

Department of Planning & Community Development



A public hearing of the Franklin County Planning Commission was held on Tuesday, June 14, 2016, in the Franklin County Board of Supervisors meeting room located in the Franklin County Government Center.

THOSE PRESENT:

Earl Webb – Blackwater District
C. W. Doss, Jr. – Blue Ridge District
Edmund “Doc” Law – Rocky Mount District
James Colby – Gills Creek District
Angie McGhee – Boone District

THOSE ABSENT:

Wendy Ralph – Union Hall District
Sherrie Mitchell – Snow Creek District

OTHERS PRESENT:

B. James Jefferson, County Attorney
Lisa Cooper - Principal Planner
Terrance Harrington - Senior Planner
Lori Crouch - Clerk

The public hearing was called to order by Chairman Earl Webb at 6:00 PM in Board of Supervisors conference room. The first order of business was roll call; five (5) members were present, two (2) members were absent. The next order of business was the approval of the minutes from the March 24, 2016 Planning Commission work session. Chairman Webb asked if there were any comments or corrections to the minutes as written. With no additions or corrections, Mr. C.W. Doss, Jr., representative of the Blue Ridge District, made a motion to approve the minutes as written. The motion was seconded by Mr. Edmond Law, representative of the Rocky Mount District. Chairman Webb noted we have a motion and a second for the approval of the minutes as written, all in favor say aye. Those opposed say nay; motion carried.

MOTION: Doss

SECONDED: Law

Voting on the motion was as follows:

AYES: Doss, Webb, Law, McGhee, Colby

NAYES:

ABSENT: Mitchell, Ralph

ABSTAIN:

Chairman Webb introduced the next order of business - the approval of the minutes from the May 10, 2016 Planning Commission public hearing. Chairman Webb asked if there were any comments or corrections to the minutes as written. With no additions or corrections, Mr. C.W. Doss, Jr., representative of the Blue Ridge District, made a motion to approve the minutes as written. The motion was seconded by Mr. Jim Colby, representative of the Gills Creek District. Chairman Webb noted we have a motion and a second for the approval of the minutes as written, all in favor say aye. Those opposed say nay; motion carried

MOTION: Doss

SECONDED: Colby

Voting on the motion was as follows:

AYES: Doss, Webb, Law, McGhee, Colby

NAYES:

ABSENT: Mitchell, Ralph

ABSTAIN:

Chairman Webb introduced the next item on the agenda as a public hearing for petition to rezone. This is a request of Michael Bailey and Michael Boyd to rezone a 3.6 acre portion of an 11.211 parcel, owned by Mr. Bailey, from B-2 General Business District to A-1 Agriculture..

Mr. Terry Harrington, Senior Planner summarized the staff report by saying The current split (A-1/B-2) zoning designation on this property was created in 1990 when the Board of Supervisors approved a rezoning petition submitted by Yeatt's Excavating to rezone 3.6 acres of the 11.211 acre parcel to B-2 to allow the construction of a contractor's office and storage yard. The rezoning was approved on March 19, 1990; however, the contractor's yard was never developed. Mr. Bailey purchased the 11.211 acre property in 2009. Furthermore, the parcel is not in the Westlake overlay district. It is staff's recommendation that the Planning Commission consider and approve the rezoning petition as requested by the applicants. Mr. Harrington stated he would attempt to answer any questions the Commission may have of him.

There were no questions for Mr. Harrington, Mr. Bailey was asked to speak to the Commission on behalf of his petition.

Mr. Bailey reiterated what Mr. Harrington had stated regarding, the property having been rezoned in 1990 from A-1 to B-2. Mr. Bailey additionally stated he was not aware that it had been rezoned to B-2 until about a year ago when he received a tax bill. Mr. Bailey asked the Commission to approve his request to rezone to A-1.

There were no questions for Mr. Bailey.

Chairman Webb closed the public hearing at this time. Chairman Webb asked if there was a motion. Mr. Jim Colby, Gills Creek District, made a motion to **approve the rezoning request**. Mrs. Angie McGhee, Boone District, seconded the motion.

MOTION: Colby
SECONDED: McGhee

Voting on the motion was as follows:

AYES: Doss, Law, McGhee, Colby, Webb
NAYES:
ABSENT: Mitchell, Ralph
ABSTAIN:

The Commission's recommendation is to **approve the request**.

