

Town of Ashland



Town of Ashland

Planning Commission Work Session

Minutes

January 9, 2013 – 6:30 p.m.

The Planning Commission of the Town of Ashland, Virginia, held a work session on Wednesday, January 9, 2013, 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

Absent: Felix Stevens, III
Bob Flanagan

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

CALL TO ORDER:

Mr. Brown opened the Planning Commission work session at 6:30 p.m.

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

ADJOURNMENT:

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

Town of Ashland



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Planning Commission
Minutes
January 9, 2013 –7:00 p.m.

A regular meeting of the Planning Commission of the Town of Ashland, Virginia, was held on Wednesday, January 9, 2013, 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
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.

ELECTION OF OFFICERS:

Mr. Brown stated that at the beginning of each year the Planning Commission has an election of officers.

Mr. Brown stated that he would like to nominate Mr. Alan Abbott to be the Chairman of the Planning Commission for calendar year 2013. There being no further nominations, the nominations were closed.

ROLL CALL:

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

There were all Ayes to appoint Mr. Abbott as the Chairman of the Planning Commission.

Mr. Brown stated that while he was still holding the gavel, he would like to nominate Ms. Lou Ann Jewell to be the Vice-Chair of the Planning Commission for calendar year 2013. There being no other nominations, the nominations were closed.

ROLL CALL:

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

There were all Ayes to appoint Ms. Jewell as Vice-Chairman of the Planning Commission.

Mr. Abbott read a letter into the minutes to Mr. Brown as follows:

Dear Mr. Brown,

On behalf of the Planning Commission of the Town of Ashland, I extend to you our sincere appreciation for your commitment to the Town, and your services as Chair on the Planning Commission. Your combined knowledge of and passion for planning and community development and design, have been an invaluable benefit to the Planning Commission. Your untiring commitment to the present and future betterment of our community is unsurpassed. We particularly thank you for your hard work and dedication during the compilation and completion of the Comprehensive Plan update, your leadership and professional contributions played an intricate part in documenting and promoting what makes Ashland, Ashland for generations to come. The Ashland Planning Commission looks forward to working with you as you continue to fulfill your commitment to the Planning Commission.

*Very Truly Yours,
Alan Abbott*

APPROVAL OF AGENDA:

Mr. Abbott asked if there were any amendments to be made to the agenda as presented.

A motion was made by Mr. Brown to approve the agenda as presented.

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

With all Ayes, the motion passed.

CITIZEN INPUT:

Mr. Abbott opened the floor for public comment.

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

PRESENTATION OF MINUTES:

A. December 12, Work Session and Regular Meeting Minutes

A motion was made by Ms. Jewell to approve the minutes for the December 12, 2012, Work Session and Regular meeting 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. Hanover County Comprehensive Plan Update – Lee Garman, Hanover County
Principal Planner**

Mr. Garman stated that he has been with Hanover County for 15 years.

Mr. Garman stated that Hanover County began their Comprehensive Plan update process in the spring of 2012, incorporating a two (2) percent growth rate.

Mr. Garman stated that Hanover County was proposing that an average planned density within the suburban service area would be three (3) dwelling units per acre; and increasing the planned density would expand the residential development capacity of the suburban service area beyond the 20 year planned horizon.

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Mr. Garman stated that the Hanover County Comprehensive Plan is on the Hanover County Website front page; both the existing and the portions of the Comprehensive Plan that have been drafted are there for review.

Mr. Garman stated that one of the key changes being proposed in the Comprehensive Plan is to consolidate the Suburban Low (1-2 dwelling units per acre) and Suburban General (2-4 dwelling units per acre) classifications into a single density classification of 1-4 dwelling units per acre, which are primarily on the fringe of the County's suburban service area.

Mr. Garman stated that Hanover County will be scheduling approximately six (6) or seven (7) community meetings in various areas of the County for public input along with the County website and Facebook to keep the public informed.

Mr. Garman stated that January 17, 2013, was the next scheduled work session, where they would be discussing proposed map changes; and that the meetings would be held in an open house format where the public can talk with staff and provide feedback. Mr. Garman stated that all of the meeting dates will be posted on the Hanover County website.

Ms. Jewell asked Mr. Garman for more clarification regarding the plans for the area surrounding Route 33 and Ashland Road.

Mr. Garman stated that area was designated for business and the thought was that a business park that would be the size of the Town of Ashland does not make good sense, plus it was Hanover County Planning's opinion that there are not enough roof tops to support a park that size, and they are still trying to decide how that area would be configured.

