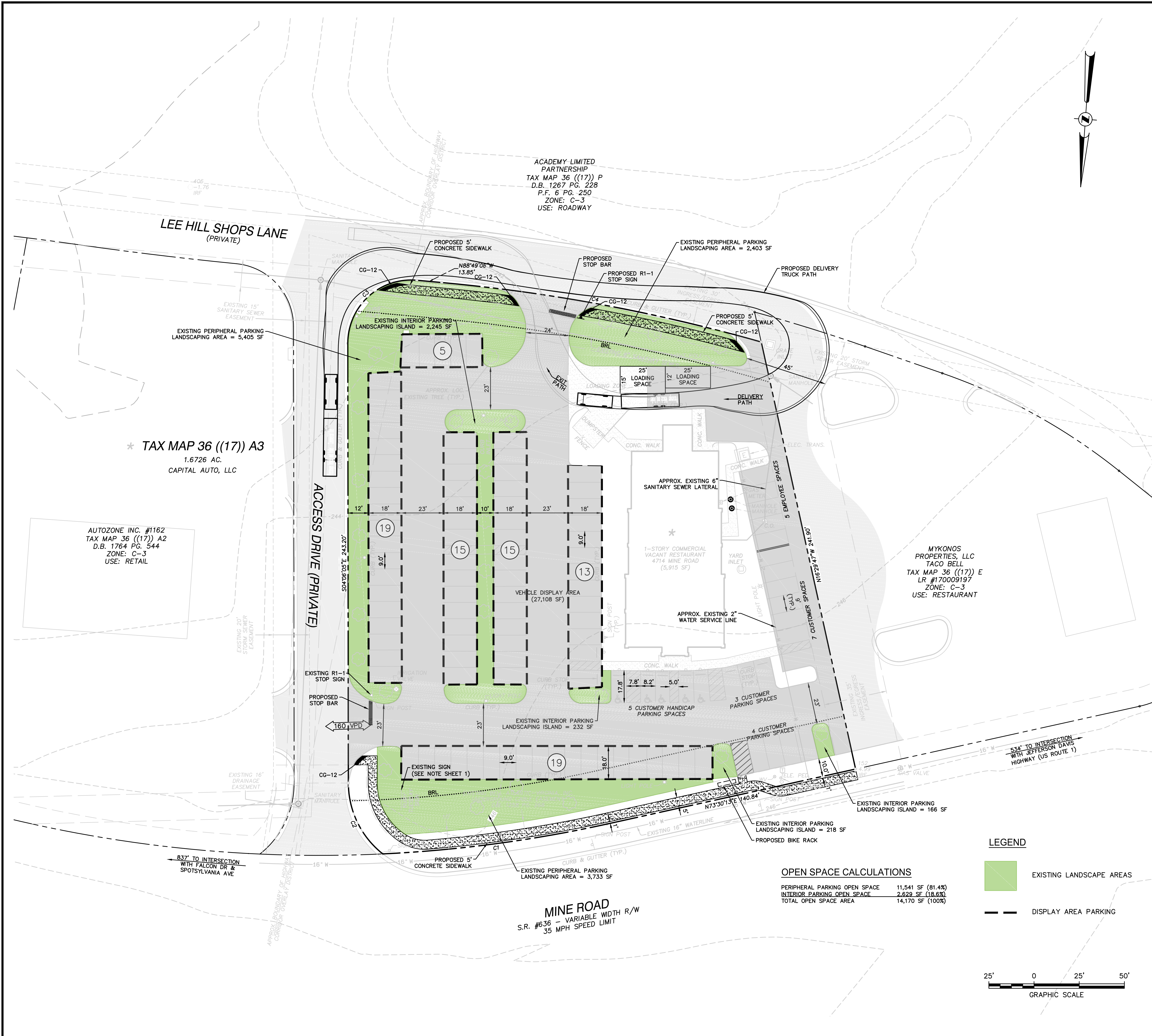
Spotsylvania County Non Residential Waste Generation Report				
The purpose of this report is to calculate the annual waste stream generated from a proposed project and to ensure adequate collection service is provided.				
Step 1: Determination of Annual Waste Generation				
Complete the table for the proposed project being submitted. In the column labeled "Floor Area" enter the amount of square feet being occupied by each use. Multiply each square footage figure by the corresponding value in the "Annual Waste Generation Rate" column, and then list the value in "Annual Tonnage" column. Add all values in the "Annual Tonnage" column and enter the total next to "Combined Annual Waste Stream."				
Building Use	Floor Area (Square Feet)	Annual Waste Generation Rate (Tons/yr)	Annual Waste Generation Rate (Tons)	Annual Waste Generation Rate (Tons)
Office	5,900 s.f.	X 0.0013	=	7.67
Industrial	X	0.0016	=	0
Food/Retail	X	0.0057	=	0
Public Facility	X	0.00105	=	0
Institution/School	X	0.00105	=	0
Warehouse	X	0.00155	=	0
Combined Annual Waste Stream				0

