



PLANNING COMMISSION REGULAR MEETING  
WEDNESDAY, JULY 8, 2020  
6:00 PM

153A Morton Lane, Appomattox, VA 24522  
[www.AppomattoxCountyVA.gov](http://www.AppomattoxCountyVA.gov)

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## Call to Order

### Determination of Quorum

### Approval of Minutes

1. [20-1634](#) **Minutes-June 10, 2020 meeting**  
The minutes for the June 10, 2020 meeting are available for your review and approval.  
Documents: [June 10 minutes.pdf](#)

### Discussion of Petition/Public Hearing

2. [20-1630](#) **Public Hearing-RZ200375-Clayton C. Bryant, Jr.**  
A public hearing has been scheduled and duly advertised to receive comments on a petition by Clayton C. Bryant, Jr. who requests to rezone property from M-1, Industrial to B-1, General Commercial. The property is shown as Lot 7, located in the Concord Business Park on Stage Road, Concord, Virginia. The parcel totals 2.78 acres and is identified as Tax Map Identification Number 60 (8) 7. The property is designated as part of a Neighborhood Commercial area by the 2016 Comprehensive Plan.  
Documents: [RZ200375 Bryant PCPackage.pdf](#)
3. [20-1631](#) **Discussion-RZ200375-Clayton C. Bryant, Jr.**
4. [20-1632](#) **Public Hearing-Zoning Ordinance Amendment  
Short-Term Rental**  
A public hearing has been scheduled and duly advertised to receive comments on a proposed amendment to the Zoning Ordinance related to Short-Term Rental.  
Documents: [Summary STR PC07082020.docx](#)
5. [20-1633](#) **Discussion-Zoning Ordinance Amendment**

### Old Business

### Adjournment

## MINUTES

### APPOMATTOX COUNTY PLANNING COMMISSION MEETING BOARD OF SUPERVISORS MEETING ROOM APPOMATTOX, VIRGINIA

Wednesday, June 10, 2020

Members Present: (Quorum)

Joshua Mills  
Earl Dickerson  
Al Sears  
Annie Trent  
Steve Conner  
Sarah Blackwell

Members Absent:

George Almond

Also Present:

Johnnie Roark, Director of Community Development

Mr. Steve Conner, Vice-Chairman called the meeting to order at 6:05 p.m.

Mr. Conner determined there was a quorum and circulated the attendance sheet.

#### **Review/Approval of Minutes**

Mr. Earl Dickerson motioned, with a second by Ms. Sarah Blackwell, to approve the March 11, 2020 minutes. The motion carried unanimously.

#### **Old Business**

Discussion of Zoning Ordinance Amendments

Mr. Roark stated that the Board of Supervisors had returned the amendment package to the Planning Commission for further consideration.

After some discussion, the Planning Commission agreed to make adjustments to the definitions package and then forward the definitions back to the Board in batches. The Planning Commission adjusted the Recreational Vehicles amendment to link the allowable time period for a RV to be lived in with the Certificate of Occupancy for the main dwelling. Also, language was added relative to well and septic permitting, should someone attempt to make an RV a permanent dwelling. This amendment will be forwarded to the Board later in the summer. The solar energy portion of the package was found to be satisfactory and forwarded to the Board for immediate consideration.

Further discussion took place on the changes to the wireless communications facilities portion of the ordinance. Staff will be making adjustments and will report back to the Planning Commission. An initial discussion on the Short-Term Rental land use involved the state code definition and a discussion of the zoning districts that this use may be allowed in as either permitted or conditional. The Planning Commission determined that it was best to use the state code definition for "short-term rentals" and allow the use as a conditional use in the A-1, R-1, R-2, R-3, and V-1 zoning districts. This should alleviate any confusion with the "bed and breakfast" land use category. A public hearing will be scheduled for the next Planning Commission meeting.

#### **Adjournment**

Having no further business, Mr. Conner asked for a motion to adjourn.

Mr. Dickerson made a motion, with Mr. Joshua Mills seconding, that the meeting be adjourned. The motion carried unanimously. The meeting adjourned at 6:54p.m.

Approved As Written,

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George Almond, Chairman  
Appomattox County Planning Commission

Attest:

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Johnnie Roark, Clerk  
Director of Community Development

**County of Appomattox  
Department of Community Development  
Staff Report**

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**To:** Planning Commission  
**From:** Johnnie Roark   
Director of Community Development  
**Date:** July 8, 2020  
**RE:** Rezoning Petition RZ200375-Clayton C. Bryant, Jr.

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**SYNOPSIS**

Clayton C. Bryant, Jr. (property owner) is requesting to rezone land back to its former zoning classification “in order to make it easier to sell.” The property is located on Stage Road (Route 609) between Richmond Highway and Benchrest Lane in the Concord area. The property borders Gleaning for the World.

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**Specifics**

**Applicant:** Clayton C. Bryant, Jr.  
**Agent:** Same  
**Current Owner:** Same  
**Professional Engineer:** None  
**Current Use:** Vacant  
**Proposed Use:** None listed, intends to market property for sell  
**Surrounding Uses:** Warehouse/Distribution, Various light industrial and general business  
**Parcel Size:** Approximately 2.78 acres  
**Current Zoning:** M-1, Industrial Zoning District  
**Proposed Zoning:** B-1, General Commercial Zoning District  
**Surrounding Zoning:** M-1, Industrial Zoning District, B-1, General Commercial Zoning District  
**Tax Map Number(s):** 60 (8) 7

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**PROJECT IMPACTS**

The applicant proposes to rezone the property in order to market the property for business purposes. The property has been zoned M-1, Industrial since June of 2001 (Page, Case# 01473). Prior to Mr. Page having the property zoned M-1, the property was zoned B-1, General Commercial. This property is part of the Concord Business Park. The Concord Business Park was created by Mr. Clayton Bryant, Sr. in early 2000. The Business Park was rezoned from A-1 to B-1 in April, 2000 (Case # 00421). Six of the original 18 lots in the business park were ultimately rezoned to M-1 over the past 20 years, with the remaining 12 lots still zoned B-1. Most of the area adjacent to the Business Park is zoned A-1, however, the adjoining lots to Lot 7 are mostly B-1, with one lot to the rear being M-1 and two lots across the street being M-1.

