

VIRGINIA: MINUTES FOR THE REGULAR MEETING OF THE DINWIDDIE COUNTY PLANNING COMMISSION HELD IN THE BOARD MEETING ROOM OF THE DINWIDDIE COUNTY GOVERNMENT CENTER BUILDING ON THE 13th DAY OF MARCH 2019 AT 7:00 P.M.

PRESENT:	SAMUEL W. HAYES	VICE CHAIRMAN	AT-LARGE
	EVERETTE PROSISE		DIST #1
	EDWARD TITMUS		DIST #2
	JOHN HARVELL		DIST #3
	THOMAS TUCKER		AT-LARGE
	ANTHONY SIMMONS	CHAIRMAN	DIST #5
	BUTCH CUNNINGHAM		DIST #4
OTHER:	MARK BASSETT	PLANNING DIRECTOR	
	TYLER SOUTHALL	COUNTY ATTORNEY	
	JAMIE SHERRY	ZONING ADMINISTRATOR	

IN RE: CALL TO ORDER

The Chairman called the meeting to order at 7:00 p.m.

IN RE: PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE

The Chairman asked everyone to stand for the pledge of allegiance and a moment of silence.

IN RE: ROLL CALL

The Chairman asked for the roll to be called and Mr. Cunningham was not present.

IN RE: APPROVAL OF AGENDA

The Chairman asked if there were any additions, deletions, or corrections to the agenda. He said since there are none he would entertain a motion to accept the agenda as presented.

Mr. Titmus made a motion to accept the agenda as presented. It was seconded by Mr. Tucker and with Mr. Harvell, Mr. Prosise, Mr. Titmus, Mr. Tucker, Mr. Hayes, and Mr. Simmons voting "AYE" the agenda was accepted as presented.

IN RE: MINUTES

The Chairman said the members have before them the minutes from the January 9, 2019 Organizational/Regular meeting and he asked if there were any corrections. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Tucker made a motion to accept the minutes as presented. The motion was seconded by Mr. Titmus and with Mr. Tucker, Mr. Titmus, Mr. Harvell, Mr. Prosise, Mr. Hayes and Mr. Simmons voting "AYE" the minutes were accepted as presented.

The Chairman said the members have before them the minutes from the January 9, 2019 Organizational/Regular meeting and he asked if there were any corrections. He said since there are none he would entertain a motion to accept the minutes as presented.

Mr. Tucker made a motion to accept the minutes as presented. The motion was seconded by Mr. Titmus and with Mr. Tucker, Mr. Titmus, Mr. Harvell, Mr. Prosise, Mr. Hayes and Mr. Simmons voting “AYE” the minutes were accepted as presented.

RE: CITIZEN COMMENTS

The Chairman opened the citizen comment portion of the meeting and asked if anyone signed up to speak. He said since there is no one signed up to speak he was closing the citizen comments portion of the meeting. The Chairman said he was turning the meeting over to Mr. Bassett for agenda item 7 Public Hearings.

RE: PUBLIC HEARING

Planning Commission Memo Report

File #:	A-19-1
Applicant:	21723 Boydton Plank Rd LLC
Amendment Request:	Business General, District B-2, Section 22-185 – Permitted Uses
Property Location:	21723 Boydton Plank Rd
Tax Map Parcel #:	80-55
Property Size:	approx. 6.71 acres
Current Zoning:	Business, General, B-2
Magisterial District:	Sapony
Planning Commission Mtg.:	March 13, 2019
Subject:	Proposed Zoning Ordinance amendment concerning adding assisted living facility with a conditional use permit to Sec. 22-185, Permitted uses for the Business, General, District B-2 zoning district.

Proposed Zoning Ordinance Amendment

As provided for in Zoning Ordinance Sec. 22-5, Amendments to chapter, and as provided for under § 15.2-2286(A) (7) of the Code of Virginia, 1950, as amended, any property owner may initiate by petition to amend the Zoning Ordinance, and as such the applicant, 21723 Boydton Plank Rd, LLC, is requesting to amend the Dinwiddie County Zoning Ordinance by amending Section 22-185 by adding “Assisted living facility with a conditional use permit” as a use permitted upon receiving a conditional use permit in Zoning District B-2, Business General.

Staff Recommendation

Staff recommends approval of the Zoning Ordinance amendment as submitted.