Step 2: Determination of Minimum Storage Capacity				
Determination of Minimum Storage Container and/or Dumpster Size (With Onsite Recycle Program)				
Combined Annual Waste Stream	Cubic Yards Per Ton	Number of Annual Collections (Minimum 52)	Number of Containers (Minimum 2)	Minimum Size of Storage Container or Dumpster (Cubic Yards)
7.67	X 4.44	= 52	=	33
Determination of Minimum Storage Container and/or Dumpster Size (Without Recycle Program)				
Combined Annual Waste Stream	Cubic Yards Per Ton	Number of Annual Collections (Minimum 52)	Number of Containers (Minimum 1)	Minimum Size of Storage Container or Dumpster (Cubic Yards)
7.67	X 4.44	= 52	=	0.85
Per design standard the project must provide accommodation for future onsite recycling. Sufficient area shall be provided at the collection center to accommodate a minimum of two (2) containers or more of equal capacity, with 1/2 of the total capacity used for refuse collection and 1/2 of the total capacity used for recycle collection.				

Step 3: Identification of Collection Method				
Container Type (Compactors, Roll Off, Dumpsters, Carts)	Size (Cubic Yards)	Number of Containers	Number of Pickups Per Week	Material (Trash or Recycle)
Dumpster	4 C.Y.	1	1	Trash

Due to the complexity and difficulty in estimating future trash generation volumes, this report reflects the best efforts of the owner to represent the anticipated trash volume based on use for the property. I certify that I have personally examined and am familiar with this information submitted in this form, I believe that the submitted information to be true, accurate and complete.

Authorized Signature (Owner or Owners Rep) Michael E. Moore, P.E. Title 2/15/21 Date



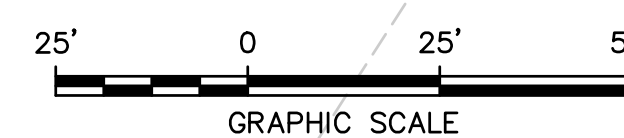
OPEN SPACE CALCULATIONS

PERIPHERAL PARKING OPEN SPACE	11,541 SF (81.4%)
INTERIOR PARKING OPEN SPACE	2,629 SF (18.6%)
TOTAL OPEN SPACE AREA	14,170 SF (100%)

MINE ROAD
S.R. #636 - VARIABLE WIDTH R/W
35 MPH SPEED LIMIT

LEGEND

- EXISTING LANDSCAPE AREAS
- DISPLAY AREA PARKING



Spotsylvania County
Planning Commission
Executive Summary

 [Print](#)

Meeting Date: June 16, 2021

Title: CA21-0002 Section 14-10 Camping Code Amendment

Type: No Action (Information Only), Ordinance

Agenda Title: CA21-0002 Section 14-10 Camping Code Amendment

Recommendation:

Summary: Staff will present the draft code amendment to Chapter 14 Article 1- Offenses and Miscellaneous, Section 10 – Camping and Use or Storage of Camping Equipment. The amendment has been revised as a result of the Planning Commission and Board of Supervisors' public hearings in order to address concerns raised during both public hearings.

Amendments include the restructuring of the provision to create a definitions section in 10-14.1 and creation a new section 10-14.2 which addresses allowable camping events and storage of camping devices.

Section 14-10.2 – amends the provisions related to camping within the County to allow property owners, or person(s) authorized by the property owner, to camp on the property owner's property provided that adequate sewage disposal is provided and any camping event which exceeds fourteen (14) days must obtain a temporary pump and haul permit from the Virginia Department of Health in accordance with the Code of Virginia 12VAC5-610-599.2. All camping events must be in compliance with all applicable state requirements. Sewage disposal into the public sewer system is prohibited. Temporary occupancy of a camping device must be in compliance with all applicable state requirements. Permanent occupancy of a camping device is not permitted. Property owners may store camping devices on their own property provided that any camping device regulated by the Virginia Department of Motor Vehicles is in operable condition, inspected, registered and owned by the property owner where the camping device is stored.

Camping is an allowable use in all zoning districts within Spotsylvania County.

Committee/Commission Summary:

Review Date:

Status:

Financial Impact:

N/A

Staff Contacts:

Kimberly Pomatto, Deputy Director of Planning & Zoning

Legal Counsel:

Alexandra Spaulding, Senior Assistant County Attorney

Additional Background/Other
Considerations:

Redline ordinance is attached for reference. The public hearing for the code amendment will be held at the Planning Commission's meeting on July 7, 2021.

Consequence of Denial/Inaction:

ATTACHMENTS:

Name:	Description:	Type:
Ordinance Form - Camping 6-8-2021_REDLINE.pdf	Draft Ordinance Section 14-10 Camping	Ordinance

At a meeting of the Spotsylvania County Board of Supervisors held on [REDACTED], 2021 on a motion by [REDACTED], seconded by [REDACTED] and passed [REDACTED], the Board adopts the following ordinance:

AN ORDINANCE No. 14-18

CA21-0002: County Code Amendments – Camping

To amend the Code of Spotsylvania County, Chapter 14 Article 1- Offenses and Miscellaneous, Section 10 – Camping and Use or Storage of Camping Equipment, to allow property owners to camp on their property.