Chairman Webb noted this petition would be heard by the Board of Supervisors on July 19, 2016.

Chairman Webb introduced the next item on the agenda as citizen comments; if there is any one in attendance that would like to speak at this time, to please come to the podium and state your name for the record. There were no citizens that wanted to comment at this time.

Chairman Webb introduced the next item on the agenda as a work session on the Westlake Hales Ford and Southway Business Park area plans updates. Mrs. Cooper stated Staff is still reviewing the Westlake Hales Ford area plan, if any of the Commission would like to add comments or make changes to please have those into staff by the end of this week, June 17, 2016. Mr. Colby stated he would have comments but they would be later than the staff's deadline. Mrs. Cooper assured Mr. Colby his comments would be included, but they may not be in the next draft of the plan at the June 23, work session.

Mrs. Cooper spoke to the Commission regarding the Town Hall Meeting by Supervisor Ronnie Thompson that took place on June 7, 2016 at Faith Fellowship Church. Mrs. Cooper summarized what was discussed at the meeting i.e. 220 water/sewer expansion, County budget, 220 North Corridor plan, Zoning Ordinance amendment and Southway. There were sixty (60) to seventy (70) people in attendance of which about eight (8) or nine (9) were interested in more information on the 220 North Corridor Plan and the Zoning amendment. Mrs. Cooper asked the Commission to please review and make any comments or changes to the 220 North Corridor plan and the Zoning Ordinance amendment as soon as possible. The final will be ready for the work session on June 23, 2016 and will be brought to the Planning Commission for public hearing on July 12, 2016. Mrs. Cooper stated that there were a few things she would like to get a consensus of from the Commission on how they would like staff to proceed. The proposed Designated Growth Area (DGA) is shown as the same boundaries as the wastewater area that is being proposed to the Board of Supervisors in the near future. Additionally, would the Commission like the 220 North Corridor Plan to have a Future Designated Land Use map similar to what is being proposed for the Westlake Hales Ford Plan. The Commission was in agreement for staff to proceed with the DGA and the Future Lane Use map. Mrs. Cooper stated staff would have the map for the June 23 work session for the Commission to review.

Mrs. Cooper asked the Commission if they had any questions for her in regards to the 220 North Corridor Plan or Westlake Hales Ford Plan. There were none.

Mrs. Cooper asked the Commission to review the Zoning Ordinance amendment, stating staff would like some direction from the Commission regarding the definitions. Mrs. Cooper asked the Commission if staff could come up with strong definitions, such as "retail", to group together uses, so that the list of permitted uses was not so long. Mr. Colby stated an agreement to that proposal, as did Chairman Webb. The Commission was in a consensus of the strong definition.

Mrs. Cooper asked if there were any further questions for her in regards to the Zoning Amendment changes. There were none.

Mrs. Cooper introduced the next item on the agenda as the Auto graveyard discussion. Mrs. Cooper handed the meeting over to Mr. Harrington at this time.

Mr. Harrington gave an summary of the information he had gathered from nearby counties. Mr. Harrington stated that most of the researched counties adhere to the same language as the Code of Virginia. Mr. Harrington stated there were a few options for the Commission to consider. First, modify the definition of Auto Graveyard to include salvage and demolishing activities. Second, to add the separate uses of demolisher and salvage under the Special Use permit in the A-1 district. Additionally, Mr. Harrington informed the Commission of the code of Rockbridge County, which states it is a requirement for the Auto graveyard owner to salvage or demolish the vehicles to limit the number of vehicles on the property.

Chairman Webb stated that he would prefer to have the uses listed under a Special Use permit, rather than to give carte blanche; but to allow for a case by case basis.

Mr. Law stated he agreed with Chairman Webb, adding that there should be a time limit added so that the owner will have to clean up the property over time.

The Planning Commission agreed by consensus that Staff should bring forward an amendment for the A-1 district to allow those uses by Special Use permit.

Mr. Harrington stated that Staff would bring the proposed amendment before the Planning Commission at their July 12 public hearing.

Mrs. Cooper introduced the next item on the agenda as a reminder to the Commission members that elections for the Chairman and Vice-chair would take place at their July hearing as well. Mrs. Cooper asked that the Commission please consider who they would like in those positions.

With no further business the work session was adjourned at 7:20pm.

Lori A. Trough

Clerk

June 15, 2016

Date