Mr. Brown asked with regards to the area that is proposed to be zoned with a density of 1-4 units per acre, if theoretically it was possible that there could be all townhouses in the surrounding area around of the Town of Ashland just inside the Hanover County area.

Mr. Garman stated that theoretically, yes, however he does not anticipate it because he it was his belief that the market was not there for all townhouses.

Mr. Abbott asked Mr. Garman if the growth assumptions made during the spring and summer of last year may be impacted by the proffers being eliminated.

Mr. Garman stated that it was still a little early to determine how that will affect the growth within the County.

Ms. Jewell asked if Hanover County has future plans to bring the retail area farther north from the Lewistown Road area.

Mr. Garman stated that future retail would be allowed in that area on U.S. Route 1.

Ms. Jewell asked about the area north of Ashland on U.S. Route 1 as well.

Mr. Garman stated that there is light and heavy industrial on U.S. Route 1; and that the only changes that have been discussed in the area north of the Town of Ashland are in the Doswell area which would consist of some potential residential building but not in the near future.

Ms. Jewell asked about future plans for Ashcake Road.

Mr. Garman stated vthat Hanover County has it designated as a major arterial road and widening it to four lanes in the future.

Mr. Brown asked about the future of U.S. Route 54 east of I-95.

Mr. Garman stated that U.S. Route 54 has a 100 foot right-of-way designation; whether it would ever end up being four (4) lanes is to be seen. Just beyond Providence Church Road is the end of the County's higher density-suburban service area and it changes to rural designations all the way to U.S. Route 301.

B. ANNUAL REPORT

Mr. Phillips stated that the Annual Report was presented to the Planning Commission at the December 12, 2012, meeting, and that he has made a few recommended changes. Mr. Phillips stated that once the Planning Commission approves the amended report then staff will send it to the Town Council.

Ms. Jewell stated that when the Planning Commission makes the motion, it should be made with an amendment to December 12, 2012, as the final recommendation of Non-Conforming Uses on page 15 of the staff report, since it was left blank. Ms. Jewell stated that the Planning Commission's recommendation to the Town Council was to approve this item.

A motion was made by Ms. Jewell to recommend approval of the Annual Report with the amendment on the December 12, 2012, meeting the Planning Commission to show approval of the Non-Conforming Uses.

ROLL CALL:

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

With all Ayes, the motion was passed.

PUBLIC HEARINGS

A. None.

ACTION ITEMS:

A. None.

REPORT OF COMMITTEES:

Town Council – George Spagna

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

Dr. Spagna thanked Mr. Brown for his services as Chairman on the Planning Commission.

Ms. Jewell stated that in the Town Council Actions it was mentioned that on December 18, 2012, the Town Council took a tour of the old fire station. Ms. Jewell asked for more information regarding the purpose of the tour.

Dr. Spagna stated that the purpose of the tour was so that the Town Council would be more aware of what was available in that location; because staff is looking to better utilize that space in the future.

Ashland Main Street Association – Nora Amos

Ms. Amos provided an update on the Ashland Main Street Association (AMSA) and stated that they are working to become a Virginia Main Street Community, which could provide AMSA with staff support, educational support and other opportunities for grant funding.

Economic Development Authority –Nora Amos

Ms. Amos provided an update on the Economic Development Authority (EDA) stating that during the first couple of months of the year the EDA would be concentrating on setting their priorities.

UNFINISHED BUSINESS:

A. None.

NEW BUSINESS:

A. Residential Districts Use Amendments

Mr. Phillips stated that the next long range project for the Zoning Ordinance Amendment is to go through each zoning district and review each use and ensure that the uses are defined, and have definition that are clear and concise. Mr. Phillips stated that staff is also looking to add new uses to each district.

Mr. Phillips stated that the first section, which consists of all of the residential districts was included in the Planning Commission packet, and that he was currently working on the business districts.

Mr. Phillips stated that it was his opinion that staff and the Planning Commission could work in detail on the first section at the January 17, 2013, scheduled work session.

UPCOMING ITEMS:

Mr. Abbott reviewed the following list of upcoming scheduled meetings:

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| A. January 17, 2013 | 6:00 p.m. - Planning Commission Work Session |
| B. February 13, 2013 | 6:30 p.m. - Planning Commission Work Session |
| C. February 13, 2013 | 7:00 p.m. – Planning Commission Regular Meeting |
| D. February 27, 2013 | 6:00 p.m. – Planning Commission Work Session |
| E. March 13, 2013 | 6:30 p.m. – Planning Commission Work Session |
| F. March 13, 2013 | 7:00 p.m. – Planning Commission Regular Meeting |
| G. March 20, 2013 | 6:00 p.m. – Planning Commission Work Session |

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:57 p.m.