

Town of Trappe
Planning Commission
October 17, 2023

Meeting – 6:30 pm

The meeting was called to order at 6:30 pm by Chairman Edgar Harrison. Planning Commission members Brian Schmidt, Bobby Quidas and Scott Metje were present. Other attendees for the Town: Town Administrator Erin Braband, Town Attorney Lyndsey Ryan and Town Planner Peter Johnston.

Review of Minutes

The minutes from the September 19, 2023 meeting were approved as submitted.

Old Business

None

New Business

Dollar General Concept Plan –

Virginia from Rauch, Inc. presented a concept plan purposing a Dollar General to be built at 3795 Ocean Gateway. This building would be a 12,480 sq ft single story, pre-engineering building with brick and metal siding, a single mono-slope roof and there would be 43 parking spaces. This Dollar General would carry fresh produce and have a refrigerated section. At this time the Town's Zoning Ordinance does not permit a building this large in the C-2 zone therefore the applicant is also asking for a text amendment to accommodate this building and a reduction in the number of parking spaces required.

Text Amendment Request –

1. Parking requirements – the Town's Zoning Ordinance requires each parking space to be no less than 20 feet in length and 9 feet in width. The Ordinance also requires all retail stores to have one parking space for each 200 square feet of building gross floor area. A proposal was made to reduce the parking space size requirements to be no less than 18 feet in length and 9 feet in width and to require 3.25 parking spaces per 1,000 square feet of building gross floor area.
2. Permitted Uses and Structures – the Town's Zoning Ordinance does not allow buildings over 3,000 square feet in the C-2 as a permitted use. A proposal was made to permit retail businesses generally which may have greater than 3,000 square feet of gross floor area.
3. Design Guidelines – the Town's Zoning Ordinance provides design guidelines for commercial development in the C2, HCM and PRC districts and does not provide flexibility from those standards. A proposal was made to give the Planning Commission the authority to deviate from the provisions of the guidelines upon a finding that the deviation is consistent with the purpose and intent of that section.

After discussion Commissioner Schmidt made a motion to recommend a text amendment to the Town's Zoning Ordinance to revise the parking requirements as proposed, to permit buildings larger than 3,000 square feet as proposed and to give the Planning Commission the flexibility to deviate from the design guidelines as proposed. Commissioner Metje seconded the motion and it was unanimously approved.

Attorney Ryan will draft an Ordinance for the proposed text amendments and email it to the Planning Commission for their review prior to the Town Council's meeting on November 1st where the Ordinance will be available for introduction.

Mr. Mitchell stated that he would happily pay for the Town's expenses in regard to the text amendments and thanked the Planning Commission for considering these changes before the entire Zoning Ordinance has been completed.

The Planning Commission reviewed the lot standards for C-2 and proposed the following to be listed in the new Zoning Ordinance –

Lot size minimum – 15,000 sq ft with a lot width minimum of 100 feet.

Setbacks – Front setback of 40 feet, Side setback of 15 feet, Rear setback of 25 feet and a max height of 40 feet.

On page 98 of the current Zoning Ordinance, it states that there is a setback of 150 feet from the highway and the Planning Commission would like that to be removed.

With no further business to discuss, the meeting was adjourned at 7:52 pm.

Respectfully submitted,

Erin Braband, Town Administrator/Clerk