Planning Commission Action

WHEREAS, in accordance with Va. Code §§ 15.2-2285 and 15.2-2286, the Dinwiddie County Planning Commission is of the opinion that the public necessity, convenience, general welfare, or good zoning practice warrant the consideration of the following Zoning Ordinance amendment:

NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Planning Commission does hereby recommend (approval or disapproval) of the Zoning Ordinance amendment as presented to the Board of Supervisors.

AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF DINWIDDIE, 1985, AS AMENDED, BY AMENDING CHAPTER 22, ZONING, ARTICLE IV. DISTRICT REGULATIONS, DIVISION 11, BUSINESS, GENERAL, DISTRICT B-2, SECTION 22-185, PERMITTED USES

BE IT RECOMMENDED by the Planning Commission of Dinwiddie County, Virginia:

(1) That the Code of the County of Dinwiddie, 1985, as amended, is amended by inserting the following language shown underlined and deleting the following language shown in strikethrough:

Sec. 22-185. - Permitted uses.

In business district B-2, structures to be erected or land to be used shall be for one or more of the following uses:

- (1) Retail stores and shops.
- (2) Bakeries.
- (3) Restaurants.
- (4) Laundries.
- (5) Wearing apparel stores.
- (6) Drugstores.
- (7) Barbershops and beauty shops.
- (8) Auto and home appliance services.
- (9) Theaters and assembly halls.
- (10) Hotels and motels.
- (11) Office buildings.
- (12) Churches.
- (13) Libraries.
- (14) Hospitals, general.
- (15) Funeral homes.
- (16) Reserved.
- (17) Clubs and lodges.
- (18) Auto sales and service, to include the sales and service of boats, boat trailers, and recreational vehicles.
- (19) Lumber and building supply (with storage under cover).
- (20) Plumbing and electrical supply (with storage under cover).
- (21) Wholesale and processing not objectionable because of dust, noise or odors, with a conditional use permit.
- (22) Dry cleaners.
- (23) Machinery sales and service.
- (24) Public utilities.
- (25) Off-street parking as required by this chapter.
- (26) Waterfront business activities; wholesale and retail marine interests, such as boat docks, piers, small boat docks, yacht club and servicing facilities for the same; docks and areas

- for the receipt, storage and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.
- (27) Public billiard parlors and poolrooms, bowling alleys, dance halls and similar forms of public amusement only after a public hearing shall have been held by the board of supervisors on an application submitted to the board for such use. The board may request that the commission submit a recommendation to it concerning such use applications. In approving any such application, the board may establish such special requirements and regulations for the protection of adjacent property, set the hours of operations, and make requirements as it may deem necessary in the public interest.
 - (28) Signs as permitted by Article VII of [Chapter 22](#) of the Dinwiddie County Code.
 - (29) Reserved.
 - (30) Reserved.
 - (31) Cabinet, furniture and upholstery shops not exceeding a combined area of 5,000 square feet for workshop and storage space, with a conditional use permit.
 - (32) ~~Reserved.~~ Assisted living facility, with a conditional use permit.
 - (33) Governmental offices.
 - (34) Veterinary hospital, with a conditional use permit.
 - (35) Communication tower with station, with a conditional use permit.
 - (36) Wholesale business and storage warehouse, with conditional use permit.
 - (37) Classic and collectable car sales and restoration facility, with inoperable vehicles screened from view and restoration activities under cover, in accordance with the following definition: "A business actively involved in restoration and sales of classic and collectible specialty vehicles. Facilities must be screened for restoration work and storage of disabled vehicles. This business could also be involved in the sale of new/n.o.s., and used parts, but would not allow the general public access to vehicles for the purpose of removing parts."
 - (38) Nursery and landscaping.
 - (39) Financial institutions.
 - (40) Computer software development firms to exclude the manufacturing of such software, screened from view and 200 feet from the state road right-of-way.
 - (41) Show horse facility and riding academy, with a conditional use permit.
 - (42) Day care center.
 - (43) Automobile self-service station.
 - (44) Automobile service station.
 - (45) Garage, public.
 - (46) Tractor-trailer service station, with a conditional use permit.
 - (47) Laydown yard, with a conditional use permit.
 - (48) Kennel, private with conditional use permit.
 - (49) Family day care, large.
 - (50) Flea market, a maximum of two days within any two-month period.
 - (51) Flea market, more than two days within any two-month period, with a conditional use permit.

