

The Altavista Planning Commission held a called joint meeting with the Zoning Rewrite/Update Steering Committee on Tuesday, October 19, 2010 at 5:30PM in the council chambers at Town Hall.

Members present	-	Jerry Barbee Laney Thompson John Woodson
Not present	-	Bill Ferguson Tim Wagner
Also present	-	Cheryl Dudley Webb Henderson Aubrey Rosser Dan Witt

Mr. Witt provided an overview of the October 5, 2010 meeting to Mr. Greg Baka. In the overview he stated that the Steering Committee (SC) didn't want the Zoning Administrator to have the authority and/ or pressure as provided in the draft ordinance. Therefore, the SC recommended eliminating the authority and changing the wording. Mr. Baka provided new wording which eliminated the 'administrative discretion' but also required a special use permit (SUP) for all uses not listed. Mr. Witt suggested that rather than require an SUP, the Zoning Administrator would review the application and bring it before the PC. The PC could either recommend a zoning ordinance amendment to allow the use as 'by-right', or recommend a SUP application process, or deny the request. The final decision would then be made by the PC and Town Council.

The recommendation is that satellite dishes will not be allowed in the front yard unless requested in writing by the certified installer that this is the only location that the satellite would work. This request must be verified by the Zoning Administrator by a site visit to prevent the installer making an arbitrary request. If one is placed without the Zoning Administrator's approval the administrator would then contact the resident and have them contact the satellite company to move the dish or request a variance.

The SC next discussed agriculture uses but no decision was reached. The SC focused on "go green" and self sustainability, as it related to gardening and raising farm animals for personal use. Mr. Baka provided a spread sheet that showed what was contained in other like-size communities' ordinances. Mr. Witt suggested that the discussion continue when the consultant was present.

Definitions: Restaurants are defined as restaurant - family and restaurant – fast food. The restaurant – 'general' are categorized as those over 3,000 sq. ft. This was the suggestion of the consultant and the SC was satisfied with the differentiation between types.

The SC discussed 'uses' that should not be permitted in the DRO and concluded the following list of uses not be permitted: agriculture, assisted care residents, crisis center, secondary school, utility service - major, auto repair service (existing ones will be grandfathered), day care, vet clinic, accessory

apartment, duplex, single family dwelling – attached, multi family dwelling, hotel/motel motor lodge. Other uses that should be allowed in the DRO are: book store, upper story housing units and an Inn. Uses permitted that will not require a SUP are civic clubs, pawn shops, and funeral services.

The site plan review section was expanded to require a site plan submittal for all developments except single family. A review enables the Town to consider development standards that are included in the ordinance, as drafted. Not all site plans are currently going to the PC, only large developments. The SC recommended to leave the review process as it is currently being handled.

The next topic for discussions was buffers, a buffer yards table, and trees, as listed in Article V. The SC agreed with the each of these issues as they were written in the draft ordinance.

In Section 86-460 item #2 needs to be deleted from the draft ordinance.

The meeting was adjourned at 7:00 PM

Jerry Barbee, Chairman

Dan Witt, Assistant to the Town manager