

Town of Ashland



Town of Ashland

Planning Commission Work Session

Minutes

December 12, 2012 – 6:30 p.m.

The Planning Commission of the Town of Ashland, Virginia, held a work session on Wednesday, December 12, 2012, in the Town of Ashland Council Chambers located at 101 Thompson Street, Ashland, Virginia.

Present: Bob Brown, Chairman
Alan Abbott, Vice-Chair
Lou Ann Jewell
Bob Flanagan

Absent: Felix Stevens, III

Others Present: Nora Amos,
Director of Planning and Community Development
Bryant Phillips, Senior Planner
Josh Farrar, Deputy Town Manager/Finance Director
Dr. Spagna, Council Liaison
Nancy Quesenberry, Administrative Assistant

CALL TO ORDER:

Mr. Brown opened the Planning Commission work session at 6:33 p.m.

The Planning Commission reviewed the items for the Planning Commission meeting scheduled for 7:00 p.m.

Ms. Amos stated that there was discussion at the Town Council work session regarding the Holland Tract and concerns related to its proximity to the wastewater treatment plant and railroad tracks, and that it may be better served as an industrial site rather than a residential site.

ADJOURNMENT:

There being no other items, the work session was adjourned at 7:00 p.m.

Town of Ashland



Town of Ashland
Planning Commission
Minutes
December 12, 2012 –7:00 p.m.

A regular meeting of the Planning Commission of the Town of Ashland, Virginia, was held on Wednesday, December 12, 2012, at 7:00 p.m. in the Town of Ashland Council Chambers, located at 101 Thompson Street, Ashland, Virginia.

Present: Bob Brown, Chairman
Alan Abbott, Vice-Chair
Lou Ann Jewell
Bob Flanagan

Absent: Felix Stevens, III

Others Present: Nora Amos,
Director of Planning and Community Development
Bryant Phillips, Senior Planner
Josh Farrar, Deputy Town Manager/Finance Director
Dr. Spagna, Council Liaison
Andrea Erard, Town Attorney
Nancy Quesenberry, Administrative Assistant

CALL TO ORDER:

Mr. Brown called the regularly scheduled Planning Commission meeting to order at 7:00 p.m.

ROLL CALL:

Ms. Jewell	Here
Mr. Flanagan	Here
Mr. Abbott	Here
Mr. Brown	Here

DETERMINATION OF QUORUM:

Mr. Brown stated that a quorum was present.

APPROVAL OF AGENDA:

Mr. Brown stated that there was a request to change the agenda to defer action on item SUB12-0921 – Sumpter T. Priddy, Sr. & Cornelia W. Priddy Subdivision at the Applicants request until further notice.

A motion was made by Mr. Brown to approve the change of the agenda.

There was a consensus to approve the amendment to the agenda as stated.

Ms. Jewell, Aye; Mr. Flanagan, Aye; Mr. Abbott, Aye; Mr. Brown, Aye.

With all Ayes, the motion passed.

CITIZEN INPUT:

Mr. Brown opened the floor for public comment.

There being none, Mr. Brown closed that portion of the meeting.

PRESENTATION OF MINUTES:

- A. October 10, 2012, minutes**
- B. November 1, 2012, Work Session minutes**

A motion was made by Ms. Jewell to approve the minutes for October 10, 2012, as well as the November 1, 2012, work session minutes as presented.

ROLL CALL:

Ms. Jewell	Aye
Mr. Flanagan	Aye
Mr. Abbott	Aye
Mr. Brown	Aye

With all Ayes, the motion was passed.

PRESENTATION

- A. Planning District Commission Program – Bob Crum, RRPDC**

Mr. Crum, Executive Director of the Richmond Regional Planning District Commission (RRPDC) explained to the Planning Commission who the RRPDC is, what they do and how they could help the Town of Ashland.

Mr. Crum stated that the RRPDC is a forum to discuss ideas on regional issues, promote cost savings, and advocate for the region.

Mr. Crum stated that the RRPDC is not a regional government.

Mr. Crum stated that the RRPDC is also working on a Regional Economic Development Strategy and he would like to come back and discuss that plan with the Planning Commission in the summer.

PUBLIC HEARINGS

A. Capital Improvements Program – Josh Farrar

Mr. Farrar explained that the Planning Commission reviewed the projects in the Capital Improvements Program (CIP) in November in detail and that he has incorporated the comments from the Comprehensive Plan into the CIP, and that it is now before the Planning Commission with the top ten projects chosen by the Planning Commission to be voted on.

Mr. Brown opened the public hearing and asked if there was anyone that would like to come forward to speak for or against the CIP that is presented.

There being none, the public hearing was closed.