PUBLIC HEARING: [REDACTED], 2021

WHEREAS, staff has reviewed the ordinance amendments and recommends approval as stated in the executive summary dated [REDACTED], 2021 and attached hereto; and

WHEREAS, the Planning Commission held a public hearing on this item on [REDACTED], 2021 and a motion was made and seconded to recommend [REDACTED] of the ordinance amendments, with a vote of [REDACTED]; and

WHEREAS, the Spotsylvania County Board of Supervisors' public hearing, duly advertised in a local newspaper for a period of two weeks, was held on [REDACTED], 2021, and interested citizens were offered the opportunity to be heard; and

WHEREAS, good zoning practice and general welfare are served by approval of the ordinance amendments.

NOW, THEREFORE, THE BOARD OF SUPERVISORS FOR THE COUNTY OF SPOTSYLVANIA BOARD OF SUPERVISORS HEREBY ORDAINS:

§ 1. That Section 14-10 related to allowed camping within the County is hereby amended and reordained as follows:

Sec. 14-10. - Camping ~~and use or storage of camping equipment.~~

14-10.1 Definitions

For the purposes of this chapter, the following words and phrases shall have the meanings respectively ascribed to them by this section:

Camper means a person or persons(s) camping or utilizing a camping device or camp site for the purposes of camping or temporary occupancy.

Camping or Camping Event means to temporarily occupy a camping device or camp site, with or without a camping device.

Camping Device means any natural or man-made tent, tarp, lean-to, camping trailer, recreational vehicle, or similar device or structure, established or maintained and operated for purposes of temporary occupancy. Camping devices must be in operable condition, inspected and registered by the Virginia Department of Motor Vehicles, if required

Camping Device Storage means the placement of any camping device in a visible location when it is not actively in use. A stored camping device cannot be occupied or connected to a septic system. Any device that does not meet both those criteria will be considered occupied and treated accordingly.

Camp Site means any plot of ground used for purposes of temporary occupancy, with or without a camping device, or intended for exclusive occupancy by a camping device(s).

14-10.2 Camping and use and storage of camping devices

(a) A property owner, or person(s) authorized by the property owner, may camp on the property owner's property provided that:

(1) Any camping event must provide adequate means of sewage disposal to ensure the protection of ground and surface water and prevent insect attraction, solely determined by the local Virginia Department of Health, and prevent the creation of a nuisance.

(2) Any camping event which exceeds fourteen (14) days within a 60-day period that is not utilizing a permanent, inspected, in-ground sewage disposal method requires that:

i. The property owner/camper(s) obtain a temporary pump and haul permit from the Virginia Department of Health, in accordance with the Code of Virginia 12VAC5-610-599.2.

ii. The holding tank for a temporary pump and haul permit must be watertight and corrosion resistant with capacity to store the projected flow for at least 48 hours.

iii. Holding tanks that are not integral to the unit must be concealed from surrounding properties and/or public view.

(3) The camping event is in compliance with all applicable state requirements.

(b) Sewage disposal from camping events or campsites into the public sewer system is prohibited.

(c) Temporary occupancy of a camping device must be in compliance with all applicable state requirements. Nothing herein shall be construed as permitting permanent occupancy of a camping device.

~~(a) Camping, including but not limited to overnight camping, shall be unlawful within the county except at those state and federal parks with camping facilities, Indian Acres, Wilderness Camping Resorts and other county-approved commercial camping facilities.~~

~~(b) It shall be unlawful for any person to use or store any camper, camping trailer, tent or other device used as shelter when camping on any property within the county. This subsection shall not apply at~~

~~those state and federal parks with camping facilities, Indian Acres, Wilderness Camping Resorts and other county-approved commercial camping facilities, nor shall it apply to the storage of such devices at the primary residence of the owner.~~

- (ed) The zoning administrator shall be the enforcement agent for this section. Nothing herein shall be construed as preventing the sheriff's department or other county or state officials from enforcing this section.
- (d) Nothing in this section shall be construed as repealing, amending or otherwise affecting any zoning ordinance of the county. Camping, as defined herein, is deemed an allowable use in all zoning districts as established in Section 23-6.12.
- (e) A violation of any provision of this section shall constitute a Class 1 misdemeanor.

(Code 1980, § 12-9; Ord. of 7-10-84; Ord. 14-18)

Cross reference— Penalty for Class 1 misdemeanor, § 1-11; development plan for planned camping communities, § 20-32; comfort stations for planned camping communities, § 20-145; water availability connection charges for campsites, §§ 22-71, 22-72; sewer availability and connection charges for campsites, §§ 22-311, 22-312; planned camping communities, § 23-136.

§ 2. This ordinance shall be in force and effect upon adoption.