(Code 1970, § 17-63; Ord. of 11-19-80; Ord. of 3-16-83; Ord. of 6-15-83; Ord. of 1-18-84; Ord. of 6-17-87; Ord. of 6-15-88; Ord. of 4-17-91; Ord. of 3-18-92; Ord. of 5-5-93; Ord. of 7-7-93; Ord. of 9-1-93; Ord. of 1-5-94; Ord. of 9-4-96; Ord. of 11-6-96; Ord. of 10-6-99; Ord. of 2-7-01; Ord. of 7-3-02; Ord. of 6-1-04; Ord. of 12-21-10, § 1; Ord. of 12-19-17 [A-17-4], § (1))

(2) That this ordinance shall become effective immediately upon adoption.

The Chairman asked if there were any questions for Mr. Bassett.

Mr. Prosize asked in what zoning classifications are assisted living facilities approved for by right.

Mr. Bassett said assisted living facilities is currently not a permitted use in any Zoning District in the Zoning Ordinance. Hospitals and homes for the aged with conditional use permits and nursing homes are permitted in the A-2 Zoning District, and hospitals, general, are permitted in the B-2 Zoning District. Assisted living facilities need to be included as a separate and distinct use within one or more Zoning Districts in the Zoning Ordinance in order for such use to be operated in the County.

Mr. Hayes asked if the existing facilities located in Dewitt are assisted living facilities.

Mr. Bassett said previous Zoning Administrators and Planning Directors handled those as group homes in the Zoning Ordinance.

Mr. Prosize asked what are the other rules and regulations that govern group homes.

Mr. Bassett said they are licensed by the state under the Department of Social Services as group homes and they have their own permitting requirements.

Mr. Prosize asked what are the rules and regulations for an assisted living facility.

Mr. Bassett said those standards are different from group homes. Currently, I do not have a copy of those standards. Ms. Sherry and I spoke with the Department of Social Services, and if someone wanted to move forward to receive a license for an assisted living facility, there is a preliminary plan that must be approved by Social Services. The Department of Social Services made it clear to us that a person could get preliminary approval from them without getting zoning approval from a County or locality. It should be noted, that as far as Planning and Zoning staff know the applicant has not gone through the preliminary approval process with the Department of Social Services.

Ms. Sherry took a moment and explained that the state's definition of a nursing home is for individuals who are unable to live on their own. As for an assisted living facility, it is an opportunity for individuals who are able to live on their own.

Mr. Tucker asked Ms. Sherry if she knew where the closest hospital was in reference to this site.

Mr. Sherry said it is located in South Hill, Virginia.

Mr. Bassett said that is true, but our County ambulances are required to take individuals to Southside Regional Hospital in Petersburg which is located off of Crater Road.

Mr. Hayes asked Mr. Bassett what his rationale was for choosing the B-2 Zoning District for an assisted living facility, with conditional use permit use as opposed to another zoning district.

Mr. Bassett said examining the Zoning Ordinance and considering the Dinwiddie Nursing Home that is located within the B-2 Zoning District, Planning staff found an assisted living facility as a similar use.

Mr. Titmus asked if an assisted living facility is listed in the Zoning Ordinance. He also wanted to know if the B-2 zoning classification was chosen because it is the best zoning classification for such use.

Mr. Bassett said it is not listed in any of our zoning classifications, and yes, this is the best zoning classification for it. That is our recommendation to you tonight.

Mr. Prorise said I can see where our hands are tied on the small and large group homes because we do not have a choice, but we do have a choice concerning this request.

Mr. Bassett said that is correct.

The Chairman asked if there are any more questions for Mr. Bassett. He said if not would the applicant or his agent like to come forward and add anything.

The applicant, 21723 Boydton Plank Road LLC, was not present.

The Chairman said since the applicant is not here to answer any questions he is opening the public hearing for the case. He asked if there is anyone signed up to speak.

Ms. Ashley Creath – 21906 Boydton Plank Road, Mckenney VA said she lives across the road from this proposed assisted living facility. I have a few concerns. Will this facility end up being like the Ye Olde Virginia assisted living facility (that was located in the Town of McKenney) where the people roamed up and down the street? I have children and there is a school nearby. Will this facility house Veterans as they say? My husband does a lot of target shooting, and I am concerned that the noise will cause PTSD episodes for those Veterans. My last concern has to do with the current condition of the building. The doors and windows come right out to the parking area. They are not secured in any way. The buildings are not connected in any way. I believe that is a safety and security issue for those persons who will be housed there. I think that puts them at risk.

The Chairman said since there is no one else signed up to speak, he is closing the public hearing for the case. He opened the discussion among the Commissioners.