Mr. Brown stated that he would like to acknowledge coordination between one project and another as follows; when considering where to put the outdoor amphitheater entertainment facility, such as at the current Farmers Market location, which would affect where the future Town Hall annex would be built (PF-003); which would affect how Town Hall (PF-002) would be expanded and would also affect the old fire station (PF-004)

Mr. Brown stated that under the entertainment facility it states that a terrific place for this would be in the Pufferbelly Park; he drove by the park and realized that in order for an entertainment facility to be located in that Park there would need to be a lot of trees removed, and it may not be a terrific idea as originally thought.

Mr. Brown stated that it was his opinion that there were a number of choices for this idea.

Mr. Farrar stated that Pufferbelly Park is not necessarily the location that staff is advocating for the entertainment center to be located; that suggested location came from the Parks and Rec. Master Plan.

Mr. Brown stated that two (2) Planning Commissioners voted for this and therefore he felt that it should be mentioned and it was his opinion that this would be good planning.

Mr. Farrar stated that PR-005 - Entertainment Facility states that *“Prior to construction, a study of government facilities in the downtown should be completed to determine needs. If the desired location is in downtown, this project should be completed in conjunction with PF-002, PF-003 and PF-004.”*

Mr. Brown stated that he did not see this when he read the CIP.

A motion was made by Ms. Jewell to recommend to the Town Council to approve the adoption of the CIP as presented.

ROLL CALL:

Mr. Flanagan	Aye
Mr. Abbott	Aye
Ms. Jewell	Aye
Mr. Brown	Aye

With all Ayes, the motion was passed.

**B. ORD2012-12 – Article XVIII,
Nonconforming Uses and Features of the Town Code.**

Mr. Phillips presented the Ordinance amendment as presented in the staff report provided in the Planning Commission packets.

Mr. Phillips stated that proposed amendments are recommended with the hope of making the interpretation and enforcement easier, eliminating duplicate regulations and regulations that conflict with one another, alleviating issues that have arisen in the past with regard to the enforcement of the nonconforming use regulations, under hardships and borders created for property owners; and protecting historic structures that predate the zoning ordinances.

Mr. Phillips stated that staff is recommending approval of the proposed ordinance amendments as presented.

Mr. Brown opened the public hearing and asked if there was anyone that would like to come forward to speak for or against the ordinance amendment as presented.

There being none, the public hearing was closed.

There was discussion regarding the proposed language change in Section 21-197.6 (b); such as the potential hardship that could be created for adjoining property owners whose

neighbors would be allowed to add on to their non-conforming structures as permitted should this wording be approved in the code.

A motion was made by Mr. Abbott to approve the ordinance amendments as presented with the removal of the underlined portion of Section 21-197.6 (b).

ROLL CALL:

Ms. Jewell	Aye
Mr. Flanagan	Nay
Mr. Abbott	Aye
Mr. Brown	Aye

With three (3) Ayes, and one (1) Nay, the motion was passed.

Action Items:

- A. Sumpter T. Priddy, Sr. and Cornelia W. Priddy Subdivision – SUB12-0921 –**
At the Applicants request, this action was deferred until further notice.

REPORT OF COMMITTEES:

Town Council – George Spagna

Dr. Spagna stated that the recent Town Council Actions are listed in the Planning Commission packet.

Ashland Main Street Association – Nora Amos

Ms. Amos provided an update on the Ashland Main Street Association stating that they had a Whistle Stop to Celebrate Amtrak's Inaugural trip from Washington D.C. to Norfolk, Virginia, on Tuesday, December 11, 2012.

Economic Development Authority –Nora Amos

Ms. Amos provided an update on the Economic Development Authority (EDA) stating that the EDA will hold a public hearing on Thursday, December 13, 2012, for a bond issuance to Randolph-Macon College.

Mr. Brown reminded everyone that on Channel CBS at 9:00 a.m. the Town of Ashland is was being featured all this week.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

UPCOMING ITEMS:

- A. January 9, 2013, at the regular Planning Commission meeting, SUB12-0921 - Sumpter T. Priddy, Sr. and Cornelia W. Priddy Subdivision.
- B. January 9, 2013, staff will bring to the Planning Commission, uses, and recommendations for additions, deletions and definitions for the various zoning district.
- C. January 9, 2013, Lee Garman with Hanover County, will provide an update on their Comprehensive Plan updates.
- D. January 17, 2013, 6:00 p.m., Planning Commission Work Session to continue working on the re-write of the Comprehensive Plan.
- E. January 17, 2013, Ms. Erard will assist with the re-write of the Zoning Ordinance residential sections.
- F. March 3, 2013, Alexis Thompson, Economic Development Coordinator, will provide an update for the Town of Ashland.

Mr. Brown asked if Mr. Garman from Hanover County could present what Hanover County proposes for residential areas that surround the Town of Ashland.

Mr. Abbott asked if they could receive a copy of the Power Point presentation that Mr. Crum presented.

Mr. Phillips stated that he could send Mr. Crum's presentation to the Planning Commission members.

Mr. Abbott requested an electronic version of the Hanover County Zoning Map that encompasses the Town of Ashland.

Mr. Phillips stated that he would try to get one for the Planning Commission.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:52 p.m.