

MINUTES

APPOMATTOX COUNTY PLANNING COMMISSION MEETING APPOMATTOX, VIRGINIA

Wednesday, August 10, 2016

Members Present: (Quorum)

George Almond
Susan Hudson
Sara Carter
Earl Dickerson

Members Absent:

Steve Conner
Joshua Mills
Kevin O'Brien

Also Present:

Johnnie Roark, Director of Community Development

Mr. George Almond, Chairman, called the meeting to order at 5:32 p.m.

Mr. Almond circulated the attendance sheet.

Citizens Comment Period

No citizens spoke.

Approval of Minutes

The minutes from the regular meeting in May were reviewed. On a motion by Mr. Earl Dickerson with a second by Ms. Sara Carter, the minutes were approved unanimously.

New Business

Overview of New Agenda Format

Mr. John Spencer provided the Commission with a brief overview of the new web-based agenda format that was being used for the first time. Mr. Spencer answered questions and offered his assistance during the remainder of the meeting.

Discussion-Temporary/Directional Signs

Mr. Johnnie Roark stated that over the past several months he has been meeting with the owners of the WolfPAC, located at 618 Country Club Road concerning temporary/directional signs they would like to use to assist the public in locating their facility. There are at least four intersections that would be impacted from the west and two intersections impacted coming from the east. Mr. Roark further stated that as the ordinance is written, the argument could be made that the signs are "off-premise" signs. He noted the regulation for this type of sign and the need for VDOT involvement. If the signs were temporary or directional, then the time limit established in the zoning ordinance would limit the WolfPAC and each individual site would need to be permitted.

Mr. Roark stated that a third option would be to tell them the signs had to be removed and they needed to apply with VDOT for the Tourist Oriented Directional Signs (TODS) program.

Ms. Carter noted that either situation using the local ordinance would be chaos and virtually unenforceable. She concurred with the TODS program. After several minutes of discussion, it was the consensus of the Commission to have this type of activity work through the TODS program.

Discussion-Cemetery Definition

Mr. Roark stated that upon adoption of the zoning ordinance re-write in 2014, the land use category “cemetery” was moved to the conditional use permit list in the A-1, R-1, R-2, R-3, and V-1 zoning districts. This was a significant change that has had unintended consequences when combined with the definition of a cemetery. Mr. Roark further stated that the intent was to have “commercial or for-profit” cemeteries meet this standard and not necessarily people wanting to establish a “family” cemetery.

Mr. Almond concurred that this was not the intent. After some discussion concerning the definition and the different types and ways to approach cemeteries, it was agreed by consensus that language would be drafted similar to what was in Cumberland County’s ordinance and this would be brought back to the Planning Commission as a zoning amendment with a new definition and additional regulations (platting requirement, minimum lot size).

Discussion-Legislative Changes to Proffers

At the July meeting of the Board of Supervisors, Mr. J. G. Overstreet, County Attorney, provided a memorandum analyzing the latest changes to Section 15.2-2303.4 of the Code of Virginia pertaining to cash proffers. Mr. Roark provided a brief overview of the memorandum.

Ms. Carter stated that this new legislation could have tremendous on all counties moving forward and how they handle conditional rezonings. Ms. Carter stated that there was no action needed, just this issued bared watching.

Twin Tunnel Rezoning Area

Mr. Roark stated that through the tornado and a recent zoning complaint an issue along Twin Tunnel Road has come to light concerning R-1, Low-Density Residential zoning. Mr. Roark stated that this area was zoned this way back in the original zoning in 1988 but seems to have been zoned inappropriately. Mr. Roark would like to survey the residents and consider an administrative rezoning.

The Planning Commission concurred that this area would be appropriate to consider a survey and instructed Mr. Roark to proceed as discussed.

Adjournment

Having no further business, Mr. Almond asked for a motion to adjourn.

Ms. Carter made a motion, with Mr. Dickerson seconding, that the meeting be adjourned.

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The motion carried unanimously.

The meeting was adjourned at approximately 6:15 p.m.

George Almond, Chairman
Appomattox County Planning Commission

Attest:

Johnnie Roark
Director of Community Development