Mr. Prorise said he is voting against this amendment because this County has been without an assisted living facility for this long, and it has not negatively affected the County in any fashion. Also, Dinwiddie County being a rural and fairly large County with limited services that will be strained because of this type of facility. Lastly, I believe B-2 zoning for this property is the wrong designation. It is too rural and too isolated to provide the services that are required for an assisted living facility. The closest hospital is 45 to 55 minutes away; there is no ambulance service in the evening; there are no adequate food services; the doors enter right into the parking area; and there is are no indoor corridors for the persons living there to congregate in bad weather. With these items before me, I could never support this amendment.

Mr. Hayes said for the 30,000 people we have in the County and for those who are continuing to come to the County, we at least ought to consider having an assistant living facility. However, I believe it is extremely important that we place the facility in the right location and having it come with a conditional use permit allows us to have more control. I cannot support this assisted living facility, because I do not believe it is in the right location.

Mr. Titmus said he looks at this much like he does the solar panel farms. We currently do not have a provision in our Zoning Ordinance for them. With the unknown being out there surrounding the many things that could be a problem with them, if we do not put the amendment in the Zoning Ordinance we do not have to worry about it. That is the way I look at this case. That in no way means someone cannot come later with an assistant living facility targeted for the north end of the County closer to the facilities

mentioned by Mr. Prosize. So, unless we feel it's necessary for this facility to be there today, I do not see any real need to pass the amendment.

The Chairman said since there are no further questions or comments he would entertain a motion.

Mr. Titmus made a motion and read the following: WHEREAS, in accordance with Va. Code §§ 15.2-2285 and 15.2-2286, the Dinwiddie County Planning Commission is of the opinion that the public necessity, convenience, general welfare, or good zoning practice not warranting the consideration of the following Zoning Ordinance amendment:

NOW, THEREFORE, BE IT RESOLVED that the Dinwiddie County Planning Commission does hereby recommend disapproval of the Zoning Ordinance amendment as presented to the Board of Supervisors.

It was seconded by Mr. Tucker and with Mr. Titmus, Mr. Prosize, Mr. Tucker, Mr. Hayes, Mr. Simmons voting "YES" for the disapproval and Mr. Harvell voting "NO" for the disapproval. With a majority of the Planning Commissioners voting "NO", the amendment was recommend for disapproval to the Board of Supervisors.

RE: PUBLIC HEARING

Planning Commission Staff Report

File #:	C-19-1
Applicant:	21723 Boydton Plank Rd LLC
CUP Request:	To operate Assisted Living Facility for Veterans
Property Location:	21723 Boydton Plank Rd
Tax Map Parcel #:	80-55
Property Size:	approx. 6.71 acres
Current Zoning:	Business, General, B-2
Magisterial District:	Sapony
Planning Commission Mtg.:	March 13, 2019

CUP REQUEST

The applicant, 21723 Boydton Plank Rd., LLC, is seeking a conditional use permit to operate an assisted living facility, on the following described property containing approximately 6.71 acres. The property is located at 21723 Boydton Plank Rd. McKenney, VA, and is further designated as Tax Map Parcel No. 80-55.

The property is zoned B-2, Business General, which may be changed to allow such use upon receiving a conditional use permit. The County's Comprehensive Land Use Plan places this property within the Rural Conservation Area which allows limited commercial, service development at the Ordinance defined density.

RELATED ATTACHMENTS

- CUP Application
- Location Map
- Photos

OVERVIEW OF PROPOSED ASSISTED LIVING FACILITY

The applicant, 21723 Boydton Plank Rd LLC, purchased the property last year and began renovations to turn the former Econo Inn Motel into an assisted living facility. This project and proposed use came to staff's attention when the Building Official had to place a stop work order on the building renovation because they were doing renovations without building permits. Subsequent conversations with the Planning and Zoning Department led to this request for the Zoning Ordinance text amendment and conditional use permit.

This request is being made in conjunction with a request for a text amendment to the Dinwiddie County Zoning Ordinance, DIVISION 11. - BUSINESS, GENERAL, DISTRICT B-2, Section 22-185 – Permitted uses. The applicant, 21723 Boydton Plank Rd LLC, is requesting to amend the Dinwiddie County Zoning Ordinance by amending Section 22-185 by adding “Assisted Living Facility with a conditional use permit” as a use permitted upon receiving a conditional use permit in Zoning District B-2. If Case A-19-1 is recommended for approval by the Planning Commission, Case C-19-1 for a conditional use permit to operate an assisted living can then be considered at the public hearing for a recommendation by the Planning Commission to the Board of Supervisors.

