

Town of Ashland



Town of Ashland Planning Commission Minutes August 14, 2013 -7:00 p.m.

A regular meeting of the Planning Commission of the Town of Ashland, Virginia, was held on Wednesday, August 14, 2013, at 7:00 p.m. in the Town of Ashland Council Chambers, located at 101 Thompson Street, Ashland, Virginia.

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

Absent: Felix Stevens, III
Bob Brown

Others Present: Nora Amos,
Director of Planning and Community Development
Garet Prior, Planner II
Dr. Spagna, Council Liaison
Nancy Quesenberry, Administrative Assistant

CALL TO ORDER:

Mr. Abbott 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

DETERMINATION OF QUORUM:

Mr. Abbott stated that a quorum was present.

APPROVAL OF AGENDA:

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

There was a consensus of the Planning Commission to accept the agenda as presented.

CITIZEN INPUT:

Mr. Abbott opened the floor for public comment; there being none, citizen input was closed.

PRESENTATION OF MINUTES:

None.

PRESENTATION:

None.

Ms. Amos stated that Mr. Lee Garmen would be at the September Planning Commission meeting to provide an update on the Hanover County Comprehensive Plan.

PUBLIC HEARINGS:

ORD2013-06 - This is an ordinance to amend the Town Code of the Town of Ashland Chapter 21, "Zoning," Article XXV "Supplemental Regulations," Sec. 21-25, "Location of Uses and Structures," to allow for an exception to the requirement that lots front on an existing street or improved right-of-way.

Mr. Prior reviewed the proposed ordinance amendment as presented in the Planning Commission packet.

Mr. Prior stated that staff recommends deferral of this ordinance amendment until the September 11, 2013, Planning Commission meeting to allow staff time to continue researching all implications of this amendment.

Mr. Chris Gilman, Gilman and Bateman Realty, representing Leanord T. Pippin, a landlocked landowner.

Mr. Gilman stated that the parcel is a 1.2 acre parcel adjacent to a 40 foot strip of land that is currently owned by the YMCA and intended for use of a secondary entrance; the YMCA does not intend to use this strip of land.

Mr. Gilman stated that his client has a recorded deed of right-or-way across that 40 foot strip of land and would need 200 feet in length to install a driveway to make the parcel a buildable lot.

Mr. Gilman stated that this parcel of land is the only parcel of land associated with this request.

Mr. Gilman stated that his client, Mr. Pippin, and this parcel of land was located in Hanover County before it was annexed in by the Town; and, because of this and the Towns guidelines, they feel that this constitutes a hardship.

Mr. Abbott opened the public hearing and asked if there was anyone that would like to come forward and speak for or against this ordinance request.

There being no comments from the public, Mr. Abbott closed the public hearing.

Mr. Flanagan asked if this were to be granted, would there be a proffer statement to ensure that whatever needs to be done regarding items such as drainage be properly addressed.

Mr. Prior stated that he was not certain if this matter could be approved with proffers; however, perhaps there could be an approval with conditions that the Town Council could impose, such as storm water runoff etc.

Ms. Jewell asked if any landlocked parcel would be considered a hardship.

Mr. Gilman stated that Mr. Pippin's land is not landlocked; he cannot currently get approval for a building permit for his lot because of the wording in the Town Code.

Mr. Prior stated that perhaps the definition of 'hardship' may not be the proper term to use.

Mr. Abbott stated concerns that if approved as presented, private roads may not be wide enough or well marked for emergency service vehicles.

A motion was made by Ms. Jewell to defer ORD2013-06 to the September 11, 2013, meeting to allow staff to continue to do research for the amendment request.

ROLL CALL:

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

With all Ayes the motion passed.

ACTION ITEMS:

None.

REPORT OF COMMITTEES:

Town Council - George Spagna

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Dr. Spagna stated that the Town Council has approved \$600,000 for the downtown Streetscape project, which should begin within the next couple of weeks.

Dr. Spagna stated that he would be happy to take questions regarding the recent Town Council actions.

Mr. Abbott thanked Dr. Spagna and the Town Council for presenting the planning award to Mr. Brown.

Dr. Spagna stated that it was always a pleasure to present awards and to do things for those that are doing things for the Town.

Ashland Main Street Association - Nora Amos

Ms. Amos stated that to elaborate on the award presented to Bob Brown; Mr. Brown was presented the Citizenship Leadership Award of the Year from the Virginia Chapter of American Planning Association.

Ms. Amos provided a brief update on the Ashland Main Street Association.

Economic Development Authority -Nora Amos

Ms. Amos provided a brief update on the Economic Development Authority activities and actions.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

None.

UPCOMING ITEMS:

Continual review of the multiple B-1 uses.

Ms. Amos stated that once the Planning Commission has finished with their review of the Multiple B-1 Uses, she would like to send it out to the Market Ashland Partnership and Ashland Main Street Association to review and get feedback from the commercial property owners.

Ms. Amos stated that the next area to review would be the other commercial district uses and then move into the formal portion of the Code.

Ms. Amos stated that she would like to schedule the September 11, 2013, work session meeting to begin at 6:00 p.m. to allow more time to discuss the B-1 uses.

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Ms. Jewell stated that she would like to have it noted that she wanted to commend Mr. Prior for his great job of putting together the information for the packets; stating that it was easy to read and addressed their comments and that he provided background information in a very easy to follow format.

OTHER NEWS:

None.

ADJOURNMENT:

There being no further business, the meeting was adjourned at 7:45 p.m.