The property meets the minimum lot size for a parcel in the B-1, General Commercial Zoning District. The petitioner did not specify a use for the property, however, the petitioner does intend to offer the property for sale.

VDOT will provide a complete review during the site plan review stage once a use is identified.

The Virginia Health Department will provide a complete review during the site plan review stage once a use is identified. The site was perked for a septic system during the initial subdivision of the property in 2000.

Any project disturbing 5,000 square feet or more will require a local Land Disturbance Permit for erosion and sediment control and may need a Virginia Stormwater Management Permit (VSMP) through the Virginia Department of Environmental Quality.

Applicable sections of the Zoning Ordinance

§19.6-50 refers all matters of zoning amendments to the Planning Commission for study and recommendation.

The Planning Commission shall study proposals to determine:

1. The need and justification for the change.
2. When pertaining to a change in the district classification of property, the effect of the change, if any, on the property, surrounding property, and on public services and facilities. In addition, the Planning Commission shall consider the appropriateness of the property for the proposed change as related to the purposes set forth at the beginning of each district classification.
3. The relationship of the proposed amendment to the purposes of the general planning program of the county, with appropriate consideration as to whether the change will further the purposes of this ordinance and the general welfare of the entire community.
4. Whether the proposed amendment conforms to the general guidelines and policies contained in the county comprehensive plan.

**ANALYSIS**

The property is approximately three acres (2.78 ac.) in size and is roughly rectangular in shape. The property has approximately 435 feet of road frontage on Stage Road. The property is vacant, but was formerly intended for a metal fabrication shop in the early 2000's (this is the project that led to the rezoning from B-1 to the current M-1). The property is relatively flat, with a slight slope towards the northwest as you travel away from Richmond Highway.

The property is located on Stage Road (Route 609) between Richmond Highway (Route 460) and Benchrest Lane (private), approximately 950 feet north of the intersection at Richmond Highway. The properties to the west is zoned M-1, Industrial and B-1, General Commercial. The properties to the south are B-1, General Commercial. Properties to the east (rear) are zoned M-1, Industrial and B-1, General Commercial, while the property immediately to the north (Gleaning for the World) is zoned B-1, General Commercial. To the north, the zoning changes to A-1, Agricultural as you move past the Gleaning for the World property. Although the zoning is A-1, Agricultural, the land use along Stage Road changes from industrial/commercial near the intersection to rural residential as you move north.

The current zoning district is M-1, Industrial, which are areas suitable for less intensive industrial activities. M-1 areas are primarily designated based on the suitability of the land in terms of slope and freedom from flooding, as well as, the availability of public services, access to arterial road network, and proximity to rail and airport facilities or the interstate highway system. Distributing these areas throughout the county in a planned manner to create employment centers within close proximity to residential growth areas and reduce heavy traffic generation of industrial uses is encouraged.

The proposed zoning district, B-1, General Commercial, is intended to provide locations for a variety of commercial and service related activities within the suburban service areas serving larger neighborhoods and the county in general. B-1 districts are intended for general application throughout the county. General Commercial Districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. B-1 districts provide a wide variety of retail, varied commercial and service related uses.

The Concord Business Park is a mixture of both B-1 and M-1 zoning and land uses.

## **COMPREHENSIVE PLAN**

The Comprehensive Plan consists of various elements that are separate but related to each other, such as transportation, community and neighborhood revitalization, the natural environment, and how land is used now and in the future. The Future Land Use Map (FLUM) is an element of the comprehensive plan and is advisory in nature. The FLUM is not a zoning map. It shows the general distribution of land use categories for desired future development within the county. The land use categories in a Future Land Use Map are often inclusive of more than one zoning district in the Zoning Ordinance. The FLUM does not have the force of law, as with the official Zoning Map. It is intended to help achieve the county's long-range vision of growth conceived with a 2040 time frame in mind; understanding the amount of job growth and household growth that can be achieved in a particular area or sub-area.

This parcel is part of a Neighborhood Commercial Area, as delineated by the Future Land Use Map (2016 Comprehensive Plan). Neighborhood Commercial areas are intended for small-scale retail or offices, professional services, convenience retail, auto sales/service, and shopfront retail that serves a market at a neighborhood scale. Typically, but not necessarily, found at intersections with major roadways. Additionally, this area is part of the Concord Growth Corridor with its sprawling development patterns, which are better illustrated as a growth corridor within Appomattox County as opposed to the concentrated village area in Campbell County. Growth corridors are so designated to maximize development in areas that can sustain such concentrations, or to minimize expansion beyond their boundaries in areas unsuitable for future growth. A secondary goal is to encourage comparable development patterns along the corridors to decrease the chance of incompatible uses. This growth corridor stretches from the Campbell County line to the Hummingbird Lane (Route 667) intersection and encompasses the intersection at Stage Road (Route 609).

Relevant goals within the 2016 Comprehensive Plan, as applied to this petition:

### **GROWTH MANAGEMENT (GM) GOAL: MAINTAIN AND PROTECT THE RURAL AND HISTORICAL NATURE OF THE COUNTY WHILE SIMULTANEOUSLY ENCOURAGING CONTROLLED DEVELOPMENT IN SPECIFIED AREAS.**

*The rezoning is proposed in an area that is designated for commercial development. The 2016 Comprehensive Plan designates areas along Richmond Highway for commercial and/or industrial development. Growth corridors and Neighborhood Commercial hubs are designated at various points along Richmond Highway. The location where this development is proposed has been designated for commercial/industrial development since at least 2000.*

### **ECONOMIC DEVELOPMENT (ED) GOAL: ATTAIN AN ENVIRONMENTALLY SOUND, DIVERSIFIED, AND STABLE ECONOMY WHICH IMPROVES THE QUALITY OF LIFE AND LESSENS THE TAX BURDEN OF COUNTY RESIDENTS AND BUSINESSES.**

*The rezoning is proposed in an area that is intended to provide a service or commercial venture to the community. The surrounding land uses further this goal through a myriad of commercial activities.*

### **TRANSPORTATION GOAL : ENHANCE THE QUALITY, SAFETY, AND APPEARANCE OF THE COUNTY'S PRIMARY AND SECONDARY ROADS.**

*The rezoning will be in commercial/industrial portion of Stage Road, which is a transitioning area. The portion of the road where this rezoning is proposed is clearly intended for commercial/industrial development. To the north of this development area is a rural residential area that has developed over the past decade. Further out are several residential developments that utilize this road as well.*

**Planning Commission Action:**

The following motions are available for the Planning Commission:

**To approve:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend approval of the REZONING petition of Clayton C. Bryant, Jr. (property owner) from M-1, Industrial Zoning District to B-1, General Commercial Zoning District.

