

The Altavista Planning Commission held a regularly scheduled meeting on Tuesday, October 5, 2010 in the Council Chambers at 5:30PM

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

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

The minutes from the meeting on September 7, 2010 were reviewed and approved as presented. Mrs. Thompson made a motion and it was seconded by Mr. Wagner. All members were in favor with none opposing.

Mr. Witt stated that he spoke with Mr. Baka regarding the issue with satellite dishes being installed in front yards. Mr. Witt spoke to Joseph Heddings, Campbell County Building Inspector, and the County does not require permits, even if dishes are anchored on a deck or a roof. Mr. Baka responded by saying that he thinks the dishes are installed wherever reception is best. However, if they are not allowed in front yards, it could become an issue, especially when trying to enforce. It would also be difficult to document the ones that are already installed. Mr. Witt stated that the current ordinance for satellite dishes was developed when the dishes were 12 feet in diameter, but that they are not currently permitted in the front yard and that dishes are considered to be an accessory structure. No accessory structure is allowed in front of the main building. They are allowed in the side or rear yard within 5 feet of a property line. On a corner lot they are allowed within 10 feet of a property line. Mr. Eller said that the current ordinance states that a satellite dish has to be in the back yard. Mr. Witt will ask that Mr. Baka check to see what other localities are doing.

Mr. Witt also stated to Mr. Baka that the Steering Committee (SC) does not want houses placed on lots with the side facing the street. This is being done to fit houses on narrow deep lots. The SC determined that no manufactured homes would be permitted in the R-1 or the R-2 districts, not even with a SUP.

It was proposed the M-1 zoning district be eliminated and the recommendation will be that properties currently zoned M1 will be rezoned to R-2 residential. It was suggested for the M-2 Industrial District to become M Industrial.

Upper story housing will become a by-right use with said conditions. The SC did not like the definitions as presented since it required knowing what 'use type' to look under. The preference was alphabetical with definitions to be listed A-Z. Mr. Baka told Mr. Witt that he would keep two definite sections, Definitions and Use Types. He also stated that the final table of contents would clarify this.

Mr. Witt stated that Section 86-5 (A) gives the Zoning Administrator authority to approve uses not listed in the zoning ordinance. If, for example, a use were brought to the administrator and it was not permitted nor prohibited in the zoning district where the use was requested, the Zoning Administrator would consider the 'statement of intent' and could approve the request and add the use to the zoning ordinance as a by-right use. The SC recommended that this section be reworded as there was concern with the amount of authority and discretion given to the ZA. Mr. Eller stated that he liked the ordinance as it currently reads and didn't think that it needed to be changed.

Mr. Witt suggested that Section 86-7 needed to be deleted. The Town has not issued occupancy permits since the late 1990's. The SC asked that Mr. Eller check on Section 86-34 regarding Special exception for subdivision with exceptional topographic conditions.

Article III, Districts, was discussed. Mr. Witt stated that he still has questions with agriculture and home gardens uses in this article. He asked the SC what their opinion is regarding raising chickens and eggs for home use or for personal consumption and is it different than a home garden for the same use. He pointed out there are chickens currently in R2 zones and now a resident wants to raise guineas for personal reasons. Currently, these animals are defined as livestock and the question arises if or where they should be permitted. No decision was reached after a lengthy discussion.

The meeting was adjourned @ 7:00 PM

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Jerry Barbee, Chairman

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Dan Witt, Assistant to the Town Manager