

The Altavista Planning Commission held a called meeting and joint work session with the Zoning Rewrite Steering Committee on Wednesday, August 18, 2010 at 5:30 in the Council Chambers at Town Hall.

Members Present	-	Jerry Barbee, Chairman Bill Ferguson Laney Thompson John Woodson
Not Present	-	Tim Wagner
Steering Committee	-	Webb Henderson
Not Present	-	William Anderson Ron Coleman Aubrey Rosser
Also Present	-	Greg Baka Cheryl Dudley John Eller Dan Witt

Mr. Baka led the meeting and started opened the discussion regarding the draft zoning document. He proposed to omit the Residential Low Density RLD and Residential High Density RHD districts because there are no properties zoned as such and this recommendation was agreed to. However, the PC and Steering Committee members had decided in the last meeting to not eliminate the R-MHP zone, as recommended. Additionally, by consensus 100ft. lots in the R-1 district would remain but 80ft. lots in the R-2 district would be permitted.

Mr. Baka proposed that Single Family Residential District R-1 use types be:

- Accessory Apartment (S)*
- Family Day Care (S)*
- Group Home*
- Home Occupation*
- Manufactured Home, Emergency* (*temporary added*)
- Single Family Dwelling, Detached*

Mr. Barbee asked if a designated home could be set up for sex offenders within this district. Mr. Baka said he would check into that type of use but that some types of group homes were protected by state code.

An 'Accessory Apartment' would be considered part of the original or main structure. There could be no new entrance to the dwelling put in for this purpose. It has to be in the basement or in the attic and for no one except a family member by blood or marriage. There can only be one additional accessory apartment per dwelling and can only be permitted through SUP application.

Home Occupations would allow only one non family member and no activity can disturb the adjoining property owners. Mr. Baka indicated that he could develop a list of 5 general types of home

occupations and if the home occupation fits into a type then it will be permitted. He proposed removing Major and Minor Home Occupations and just list Home Occupation. Churches and public parks will remain in the R1 as a SUP. Medical, dental and legal offices are permitted in R-1 with a SUP. Mr. Baka asked when an office would ever be permitted in an R-1 beyond the scope as a home occupation. Mr. Witt replied that there was a request for a tax office and a counseling office.

The current ordinance allows a Bed & Breakfast in the R-1 zone. Mr. Baka said it should not be a by-right use but only with the issuance of a SUP. No industrial use will be allowed without a SUP and radio towers will also have to have a SUP. Hospitals will be dropped from the R1 as a use with a SUP. Rather, if this use would require a rezoning. The minimum lot size will stay at 10,000 square feet and the lot frontage (setback) will stay at 100 feet. Mr. Barbee stated that he would like to see some consideration given to the preservation of the tree canopy. (Tree retention/replacement after clear-cut) Mr. Baka agreed to look into this.

In Neighborhood Residential District R-2 the PC and Steering Committee agreed to change the requirements for and not require a SUP for a multifamily development of 3 units or less. Manufactured Homes will be eliminated in the R-2 and an SUP will be required for the R-MHP use. This does not include modular homes, which are considered the same as a stick built home.

Golf Course use will be deleted from the ordinance. Mr. Baka suggested that the Office use types be removed from the R-1 & R-2 zones and go to a C-1 or C-2 zone. Bed & Breakfast will have to apply for an SUP.

In the C-1 zone the PC and the Steering Committee agreed to add to the statement of intent (Sec. 86-321) to read in the third sentence after convenience goods to add "and services".

The meeting was adjourned @ 8:00PM

Jerry Barbee, Chairman

Dan Witt, Assistant to the Town Manager