

(1) Encourage the construction of and the continued use of the land for industrial and commercial purposes;

(2) Prohibit residential use of the land and to prohibit any other use which would substantially interfere with the development, continuation or expansion of commercial and industrial uses in the district M-2;

(3) Encourage the discontinuance of existing uses that would not be permitted as new uses under the provisions of this division.

Mr. Witt stated that based on the Statement of Intent for the M-2 district and the by-right uses listed, the requested use would seem appropriate in the M-2 district. In the Comprehensive Plan, as revised in 2009 but yet to be adopted by Town Council, the industrial zones are described as, *'areas which are now occupied by industrial uses but are suitable for future industrial development and due to their location topography and access to rail or major highways many of these areas designated industrial are located within the flood prone areas thus future development of these properties must be elevated above the 100 year flood elevation for flood proofed'*. The requested use does not contradict the future land use map for existing or planned uses for the M-2 zone.

Chairman Powell requested that the applicant come forward and state her name and address for the record. Janet Hall, 56 Gail Lane, Altavista, VA stated that her business would like to use the paved lot at the former Lane Company property as storage because the land where her current business is located is for sale. In the future she may have the SUP amended so that business could relocate. Chairman Powell asked Ms. Hall to clarify the amendment that she mentioned. Ms. Hall stated that if the land that their business is on gets sold they would relocate the business to the former Lane Company lot. She would make a request to the property owner to put an office on site for them to use. Ms. Hall stated that at this time she is only requesting the SUP for storage of vehicles.

Chairman Powell asked if there were any citizens who would like to speak to this matter. Dale Moore, 1623 Peerman School Road, Altavista, and owner of an adjacent property, expressed concerns about the automobiles that are in question. When the vehicles were parked on the Frazier property on Main Street, he stated that it *'looked more like a junk yard than a car lot'*. He stated his concerns about the same appearance of the lot that is near his property. *'With the fact that Altavista is trying to attract businesses to come here, it isn't good in the sense of appearance sake'*, was Mr. Moore's main concern.

Christopher Lucy stated that he leases space at the former Lane Company at 1053 Lane Access Road. He addressed the Planning Commission next. Mr. Lucy said he doesn't have a problem with a car lot, *'as long as it is kept in a professional looking manner meaning no broken down vehicles, vehicles with flat tires, vehicles you would consider sellable to the public like on a regular car lot'*.

Mr. Charles Edwards, owner of Mid-Atlantic printers at 503 3rd Street, sent a letter to be read and entered into the record.



MidAtlantic

PRINTERS LIMITED

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January 4, 2010

The Planning Commission
Town of Altavista
Altavista, VA 24517

Dear Chairman and Members,

I understand that you will have a request before you today for a Special Use Permit allowing the storage of 100 used automobiles on the former Lane Furniture property.

I would like to note my vigorous opposition to the permit for the following reasons –

- The property in question is in plain view of Pittsylvania Avenue which is one of the most heavily traveled entrances to our town.
- There are several attractive and well maintained businesses within a stone's throw of that property including the former Lane office building and MidAtlantic Printers.
- The property is only a couple blocks from the retail area now set to undergo significant and costly visual improvements

The vehicles stored there now (in violation) are a mixture of used cars including many older models some of which are in dire need of painting and refurbishing include at least one with doors open and three more with flat tires. I think it is safe to assume that the average condition of this "fleet" will worsen as they are vandalized and pilfered over time. Unfortunately the party requesting the permit has shown no interest in maintaining the condition of many of their "stored" vehicles as was the case with those held by the same party on the Frazier Lumber property several years ago. Virtually all of those vehicles sustained damage from slashed tires to broken windows and windshields prior to the time that Campbell County courts forced their removal.

I ask that you not let this blight reappear in an even more visible area of our town especially in view of the current and impending efforts to beautify and revitalize our business area.

Thank you,

Charles Edwards, President
MidAtlantic Printers, Ltd

Ms. Hall stated that during the cold weather some of the tires had gone flat and she had someone working on the cars that day, which is the reason for the vehicle doors were open when a commission member had driven by the site. She stated that there are some conditions that Mr. Witt had suggested, i.e. that all vehicles have a current/valid inspection sticker on them and she is in the process of getting that done. She stated that all of the vehicles on the lot were driven there and parked. Ms. Hall explained that she was not aware that a permit was required when she began parking cars on the lot and discussing a lease with the owners.