**To deny:**

For reason of public necessity, convenience, general welfare, and good zoning practice, the Appomattox County Planning Commission moves to recommend denial of the REZONING petition of Clayton C. Bryant, Jr. (property owner), as the petitioner has failed to show the following:

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Attachments:

- Application
- Concept Sketch
- Map of Surrounding Area
- Map of Zoning
- Map of Future Land Use
- Map of Soil Types
- Map of Topography
- M-1, Industrial Zoning District Regulations
- B-1, General Commercial Zoning District Regulations

**PROJECT INFORMATION**

Note: If the applicant is not the property owner, then an owner's authority letter must be submitted with the application.

<u>Concord Business Park Lot 7</u> PROJECT NAME	<u>M-1-</u> ZONING DISTRICT
<u>STAGE ROAD 609</u> ADDRESS, IF AVAILABLE, OR STREET LOCATION	<u>2.78</u> TOTAL SITE ACRES
<u>60-8-7</u> TAX MAP IDENTIFICATION NUMBER	

<b>APPLICANT/AGENT</b>	<input type="checkbox"/> Agent
<u>CLAYTON C. BRYANT Jr.</u> NAME	<input type="checkbox"/> Primary Contact
<u>380 Kayfins Way</u> <u>APRIVATE HOX</u> <u>VA</u> <u>24522</u> ADDRESS CITY STATE ZIP	
<u>434-664-7127</u> <u>N/A</u> PHONE EMAIL	

<b>OWNER (IF DIFFERENT)</b>	<input type="checkbox"/> Same As Applicant
_____ NAME	
_____ ADDRESS CITY STATE ZIP	
_____ PHONE EMAIL	

<b>PROFESSIONAL (ENGINEER, SURVEYOR, ETC.)</b>	<input type="checkbox"/> Primary Contact
_____ NAME	_____ COMPANY
_____ ADDRESS CITY STATE ZIP	
_____ PHONE EMAIL	

**PROJECT DESCRIPTION**

CURRENT ZONING DISTRICT:   M-1  

IF REZONING, PROPOSED ZONING DISTRICT:   B-E  

CURRENT LAND USE:   VACANT  

PROPOSED LAND USE:   NOT SURE AT THIS POINT  

PLEASE DESCRIBE THE PROJECT IN DETAIL:

  This property was originally zoned B-1, when property was sold, they had it rezoned to Commercial/Industrial. He built nothing on property. We foreclosed on him. And now would like to get it re-zoned back B-1. It will make it easier for us to resell; at some point in time  

**PROFFERS: (IF CONDITIONAL REZONING)**  
The applicant may proffer, in writing, reasonable conditions in addition to the requested zoning district regulations. All proffered conditions must be in writing, signed, and presented prior to the start of the Board of Supervisor's public hearing.

**Are proffers being proposed?**  YES  NO

**(If yes, please submit proffer statement to staff.)**

## JUSTIFICATION

The Planning Commission and Board of Supervisors will study the request to determine the need and justification for the change in terms of public health, safety, and general welfare. Please answer the following questions as thoroughly as possible. Attach additional information, if necessary.

Please explain how the request furthers the purpose of the Zoning Ordinance and the zoning district classification for which the project is proposed. You may find a copy of the Appomattox County Zoning Ordinance at [www.appomattoxcountyva.gov](http://www.appomattoxcountyva.gov), navigate to the Community Development Page.

Re-Zoning BACK to B-1 makes better  
Sense for the entire AREA; with  
Business ALREADY In Area.

Please explain how the project conforms to the general guidelines and policies contained in the Appomattox County Comprehensive Plan. You may find a copy of the plan at [www.appomattoxcountyva.gov](http://www.appomattoxcountyva.gov), navigate to the Community Development page.

We have no plans AT this time

Please describe the impact(s) of the request on the property itself, the adjoining properties, and the surrounding area, as well as, impact(s) on the public services and facilities, including water, sewer, roads, schools, parks/recreation, and fire/rescue.

pelled well AND DRAINFIELD ALREADY ON Property  
- Just Looking To put BACK. No Impact



**LIST OF ADJOINING PROPERTY OWNERS**

The applicant is required to provide a list of owners as shown on the current real estate tax assessment books of all abutting properties and properties immediately across the street or road from the property to be rezoned or issued a Conditional Use Permit. This information can be found at the Commissioner of Revenue's office or by utilizing the County's GIS website. If necessary, use additional pages.

Tax Map Number	Name
60 - (8) - 6	GLEANING FOR THE WORLD
Mailing Address (Street, Post Office Box)	
P.O. Box 645	CONCORD VA 24538
City	State Zip

