

The Altavista Planning Commission held a regularly scheduled meeting on Tuesday, September 7, 2010 at 5:30PM in the Council Chambers in Town Hall. The meeting was combined with the Zoning Rewrite Steering Committee.

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

The agenda was reviewed and approved as presented. A motion was made by Mr. Ferguson and seconded by Mr. Woodson. All members were in favor with none opposing. Minutes from the previous two meetings were not approved.

Mr. Witt started the meeting by continuing the zoning ordinance rewrite discussion. The committee did a brief review of R-1 and R-2, C-1 and C-2. Mr. Baka suggested that the committee look at the standards of the R-MHP since he put this section back into the ordinance.

Mr. Barbee asked about the R-1, R-2 and C-1, C-2 districts. He wanted to make sure that the two zoning districts had been previously covered. Mr. Witt stated that they had been covered and that the design standards had also been covered. Mr. Witt stated that once the Steering Committee had been through the zoning ordinance that Mr. Baka would “clean up” what he had been presented by removing the color codes and ‘strike through’.

Mr. Barbee asked if satellite dishes have to meet set back requirements. Mr. Witt stated that a satellite dish shouldn't be set in the front yard as accessory structures are not permitted in front yards. Mr. Barbee stated that one was recently installed on Bedford Avenue next to an existing one in someone else's front yard. They are located two houses down from the corner of Beverly Heights on Bedford Avenue. No permits were applied for through Town Hall and Mr. Witt will be looking into this. Mr. Eller stated that if the resident needs to have a dish placed in their front yard to receive reception, they should have to apply for a variance and the Board of Zoning Appeals would consider the request and determine if it should be allowed, once it is denied by the zoning administrator. The SC didn't think that they should be allowed in the front yard. Mr. Eller stated that dishes are regulated in Section 86-471 through 86-474. Mr. Witt said he would have Mr. Baka look into this issue and check with the County's building inspection office and ask if a permit is required.

Mr. Witt continued leading the discussion with the R-MHP Section. No agriculture are permitted but residential types, accessory apartments, which would have the same design standards as in the R-1 and R-2 Districts and family day care homes are all permitted uses.

Mr. Witt asked the SC if they wanted to allow the 'Class A' manufactured homes in the R-2 zones. Mr. Baka's recommendation is that most communities do not differentiate between types of manufactured but they do not allow any type in the R-1 or R-2 districts. There is several 'Class A' manufactured homes on 4th Street and one on 8th Street. One issue that has come up that needs to be addressed is that some of the narrow lots are being "shot gunned", which means they are putting the side of the house toward the street. Mr. Barbee asked if it could be in addition to the lot size requirement that the dwelling has to have the main entrance of the house to face the street. Mr. Henderson stated that he doesn't think that mobile homes should be allowed in an R-2 district because they aren't like a "stick built" house and because as they get older they start to fall apart faster than a "stick built" house. Mr. Woodson stated that he thought there should not be 'Class A' nor 'Class B' homes allowed but have the land available in town that could be rezoned for this purpose. Mr. Coleman stated that he thought neither should be allowed. The SC, by consensus agreed these should not be permitted in the R1 and R2 Districts. The existing houses already in town would be grandfathered. They are allowed as a temporary emergency shelter in case of a fire or flood, etc.

The discussion moved to the M1 Light Industrial District. Mr. Witt stated that most of the M-1 zone is single family homes. He asked if this district was necessary. Mr. Barbee asked if the SC thought it should be rezoned to R-2. Mr. Witt stated that is the current use and he thought it wasn't wise to permit residential uses in an industrial zone. Mr. Witt will have Mr. Baka recommend a change for the SC to review.

The discussion of M2 Industrial District was next. Mr. Witt stated that he would recommend that there not be any residential uses in an M-2 zone. He asked if agricultural use should be allowed. The SC agreed that it can be allowed with an SUP. Mr. Barbee asked if it would be possible to allow development of multi-family dwellings with an SUP only and any residential redevelopment of existing structures with an SUP. Mr. Woodson stated that every residential use other than redevelopment should be taken out of the ordinance.

The SC agreed that the second story apartments in the downtown area should be defined and referred to as upper story housing. Mr. Eller suggested Mr. Baka not categorize the definitions but list them all alphabetically and the SC agreed.

The SC, by consensus agreed that upper story housing should be allowed as a by-right use. There are several locations for possible upper story housing along 7th Street and Broad Street in the downtown.

The meeting was adjourned at 6:54PM

Jerry Barbee, Chairman

Dan Witt, Assistant to the Town Manager