The conditional use permit for an assisted living facility, if approved, will be located on Tax Map Parcel No. 80-55, addressed as 21723 Boydton Plank Road, McKenney, VA. This would be located in the former Econo Inn Motel.

ZONING ANALYSIS

All of the adjoining properties are zoned Agricultural, General, A-2. The surrounding properties consist of single-family dwellings, and large farmland and forestal land uses. A Mennonite Church and school are located across Boydton Plank Road from the subject property and accessed from Westover Drive.

As designated by the Comprehensive Land Use Plan, the subject property is within the Rural Conservation Area. As such, the Comprehensive Plan states that this general area is expected to develop as low density residential, agricultural, and natural conservations areas.

OVERVIEW OF IMPACTS

Public Utilities, School System, & Public Safety Impacts

The existing utilities (water and sewer) are handled on-site through the Town of McKenney and there is no expected impact to the school system, as related to the assisted living facility.

Public Safety

Due to the lack of specific details as to the day-to-day operation of the assisted living facility, any public safety or community issues related with the proposed use are unknown.

Transportation Impacts

VDOT has reviewed the request and there do not appear to be any new impacts on the transportation network (Route 1).

SITE AND USE ANALYSIS

Staff has requested information from the applicant as to the patient to staff ratio, type of staffing that will be provided and the clientele that will be served, but specific details as to how the operation will be run has not been offered. The applicant stated that approval by the County was necessary in order to find out from the Virginia Department of Social Services what was required of them. Staff also encouraged

the applicant to contact both the Building Official and the Fire Marshall due to concerns of changing a motel into an assisted living facility, most concerning being the safety of the residents as to their direct access from their rooms to the outside elements as well as fire protection, food services, and nursing staff scheduling.

Staff contacted the Virginia Department of Social Services who stated that the applicant could request preliminary approval for the facility. This process would not only advise them on the necessary requirements of the physical building, but would then allow them to start developing the specific details of the operation that is necessary for County staff to make a recommendation with conditions for this conditional use permit.

Staff feels that the request to operate an assisted living facility on the subject property may be an appropriate use of the property; however, with the lack of specifics as to how this facility will operate and the physical uncertainty of the building, it is premature to contemplate and fully vet the request for the conditional use permit to operate the subject assisted living facility for veterans.

As designated by the Comprehensive Land Use Plan, the subject property is within the Rural Conservation Area. As such, the Comprehensive Plan states that this general area is expected to develop as low density residential, agricultural, and natural conservations areas.

Planning Staff Recommendation

Planning staff reviewed the request for the conditional use permit and feels that the lack of detail related to the operation of the assisted living facility makes it difficult to suggest either approval or denial of the conditional use permit. Therefore, staff's recommendation is that no action be taken until preliminary approval is received by the Virginia Department of Social Services and the applicant commits in detail as to how the assisted living facility will operate and as to how the current building will be functionally altered/renovated to allow for such use.

PLANNING COMMISSION RECOMMENDATION

Since this is a zoning matter, the standard statement regarding the Planning Commission recommendation on this zoning matter must be read. In order to assist, staff prepared the following statement:

BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that conditional use permit, C-19-1, as presented to operate an assisted living facility be recommended for (approval, approval with conditions, OR disapproval) to the Board of Supervisors.

The Chairman asked if there were any questions for Mr. Bassett.

Mr. Tucker asked if all the property around the proposed assistant living facility was zoned A-2 and if so would it have been more appropriate to request an A-2 rezoning.

Mr. Bassett said that was something that was discussed with the applicant, and with the subject property already zoned B-2 and with an assisted living facility being appropriate in the B-2 Zoning

District with a conditional use permit, the applicant could move forward with the request as presented this evening.

The Chairman asked if there are any more questions for Mr. Bassett. He said since there are none he was opening the public hearing for the case. He asked if there was anyone signed up to speak. He said since there is no one signed up to speak, he was closing the public hearing for the case. He opened the discussion among the Commissioners. The Chairman said since there is no further questions or comments he would entertain a motion.

Mr. Southall said he has heard four distinct points mentioned by the Commissioners this evening: (1) The building located so close to Route 1 with no structured and enclosed access for the residents of such a facility; (2) the long distance to hospital care and the limited availability of ambulances in this part of the County during night time hours; (3) the limited staffing over a 24-hour period (the one to twelve ratio of nurses to patients); and (4) the general lack of cooperation from the applicant in providing information about the facility and its manner of operation in addition to the applicant not appearing before the Commission this evening to represent the request. Mr. Southall said if the Commissioners feel that they want to deny the conditional use permit based on the aforementioned reasons that would be a valid use of the Planning Commission's advisory powers to do so.