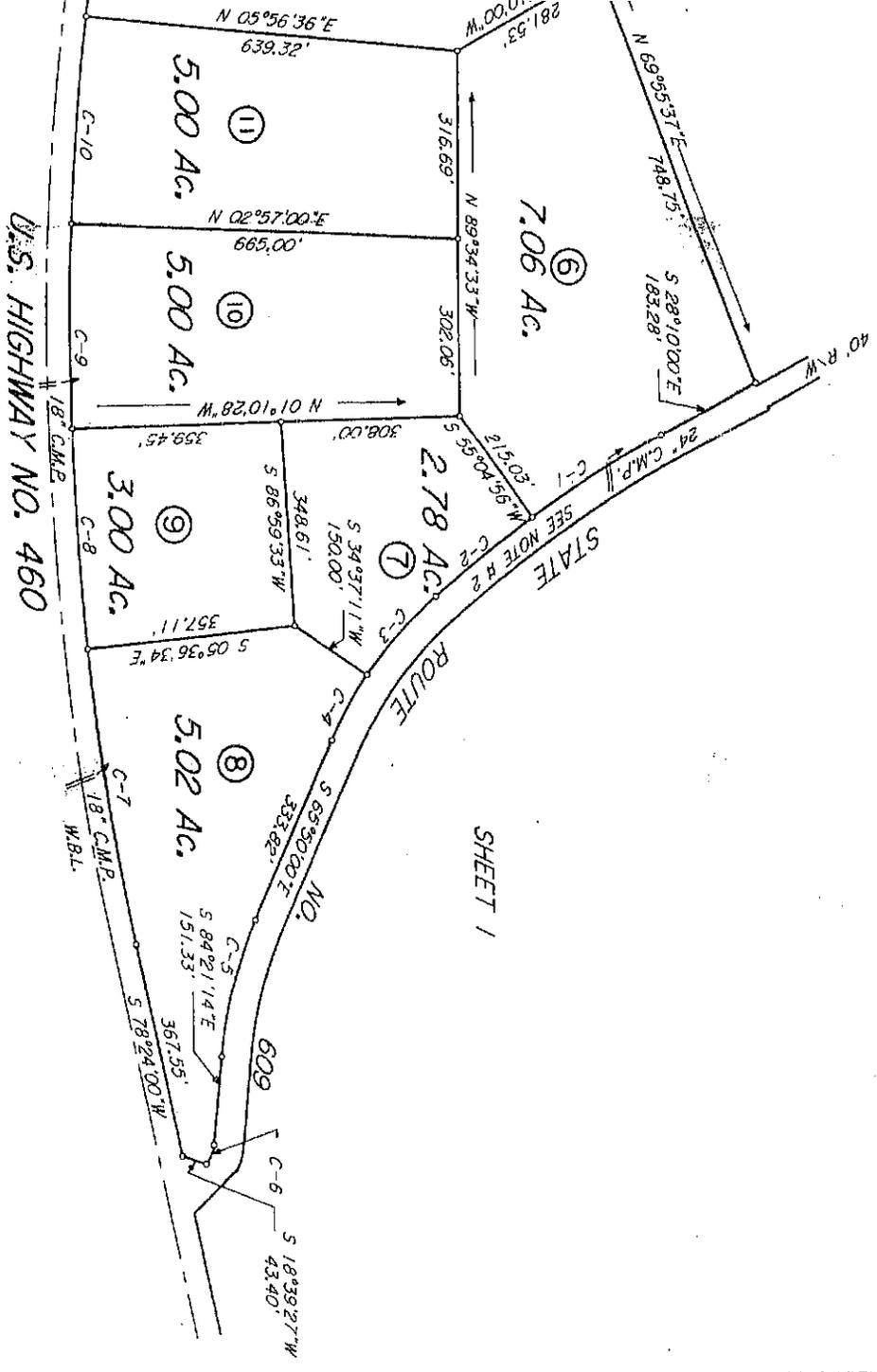
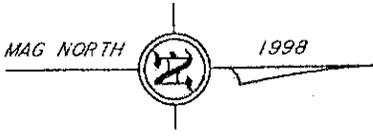
Tax Map Number	Name
60 - (8) - 8	BRYANT, Clayton, C. SR. REVOCABLE TRUST
Mailing Address (Street, Post Office Box)	
P.O. Box 702	APPOMATTOX VA 24522
City	State Zip

Tax Map Number	Name
60 - (8) - 9	Willie A Coleman
Mailing Address (Street, Post Office Box)	
61 STRING MILL ROAD	CONCORD VA 24538
City	State Zip



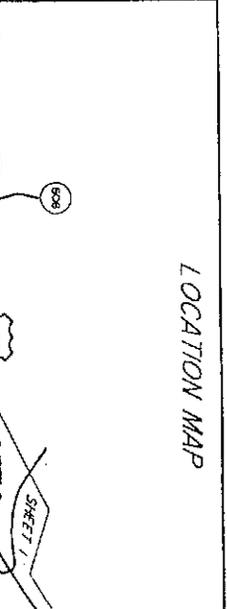
WILLIAM W. DICKERSON, JR.  
 LAND SURVEYOR  
 Appomattox, Virginia

*Lot 7 Subsect property*



SHEET 1

LOCATION MAP



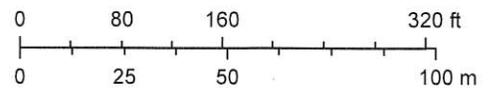
SHEET 2 OF 2  
 SCALE: 1 IN. = 200 FT.  
 CONCORD BUSINESS PARK  
 ZONED B-1  
 STONEWALL DISTRICT  
 APPOMATTOX COUNTY

# RZ200375-Bryant Jr.



June 18, 2020

1:2,257



- Structure
- Structure Label
- Centerlines
- ▭ Town Boundary
- ▭ County Boundary

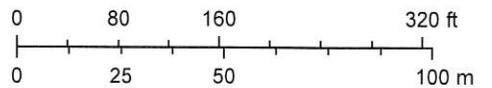
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Existing Zoning



