

The Altavista Planning Commission held a joint work session with the Zoning Rewrite Steering Committee on Tuesday, August 3, 2010 at 5:30 in the Council Chambers in Town Hall.

Members present	-	Jerry Barbee, Chairman Bill Ferguson, Planning Commission Tim Wagner, Planning Commission John Woodson, Planning Commission William Anderson, Steering Committee Ronald Coleman, Steering Committee Webb Henderson, Steering Committee
Not Present		Aubrey Rosser, Steering Committee Laney Thompson, Planning Commission
Also present	-	Dan Witt

The agenda was reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mr. Wagner. All members were in favor with none opposing.

The minutes from the meeting on July 6, 2010 were reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mr. Wagner. All members were in favor with none opposing.

The PC and Steering Committee reviewed the summary from the community work session. Mr. Barbee asked if any PC or Steering Committee members had any comments on the review. Under the topic of **Commercial & Economic Development**, Mr. Wagner stated that he thought it was interesting that commercial businesses should have landscaped buffers while one of the most 'beneficial' commercial developments was a manufacturing industry but an office/government contractor rated in the "middle of the pack"; he thought it would have scored higher. Mr. Barbee said that he was surprised to see that another fast food restaurant was suggested. Mr. Witt stated that there currently landscape buffers are required, especially for industry bordering residential lots, and additionally for parking lots that have 10 spaces or more.

Under the topic of **Main Street & Downtown Altavista**, Mr. Wagner commented on the fact that people were "leaning" toward four (4) story buildings where the current zoning ordinance allows only three (3) stories. The trend would be to get more dense development in town, especially since it is constrained by the existing boundaries. The logical thing for builders would be to go up with the construction instead of spreading it out.

Mr. Barbee stated that under **Land Use** grid patterns for roads is preferred but this might be hard to accomplish with our topography. Mr. Wagner made that comment because Altavista is "hilly" a grid system is hard to develop. For example, if the Frazier Farm were developed, it would be a challenge

with the hills, pond, power lines, etc. to extend 9th, 10th, 11th and Park Streets. A better solution would be to have a cul-de-sac or bend in the road to the contour of the land.

Mr. Witt stated that Mr. Baka took the comments from the community work session and tried to incorporate them into draft provided. Some of the issue, Mr. Baka has comments and questions about like the 80 or 100 ft. lots in the R1 and R2 districts. Mr. Witt reported that Mr. Baka would likely facilitate the next meeting, once this committee determines that the process is headed in the right direction.

Mr. Barbee said he liked the way Mr. Baka formatted the rewrite so that the Steering Committee and PC could see what is new, old, and proposed. Mr. Witt stated that a lot of the text is in red, which means that it has been deleted. Mr. Eller stated that he wanted to make sure that the material deleted isn't essential and if so that it was then incorporated in some other section, i.e. the Design Standards, Mr. Baka is working on.

Mr. Woodson asked if English Park should be listed as public property. After some discussion it was determined that all public properties had been included in zoning districts within which they were located so that section, 86-71 (b) was no longer necessary. Mr. Eller concurred.

Mr. Barbee asked about some of the zoning district names that had been changed. He said that he's not sure of the renaming of C-1 & C-2. Mr. Witt stated that local commercial refers to in and around or bordering a neighborhood. Mr. Barbee asked that since Neighborhood Residential was used for R-2, why Neighborhood Commercial can't be used instead of Local Commercial?

Mr. Baka proposed that Section 86-101, Residential Low Density, be eliminated. The RLD was to contain larger parcels and is more suited for a county with a more rural setting. In town there is not a single parcel of land zoned RLD. The committee agreed with this recommendation,

Division 3. By consensus, the proposed name, Single-Family Residential, was approved. It would be renamed from R1 Residential to Single Family Residential, SFR.

Mr. Barbee asked where **mobile homes** were allowed in town. Mr. Witt stated certain types would be allowed in the R-2 District but proposed with an SUP. If anyone wants to put in a mobile home park the land would have to be zoned R-MHP, which would require rezoning of the property. Mr. Barbee asked if the PC and Steering Committee could suggest having the R-MHP zoning rewritten. Mr. Eller said it could be looked into in reference to lot sizes, etc. within reason. Mr. Wagner asked for Mr. Witt to have Mr. Baka look into towns similar in size to Altavista to see how they classify Class A and Class B zoning for R-MHP.

Mr. Witt asked what the committee thought about an **accessory apartment** on a single family zoning lot. He asked if a basement apartment for a relative would be considered an accessory apartment. Mr. Eller stated that an accessory apartment would be considered a separate dwelling. Mr. Barbee stated that he

thought there was only one occupied dwelling allowed in R-1. If there is an apartment for a relative and it is in a separate building there would need to be an enclosed walkway connecting the two buildings; which would be considered an accessory building. Mr. Witt asked if the PC and the Steering Committee want to include accessory apartments in R-1 and the committee did not want this use. Renting of rooms and boarding rooms are permitted in R-2.

Mr. Witt said that a **Family Day Care** could be considered as a major home occupation rather than a minor home occupation. Sections 86-521 and 86-522 give the definitions of Family Day Care and minor/major home occupations. A minor home occupation can have conditions listed on it and major home occupation needs to have a SUP.

Emergency Manufactured Home means that a manufactured home can be placed on a lot until a new home can be built or rebuilt. Mr. Anderson suggested adding the word temporary after Emergency so that it can be better defined and give a time frame for how long it can stay at that location.

Home gardens are listed because of a request made to Mr. Witt to have a home garden on an empty lot in a residential neighborhood. He has determined that a home garden requires a 'home' or primary structure, like an accessory building requires. If a homeowner owns a lot that is adjacent to the lot a home garden is accepted- currently.

Recreation- community parks- are currently permitted in R-1. Mr. Barbee asked if they should be allowed through a SUP. Mr. Witt said that one can't be built without a SUP. Mr. Barbee suggested that procedure stay the same. All members agreed with Mr. Barbee.

Schools, churches, parks, playgrounds, cemeteries, hospitals, general professional offices, medical and dental are all permitted but with a SUP in R-1. **Bed & Breakfast** are currently a by-right use.

Mr. Anderson stated that he wouldn't agree with lot sizes going to less than 100 feet in the R1. He stated that this would decrease property values in this district and the larger lot sizes look better. But he stated that he was in favor of reducing the lot size in R2 to 80'. By consensus the committee agreed with this suggestion from Mr. Anderson.

Mr. Barbee stated that he would like to see something about the preservation of tree canopy in the design standards.

A called meeting was scheduled for Wednesday, August 18, 2010 at 5:30PM for further discussion.

The meeting adjourned at 7:16PM

Jerry Barbee, Chairman

Dan Witt, Assistant to the Town Manager