The public hearing was closed at 5:50PM

Chairman Powell opened the discussion among the Planning Commissioners. Mr. Ferguson stated that he had concerns with the number of cars that were at the location; since a permit was not issued and B&D Auto has a history with the cars they keep on their lots. He suggested that the PC discuss the issue at length before a decision is made.

Mr. Barbee stated that he is concerned about possible future industrial development with cars parked on that lot. He asked how the cars would be transported to and from this location.

Ms. Hall stated that they had several people who helped them drive the vehicles to the lot. The only time that a car carrier would be used is a large number of vehicles were to be sold at an auction.

Mr. Barbee asked what the typical turnover was for the cars after the maximum of 100 cars was reached.

Ms. Hall stated that during tax time there are as many as 3 – 4 cars a day turned over (sold) and at other times of the year there may only be one a week turned over. She stated that weather was a big factor.

Mr. Barbee stated that the PC needs to know more about this application and what conditions might need to be included on any SUP issued. Conditions need to address the concerns that were expressed at the meeting. He suggested the PC table the issue until some of the conditions suggested by staff had been further discussed.

Chairman Powell stated that the PC needs to look at the situation more intensely as vandalism could become an issue because the lot may not be visible at night. She also expressed concerns about safety and the maintenance of the vehicles and the current condition of the vehicles.

Mr. Wagner said that much of the discussion had to do with the history of vehicles at previous locations; they weren't in drivable condition, which is also a concern of some of the adjoining property owners and PC members. He stated that this is an issue that needs to be addressed, through conditions if a SUP is issued.

Mr. Woodson asked if the cars at the Lane location could cause parking problems for the employees of Rage Plastics and the businesses in the former Lane building. He also asked if Ms. Hall had any plans for the vehicles to be parked in the fenced in area near the parking lot. Lastly, he asked how many cars were sold from their main lot each month.

Ms. Hall stated that the vehicles are on a different lot from the Rage employees and they averaged selling 20 cars per month.

Mr. Woodson asked if the cars sold all came from the lot on Main Street or if they included those on the Lane lot.

Ms. Hall said that they rotated the cars because detailing was done at the Main Street lot. Cars sold came from both lots.

Mr. Woodson asked Ms. Hall how many cars they normally kept on the Main Street lot. She stated that there were 'about 100, if I had to guess'. Mr. Woodson stated there was a pretty slow turnover if they averaged 20 cars a month and he expressed his concerns because of the total number of cars compared to the turnover. Slow turnover leads to a deteriorating condition of the vehicles. Mr. Woodson stated the rate of turnover and the storage lot are both concerns of his because it is not helping the appearance of Town.

A motion was made by Mr. Ferguson to table the application for up to 60 days. The motion was seconded by Mr. Barbee. All members were in favor with none opposing. Mr. Ferguson excused himself from the meeting.

Chairman Powell asked the PC for nominations for a Chairman and Vice-Chairman for 2010. Mr. Woodson nominated Mr. Barbee as Chairman. No other nominations were offered. Mr. Woodson, Mr. Wagner, and Chairman Powell all voted 'yes' with Mr. Ferguson being absent.

Chairman Powell asked for nominations for a Vice-Chairman. Mr. Woodson nominated Mr. Wagner as Vice-Chairman. No other nominations were offered. Mr. Woodson, Chairman Powell, and Mr. Barbee voted 'yes' with Mr. Ferguson being absent.

Mr. Witt gave his staff report. He thanked Chairman Powell for the work she had done over the past few years and stated he is looking forward to working with the new Chairman and Vice-Chairman. Included with his staff report was a downtown project update flyer from Jo Kelley and Mr. Wagner.

Mr. Wagner stepped down as a Planning Commissioner and addressed the group as an engineer with Wiley Wilson. He provided an update to the status of the streetscape/infrastructure projects, which included a timeframe for completing the project. Updates will initially be provided to the business owners on a monthly basis and eventually on a biweekly basis.

Mr. Barbee stated that the new AOT website is due to be 'up and running' any day. The site will provide updates described by Mr. Wagner.

Mr. Witt added a statement about what the TC had discussed related to the subject of public transportation. He stated that TC had approved and staff is moving forward with a grant application that will provide funds for the development of public transportation within the Altavista town limits.

The meeting was adjourned at 6:30PM

Audrey Powell, Chairman

Dan Witt, Assistant to the Town Manager