June 30, 2020

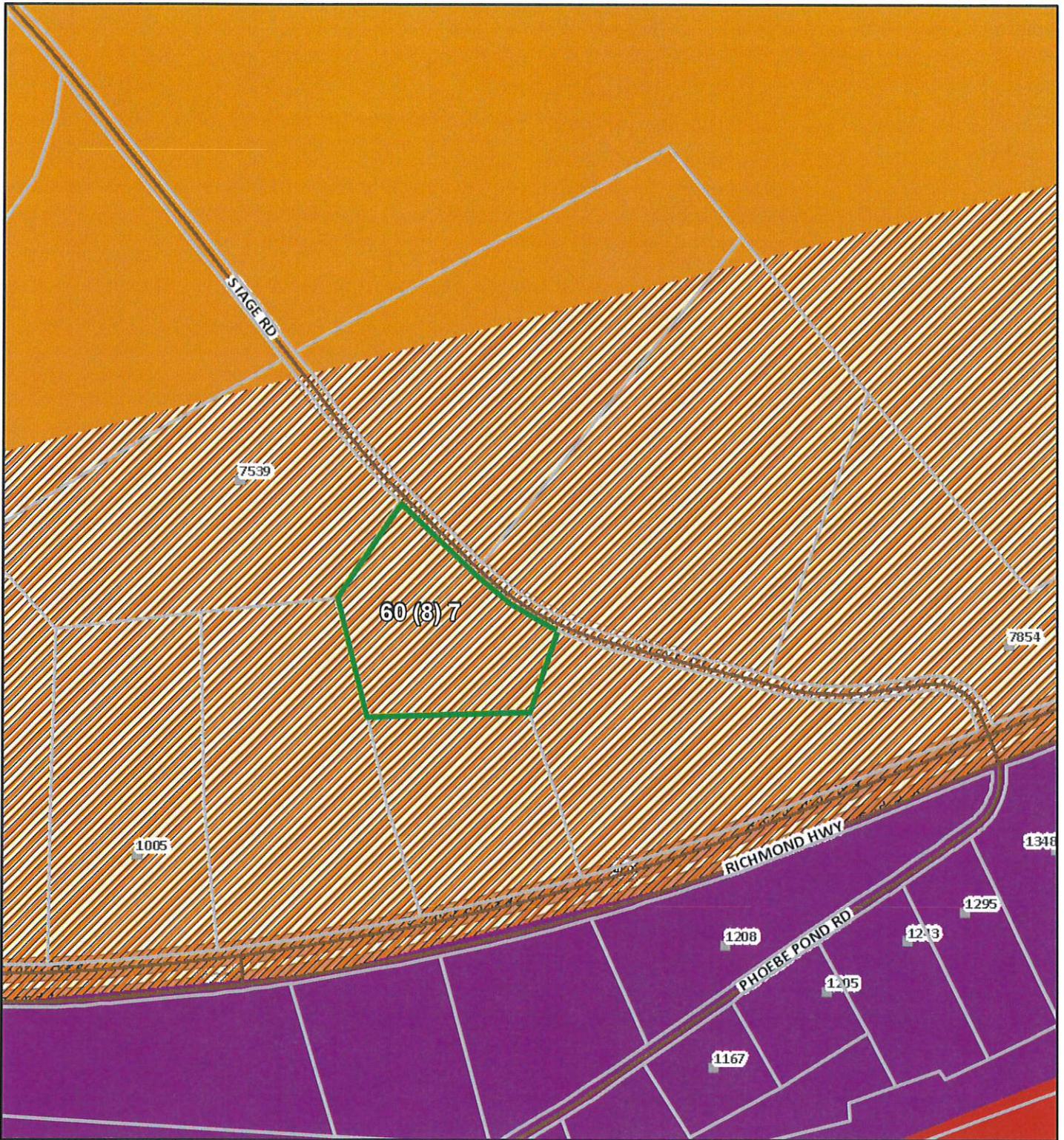
1:2,257



■ Structure	■ B-1	■ M-IP	■ R-2
Structure Label	■ B-2	■ MHP-1	■ R-3
— Centerlines	▨ CZ	■ No Zoning	■ V-1
Zoning	■ H-1	■ P-1	▭ Town Boundary
■ A-1	■ M-1	■ R-1	▭ County Boundary

Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

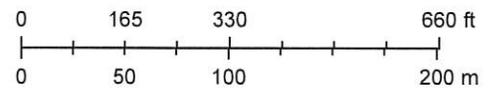
# Future Land Use Map



June 30, 2020

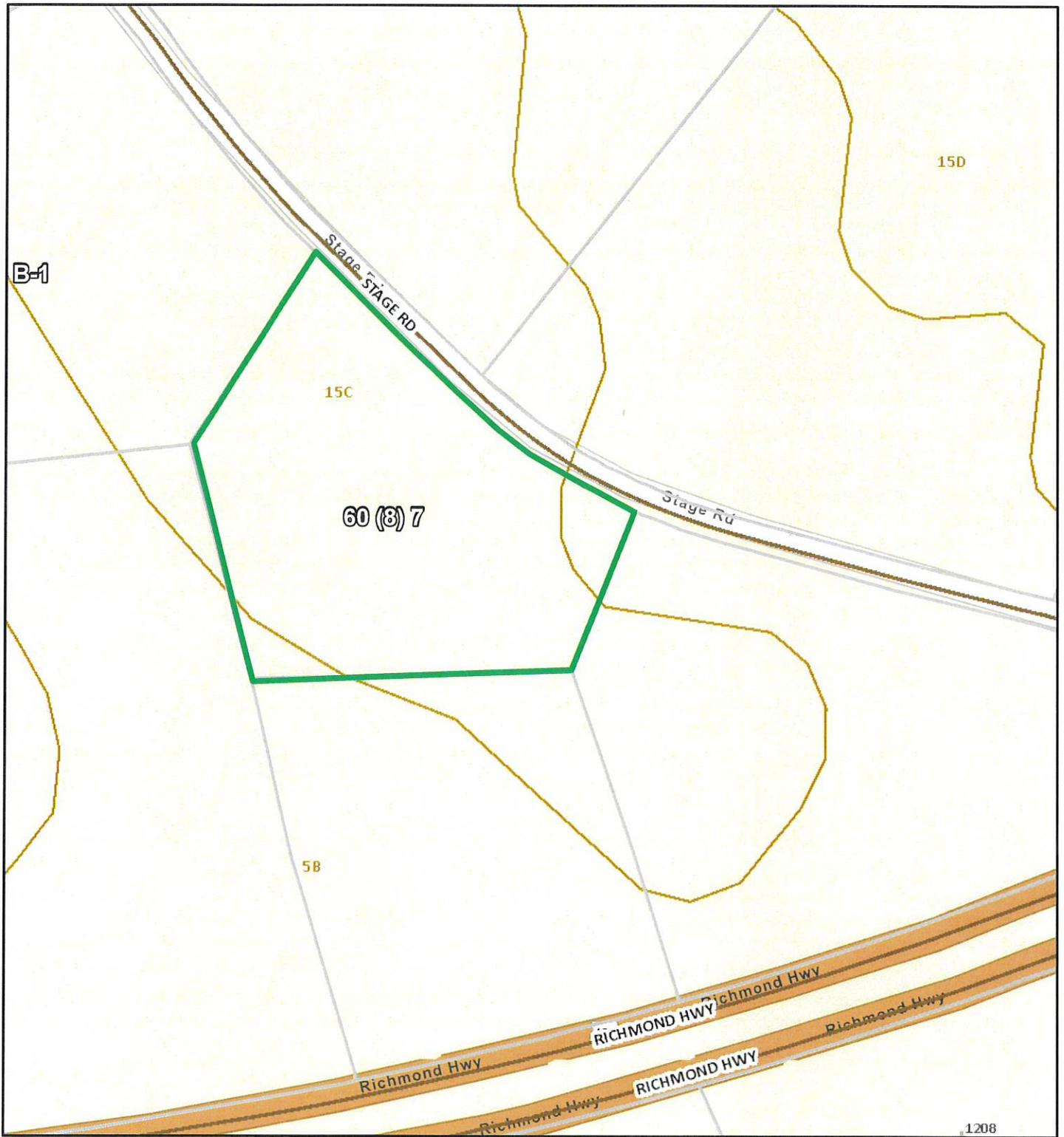
1:4,514

- Structure
- Structure Label
- Centerlines
- Future Land Use
  - ▨ Neighborhood Commercial
  - Commercial
- Industrial
- Institutional
- Suburban Growth Area
- State Forest Protection Area
- Primary Conservation Area



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

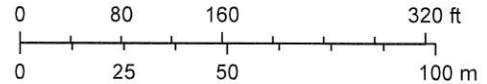
# Soils



June 30, 2020

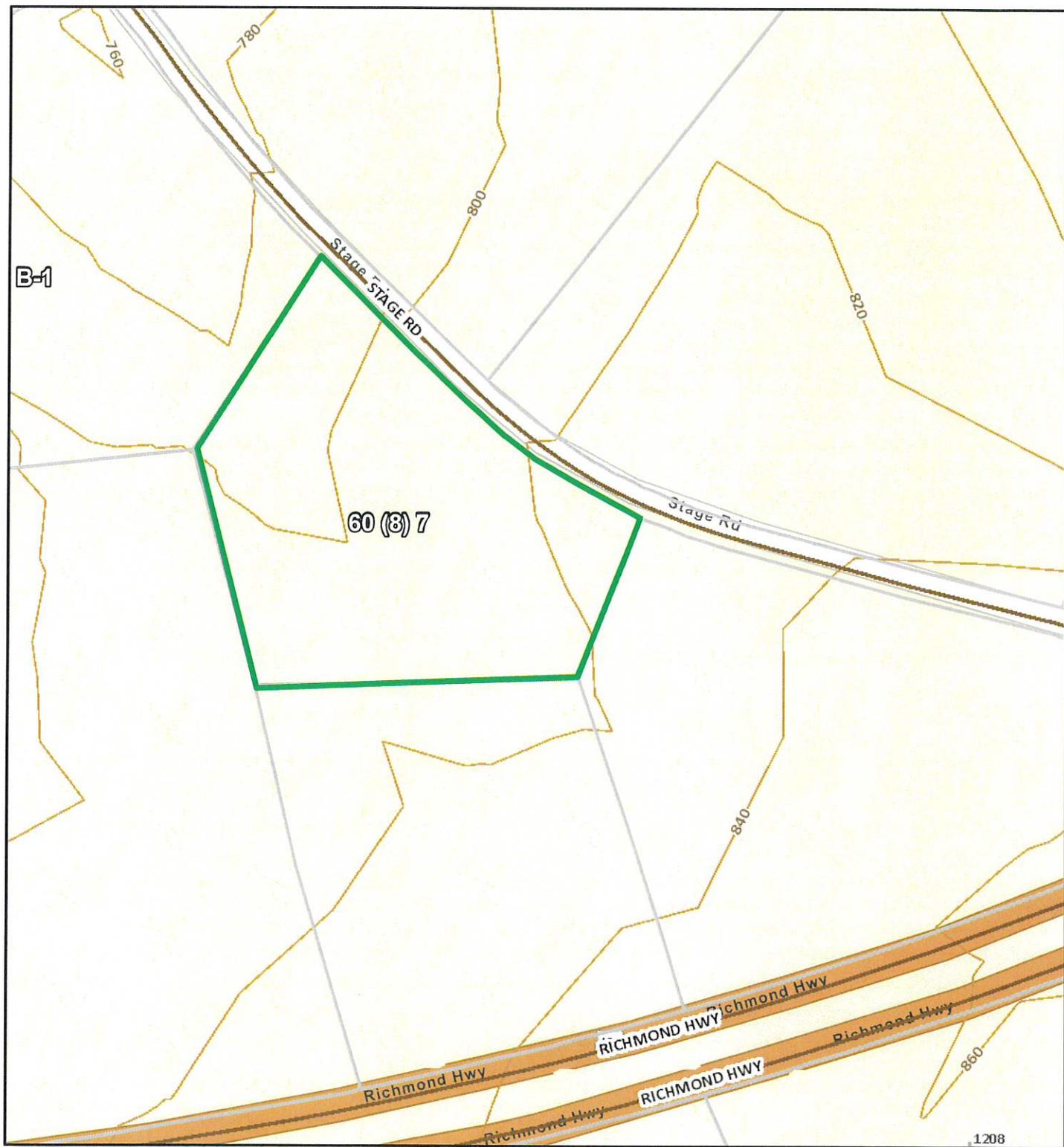
1:2,257

- Structure
- Soils
- Structure Label
- ▭ Town Boundary
- Centerlines
- ▭ County Boundary



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

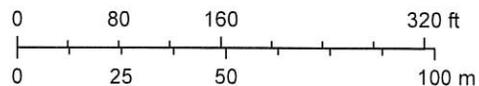
# Topography



June 30, 2020

1:2,257

- Structure
- Structure Label
- Centerlines
- Contours
- Town Boundary
- County Boundary



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

## Chapter 19.6-Zoning

### §19.6-73 M-1, Industrial District

#### A. Purpose

The purpose of this district is to provide areas within the county which are suitable for less intensive industrial activities. M-1 areas are primarily designated based on the suitability of the land in terms of slope and freedom from flooding, as well as, the availability of public services, access to arterial road network, and proximity to rail and airport facilities or the interstate highway system. Distributing these areas throughout the county in a planned manner to create employment centers within close proximity to residential growth areas and reduce heavy traffic generation of industrial uses is encouraged. Since this district promotes uses that generally will conflict with most others, a high degree of protection to adjoining properties is strongly encouraged.