Mr. Tucker asked Mr. Southall if the items he mentioned could be incorporated into the current motion that we are voting on.

Mr. Southall said they are a part of the record, but if the Commission wants to make an amended motion to add them to the current motion the Commission certainly can.

Mr. Tucker said he would like to offer an amendment to the current motion. He asked that the four items mentioned by Mr. Southall be included with the current motion. Mr. Titmus seconded the amended motion and with Mr. Harvell, Mr. Hayes, Mr. Tucker, Mr. Titmus, Mr. Prosise and Mr. Simmons voting "YES" the items were added.

Mr. Prosise made a motion and read the following: BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that conditional use permit, C-19-1, as presented to operate an assisted living facility be recommended for disapproval to the Board of Supervisors with the four enumerated items: (1) The building located so close to Route 1 with no structured and enclosed access for the residents of such a facility; (2) the long distance to hospital care and the limited availability of ambulances in this part of the County during night time hours; (3) the limited staffing over a 24-hour period (the one to twelve ratio of nurses to patients); and (4) the general lack of cooperation from the applicant in providing information about the facility and its manner of operation in addition to the applicant not appearing before the Commission this evening to represent the request. The motion was seconded by Mr. Titmus and with Mr. Tucker, Mr. Titmus, Mr. Harvell, Mr. Prosise, Mr. Hayes, and Mr. Simmons voting "AYE" the motion was approved.

RE: OLD BUSINESS

Mr. Bassett had a discussion with the Planning Commissioners concerning the Subdivision Ordinance and Zoning ordinance amendments that Planning staff presented at the July 2018 Planning Commission meeting. He discussed amending the subdivision definition in the Subdivision Ordinance. He discussed maintaining the sliding scale density policy for A-2 zoned property that is currently in the subdivision definition and including it in the Zoning Ordinance under the A-1 and A-2 Zoning Districts as a

maximum density allowed in these Zoning Districts. He also discussed amending the frontage requirement in the A-1 and A-2 Zoning Districts by increasing the frontage required from 300 feet to 500 feet. After Mr. Bassett's discussion, the Commissioners agreed to advertise the amendments for public hearing at the April 10th Planning Commission meeting.

IN RE: COMMISSIONERS' COMMENTS

Mr. Prorise said he wanted to thank staff for putting together this afternoon's joint workshop meeting with the Board of Supervisors. The meeting was very productive. He liked the give and take communication between everyone. He is especially excited about the possibility of figuring out a way to make interested people in the County aware of land that may or may not be available for development. It may be worthwhile to offer some kind of training support to people on how to acquire land for development. I believe there are some great opportunities out there, and I would hate to see the County miss out on them.

Mr. Titmus said he really appreciated the two-on-two meetings the Commissioners had with the Board of Supervisors. The meetings were very productive. We were able to speak freely and candidly. I believe speaking freely allows you to come away with knowing what the Board of Supervisors have in their head as well as gauging the direction you need to go in instead of trying to figure out on your own what they want or are trying to accomplish.

Mr. Tucker said he wanted to thank staff for all their hard work and pulling together the joint meeting.

IN RE: PLANNING DIRECTOR'S COMMENTS

Mr. Bassett said in working with Mr. Massengill to schedule this afternoon's joint meeting, Mr. Massengill indicated that the Board of Supervisors would like to have a joint meeting with the Planning Commission every six months. He said Mr. Massengill is working on scheduling the next joint meeting.

Mr. Bassett informed the members that there are four cases coming before the Planning Commission next month. The first case will be the amendments discussed under old business. The second case will be a rezoning request in West Petersburg where the applicant wants to rezone to the R-U zoning classification; the applicant has two lots and wants to build a single-family home by combing the two lots.

The third case is a request for a conditional use permit to allow a commercial kennel, and the fourth case is a request for a conditional use permit to allow a new cell tower on property located on Wilsons Road just south of Route 460.

IN RE: ADJOURNMENT

The Chairman said if there is no further business he would entertain a motion for adjournment. Mr. Titmus made a motion to adjourn the meeting and Mr. Harvell seconded it and with all members in agreement the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Mark Bassett
Planning Director

Signed: _____
Planning Commission Chairman

Dated: _____