PLANNING COMMISSION

June 7, 2011
7 pm

Present: Margretta Isom, Goldie Helsley, Cathy Morrison, Madelyn Dixon ,Vic Corbo, Cole McGregor, Dan Talbot
Staff: Attorney/Lauri Sigler, Charlotte Shifflett

The meeting began @ 7 pm with Dan Talbot leading the Pledge of Allegiance.

Vic Corbo made a motion to accept the April 2011 minutes, after some typing errors were corrected and an addition was made to state that Cathy Morrison abstained from voting due to missing the discussion regarding the sub-division of the lots located on W Summit Avenue, The motion was seconded by Cole McGregor.
Voice Vote = 7-0
Margretta Isom, Goldie Helsley, Cathy Morrison, Madelyn Dixon , Vic Corbo, Cole McGregor, Dan Talbot
Motion Carried

Special Meeting April 18, 2011
Vic Corbo made a motion to accept the minutes as written and they were seconded by Cathy Morrison.
Voice Vote = 7-0
Margretta Isom, Goldie Helsley, Cathy Morrison, Madelyn Dixon , Vic Corbo, Cole McGregor, Dan Talbot
Motion Carried

Bible Holiness Church
Rezoning Request
R 2 to B2
Discussion:
Dan Talbot and Charlotte Shifflett met with church representatives at a meeting on May 12, 2011. The new Sign Ordinance was reviewed at the meeting and the church chooses the option of rezoning rather than submitting a Special Exception Request.

- The area of the new proposed sign *almost* meets new code requirements.
- The church is still interested in an electronic message board.

Special Exception Permit:

- It is difficult for the Planning Commission to pass a Special Exception Permit. It is the responsibility of the Planning Commission to interrupt Code.
- Ultimately, it is an unlikely scenario that the Planning Commission would say "No" to a variance.
- Requests for variances of signs goes before the Council.

Rezone to B 2 Request

- The current Comprehensive Plan Growth Maps projects future growth to be identified as Business (B 2) in the area of that edge of town and to the east of the church.
- A request to rezone is not unreasonable.
- After considering the options, Bible Holiness Church representatives filed a request to rezone from R 2 to B 2.
- A fee has been paid to proceed so the Planning Commission will need to make recommendations regarding a Public Hearing.

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Growth Map Discussion:

- One member noted that suggesting land east of town be zoned as B 2 sounds like spot zoning.
- Churches are not a permitted use in B 2 so if rezoning is completed a Special Use Permit will be issued.
- Some features of the sign may still not be in compliance with B 2 zoning.
  a. The center of the base contains lettering which may be construed as part of the sign. The pastor has volunteered to remove some of the text.

Base

- The discussion centered on what is considered supporting? The base should be included in the calculations but not the structure built on the base.

  Ref. 110-706 Signs-
  "C" General Requirements
  *16. **The support structure for the sign shall not be included in the sign area** calculations as long as the support structure does not contain lettering or other details that **would normally be construed as signage.***

Summary

As the discussion progressed a member inquired if the fact that the sign faced North and actually affected no residents would that be a consideration? Another question presented wondered if the property was rezoned to B 2 should a clause be included to forbid the congregation from building something else, namely a parsonage?

On a different note an inquiry was made as to whether people are going to make an attempt to manipulate the system in the future?

Chairman Talbot informed the group that the Comprehensive Plan is an official town document. It has been used to resolve rezoning issues in the past and is a useful tool to the town when dealing with future growth.

Comprehensive Plan

Dan Talbot, Margretta Isom, and Charlotte Shifflett held a meeting and reviewed most of the revised plan. The suggested updates are in process of being retyped etc. Chairman Talbot informed our group that we <u>should never underestimate</u> our Comprehensive Plan. It is especially useful when revising and/or implementing new ordinances.

Margretta Isom, Council representative, was asked to share the last chapter in our plan with the Council? The Planning Commission has listed Long and Short Term Goals and need to know what is the Town's Plan for the future? We value their input into the Plan.

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Committee:
Lead Members:

Category	Lead member
Residential 1-4, flood hazard, Yard Sales	*Madelyn Dixon*
Residential 5-6 (includes: Townhouse & Apts.) Agriculture	*Dan Talbot*
Residential 7-8, and Conservation	*Goldie Helsley*
Business, Industrial. Telecommunications	*Cathy Morrison*
Subdivisions	*Margretta Isom*
Sigs, Parking, Definitions, Streets and Alleys	*Cole McGregor*
Zoning Map, Annexation, Home Occupations, Non-conforming Uses, Fences and Exceptions	*Vic Corbo*

Zoning Permits Issued YTD

Month	*Bus*	*Res*	*Singe Family*	*2 single family attached*
January	**2**	**3**	**0**	**0**
February	2	0	0	0
March	4	5	0	0
April	1	5	0	0
May	2	3	0	0
June	6	5	0	0
July				
August				
September				
October				
November				
December				

With no further business to discuss the meeting adjourned. Our next regular meeting is scheduled for July 5, 2011 at 7 pm in the Elkton Area Community Center Council Chambers located on Blue & Gold Dr in Elkton, VA.

Pathforward:
Margretta Isom will pass out a copy of Goals to each Council member.

Pathforward:
Charlotte was requested to place the Comprehensive Plan review on our next regular scheduled meeting Agenda.

Dan Talbot/Chairman

Cathy Morrison/Secretary