#### B. Permitted Uses

- Accessory Uses/Structures
- Administrative Services
- Amateur Radio Tower
- Brewery
- Business or Trade School
- Business Support Services
- Communications Services
- Composting
- Construction Sales and Services
- Construction Yard
- Consumer Repair Services
- Contractor Yard
- Convenience Store
- Custom Manufacturing
- Distillery
- Equipment Sales and Rental
- Financial Institutions
- Garden Center
- General Office
- Hotel/Motel/Motor Lodge
- Industrial Manufacturing
- Kennel, Commercial
- Laboratories
- Landscaping & Lawn Care Services
- Manufactured Home Sales
- Micro-Brewery
- Mini Warehouse
- Medical Office
- Park & Ride Facility
- Parking Facility

## Chapter 19.6-Zoning

Pawn Shop  
Personal Improvement Services  
Personal Services  
Post Office  
Public Maintenance and Service Facility  
Public Parks and Recreational Areas  
Recreational Vehicle Sales & Service  
Restaurant  
Retail Sales  
Safety Services, Public  
Sawmill  
Studio, Fine Arts  
Truck Terminal  
Veterinary Hospital/Clinic  
Warehouse and Distribution  
Winery

### **C. Conditional Uses**

Automobile Graveyard  
Aviation Facility, Private  
Aviation Facility, Public  
Flea Market  
Gasoline Station  
Outdoor Gathering  
Planned Unit Development  
Public Assembly  
Recycling Center  
Resource Extraction  
Scrap & Salvage Services  
Transfer Station  
Truck Stop  
Utility Scale Solar Energy Farm (Large Scale)  
Wireless Communication Facility

### **D. Site Development Regulations**

#### **a. Minimum Lot Requirements**

##### **i. Lots not served by public water or sewer**

1. Area: 25,000 square feet (0.57 acre)
2. Frontage: 100 feet on a publicly owned and maintained street

##### **ii. Lots served by either public water or sewer**

## Chapter 19.6-Zoning

1. Area: 15,000 square feet (0.34 acre)
  2. Frontage: 80 feet on a publicly owned and maintained street
- iii. Lots served by both public water and public sewer
3. Area: 10,000 square feet (0.23 acre)
  4. Frontage: 80 feet on a publicly owned and maintained street
- iv. Minimum lot size and permitted densities for multi-family dwellings and town homes are referenced in Additional Regulations section.
- b. Minimum Setback Requirements
- i. Principal Structure
    1. Front 35 feet from property line or 60 feet from centerline of public road, whichever is greater
    2. Side 15 feet
    3. Rear 35 feet
  - ii. Accessory Structure
    1. Front 35 feet from property line or behind the front building line, whichever distance is less
    2. Side 15 feet
    3. Rear 15 feet
  - iii. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.
- c. Maximum Height of Structures
- i. All structures: 35 feet
- d. Maximum Coverage
- i. Building Coverage: 35 percent
  - ii. Lot Coverage: 50 percent

## Chapter 19.6-Zoning

### §19.6-72 B-1, General Commercial District

#### A. Purpose

The purpose of this district is to provide locations for a variety of commercial and service related activities within the suburban service area serving larger neighborhoods and the county in general. This district is intended for general application throughout the county. General Commercial Districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. This district provides a wide variety of retail and service related uses.

#### B. Permitted Uses

- Accessory Apartment
- Accessory Uses/Structures
- Administrative Services
- Agricultural Services
- Amateur Radio Tower
- Antique Shops
- Automobile Dealership
- Automobile Parts/Supply Retail
- Automobile Repair Services
- Automobile Rental/Leasing
- Bed and Breakfast
- Business or Trade School
- Business Support Services
- Campground
- Carwash
- Cemetery, Family or Church
- Cemetery, Private, Association, For-Profit
- Civic Clubs
- Clinic
- Commercial Indoor Amusement
- Commercial Indoor Entertainment
- Commercial Indoor Sports & Recreation
- Commercial Outdoor Entertainment
- Commercial Outdoor Sports & Recreation
- Communications Services
- Community Recreation
- Construction Sales and Services
- Construction Yard
- Contractor Yard
- Consumer Repair Services
- Convenience Store
- Crisis Center
- Custom Manufacturing

## Chapter 19.6-Zoning

Dance Hall  
Day Care Center  
Domestic Chickens  
Educational Facilities, College/University  
Educational Facilities, Primary/Secondary  
Equipment Sales and Rental  
Family Day Care Home  
Financial Institutions  
Funeral Services  
Garden Center  
Gasoline Station  
General Office  
Guidance Services  
Home Beauty/Barber Salon  
Home Occupation, Type I  
Home Occupation, Type II  
Hospital  
Hotel/Motel/Motor Lodge  
Landscaping & Lawn Care Services  
Laundry  
Manufactured Home Sales  
Medical Office  
Micro-Brewery  
Mini Warehouse  
Parking Facility  
Park & Ride Facility  
Pawn Shop  
Personal Improvement Services  
Personal Services  
Post Office  
Public Maintenance and Service Facility  
Public Parks and Recreational Areas  
Recreational Vehicle Sales and Service  
Religious Assembly  
Residential Human Care Facility  
Restaurant, General/Drive-In/Fast Food  
Retail Sales  
Safety Services, Private  
Safety Services, Public  
Single-Family Dwelling  
Studio, Fine Arts  
Surplus Sales  
Truck Stop  
Utility Services  
Veterinary Hospital/Clinic  
Wayside Stand

## Chapter 19.6-Zoning

Wireless Communication Facility

### C. Conditional Uses

Adult Entertainment  
Automobile Graveyard  
Brewery  
Distillery  
Fish Hatchery  
Flea Market  
Halfway House  
Home for Adults  
Industrial Manufacturing  
Kennel, Commercial  
Laboratories  
Multi-Family Dwelling  
Outdoor Gathering  
Planned Unit Development  
Public Assembly  
Recycling Center  
Scrap & Salvage Services  
Stable, Commercial  
Transfer Station  
Transportation Terminal  
Truck Terminal  
Two-Family Dwelling  
Wind Energy System

