



**DCSM/Zoning Ordinance Advisory Committee**

- |                    |                  |
|--------------------|------------------|
| J. Wayne Barrett   | Jonelle Cameron  |
| Steve Mitchell     | Jim Kreider      |
| Jacob Giovia       | John McBride     |
| Michael Kitchen    | Robert Sweeney   |
| Carl Willis        | Carmella Patrick |
| Mitchell Rachlis   | Samantha Kearney |
| Emily McKeown      | Erik Spencer     |
| Paul Johnson       | Rick Canizales   |
| Jeff Warner        | David McGettigan |
| Channing Blackwell | Tom Smith        |
| Joe McClellan      | Mandi Spina      |

**MEETING MINUTES**

**Development Services Building  
Conference Room 202A/B**

**April 25, 2024  
Regular Meeting**

Attendees: Wayne Barrett, Steve Mitchell, Jacob Giovia, Michael Kitchen, Carl Willis, Mitchell Rachis, Charles Grymes, Emily McKeown, Paul Johnson, Jeff Warner, Joe McClellan, Jonelle Cameron, Jim Kreider, John McBride, Carmela Patrick, Erik Spencer, Rick Canizales, Tonya Washington, Khattab Shammout, David McGettigan, Mandi Spina

Absent: Channing Blackwell, Robert Sweeney, Samantha Kearney

Staff Members in Attendance: Joyce Fadeley (DDS), Paola Belita (Trans), Bryce Barrett (Trans), Asst. Chief Smolsky (DFR), Michael Wolfson (Sheriff), Mark McCaskill (Planning)

- 1. Meeting called to order (McGettigan) 2:03 p.m.**
  - Introduction of New Planning Director and Co-Chair: Tanya Washington
- 2. Roll Call/Quorum (Fadeley)**
  - Quorum present
- 3. Approval of the April 25, 2024, Agenda (Washington)**
  - APPROVED by Quorum
- 4. Approval of Minutes from January 25, 2024**
  - Deferred to next meeting

## **5. DCSM Section 600 – Update (Belita)**

### **Presentation (Transportation):**

- We are 8 months into a yearlong project; the expected completion time is Fall 2024.
- In March a 70% complete draft document was sent to CDC and DORAC for review.
- We intend to respond to the first draft comments and send a full draft document to CDC and DORAC for review and input in June 2024.
- We intend to have it finalized and adopt the updates so it may be presented to the Planning Commission and the Board of Supervisors in November 2024.
- The overview of the document in the current structure has the bulk of the sections being Transportation Systems, Roadway Classification, Planning and Design, and Parking.
- We are looking at realigning our standards with VDOT standards. We have been working with the development community concerning different standards between the State and County.
- The roadway classifications were updated to match VDOTs.
- Design speed was aligned with state standards.
- We looked at connectivity and mobility and ways we can improve mobility as part of our standards, for example we looked at and asked for comments on cul-de-sacs, right-of-way and accessibility guidelines and other aspects of mobility such as trails, sidewalks, and ADA requirements.
- We removed the table on crossover spacing to match VDOTs and we are looking to align our turn lanes.
- In the net draft we will have new standards for turning lanes
- We looked at roundabout requirements, bike facilities, new transit standards, and guidelines, creating standards for bike shares, off-street parking standards, and EV parking standards as well.
- We deal a lot with parking waivers, especially in mixed-use districts. We're also looking at traffic calming, signage, turn lanes, and submission requirements including traffic impact studies.

## **6. Affordable Dwelling Units (McCaskill)**

### **Presentation (Planning)**

- Project background:
- Tanya Washington: The Planning Office along with the Housing Office and our two respective Deputy County Executives to develop an affordable dwelling unit ordinance that will intensify affordable housing units being provided as part of by right development. We are currently collecting from the community stakeholders feedback on the draft ordinance that has been available on the Planning website for about a month, comments open through April 30, 2024.

- **Presentation (Planning):**

Today I will be sharing the types of development that will likely result from a AfDU ordinance; the economic situation affecting housing; recent stakeholder questions/feedback; draft ordinance; timeline and next steps. A copy of the presentation will be sent to all members afterwards.

- The types of development we can expect are single family detached, duplex/triplex, townhouse and lower, mid-scale and higher-scale multifamily units.
- To meet the regional housing targets by 2030, 320,000 housing units should be added to the region, this is an additional 75,000 units beyond the units already forecasted; at least 75% should be near activity centers and high-capacity transit; at least 75% of new housing should be affordable to low and middle-income households.
- To meet PWC share of the 2030 MWCOG regional targets we will need 26,000 units (2600 additional units per year).
- The purpose of the Affordable Dwelling Unit Ordinance is to address the housing needs, promote a full range of housing choices, and encourage the construction and continued existence of housing that is affordable to low and very low-income residents. (AMI 30%-80%).
- If adopted the Affordable Dwelling Unit Ordinance will be in Chapter 32, Section 290 of the PrinceWilliam County Zoning Ordinance as a zoning text amendment.

## **7. VESMP Consolidated – Update (Mohan)**

- An extension was granted for the DCSM changes and existing regulations until September.

### **Agency Time:**

- Planning\_- Changes in industrial districts; fleet parking will be allowed in M1 and MG, but not M2. We are working on telecommunication and wire zoning text amendments that will address 2017-2018 General Assembly changes.
- Transportation – Currently we have no big projects. I would like to mention 5/17 is Bike to Work Day.
- Fire – Nothing new; want to mention DBSM Section 300 was approved by the Planning Commission last night.
- Public Works/Environmental – make sure everyone understands use of existing SWM facilities is good for 10 years, if the plans have a new SWM facility on it, it must go into new review process.

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**New Business:** Nothing

**Next Regular Meeting:** Thursday, July 25, 2024 (2:00-4:00 PM)

**Meeting Adjourned:** 3:14 PM