### D. Site Development Regulations

#### a. Minimum Lot Requirements

- i. Lots not served by public water or sewer
  1. Area: 1 acre (43,560) square feet
  2. Frontage: 100 feet on a publicly owned and maintained street
- ii. Lots served by either public water or sewer
  1. Area: 15,000 square feet (0.34 acre)
  2. Frontage: 80 feet on a publicly owned and maintained street
- iii. Lots served by both public water and public sewer
  1. Area: 10,000 square feet (0.23 acre)
  2. Frontage: 80 feet on a publicly owned and maintained street

## Chapter 19.6-Zoning

### b. Minimum Setback Requirements

#### i. Principal Structure

1. Front 35 feet from property line or 60 feet from centerline of public road, whichever is greater
2. Side None, except when adjacent to a residential use, then 10 feet
3. Rear 15 feet

#### ii. Accessory Structure

1. Front 35 feet from property line or behind the front building line, whichever distance is less
2. Side 15 feet
3. Rear 5 feet

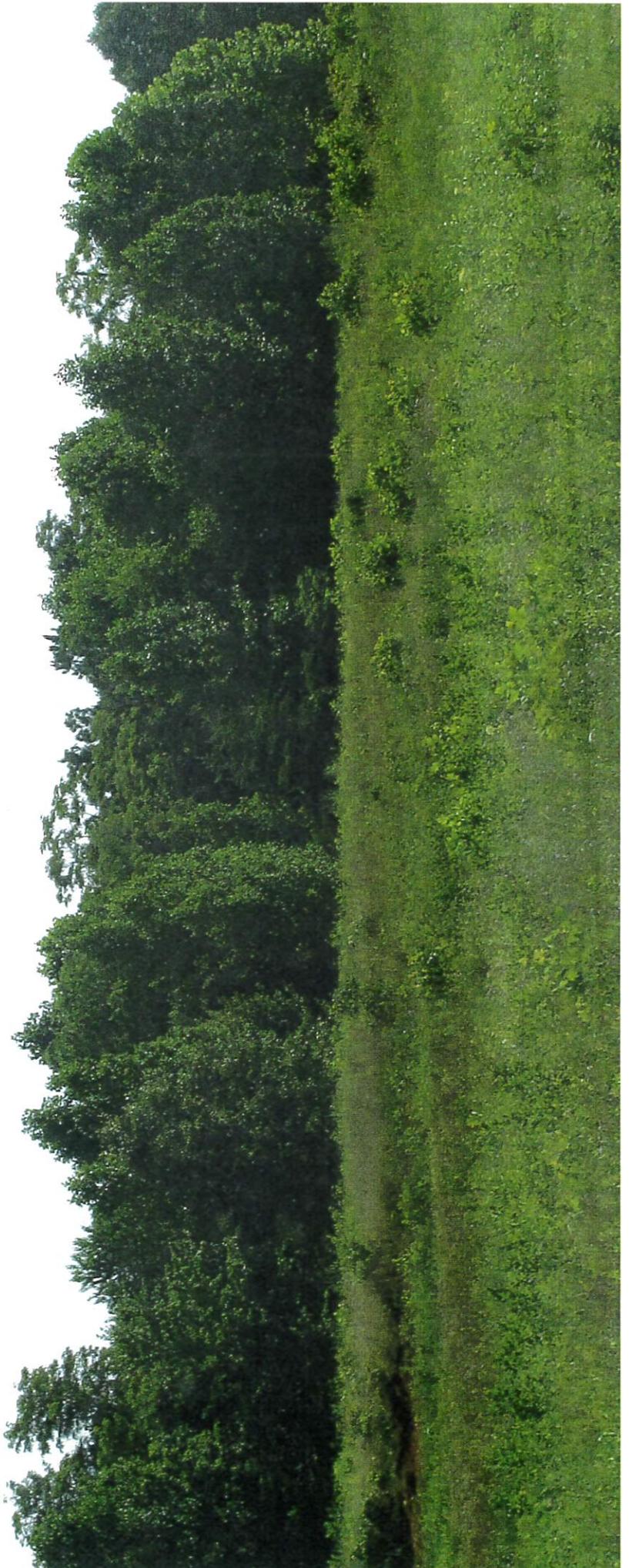
- iii. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

### c. Maximum Height of Structures

- i. All structures: 45 feet

### d. Maximum Coverage

- i. Building Coverage: 50 percent
- ii. Lot Coverage: 90 percent











**APPOMATTOX COUNTY  
COMMUNITY DEVELOPMENT DEPARTMENT**

P.O. Box 863, Appomattox, VA 24522 Phone: (434) 352-2637  
www.AppomattoxCountyVA.gov

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**SUMMARY OF PROPOSED AMENDMENT  
TO ZONING ORDINANCE**

**Date:** July 8, 2020

**Section:** ADD to Section 19.6-12 Definition  
ADD to Section 19.6-67 Conditional Use in A-1, Agricultural  
ADD to Section 19.6-68 Conditional Use in R-1, Low-Density Residential  
ADD to Section 19.6-69 Conditional Use in R-2, Medium-Density Residential  
ADD to Section 19.6-70 Conditional Use in R-3, High-Density Residential  
ADD to Section 19.6-71, Conditional Use in V-1, Village Center

**Origin of Request:**

Staff

Clarification of land use that had previously been considered under another land use category. Staff received a complaint and upon review with the complainant, the current interpretation created confusion and possible conflict with enforcement. Staff requested clarification from the Planning Commission. Planning Commission determined that a new land use category with a new definition specific to short-term rental of property would be appropriate. The amendment is intended to address short-term rental of property similar to *Airbnb*.

**Public Hearings:**

Planning Commission- July 8, 2020  
Board of Supervisors-TBD

**Proposed Amendment(s):**

New Definition:

Short-Term Rental-The provision of a room(s) or space(s) that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than thirty (30) days, in exchange for a charge for the occupancy.

The land use category "Short-Term Rental" will be added as a conditional use in A-1, R-1, R-2, R-3, and V-1 zoning districts.