

MINUTES

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

Wednesday, July 8, 2020

Members Present: (Quorum)

George Almond
Earl Dickerson
Al Sears
Annie Trent
Steve Conner
Sarah Blackwell

Members Absent:

Joshua Mills

Also Present:

Johnnie Roark, Director of Community Development

Mr. Steve Conner, Vice-Chairman called the meeting to order at 6:00 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 June 10, 2020 minutes. The motion carried unanimously.

New Business

Public Hearing

RZ20-0375- Clayton C. Bryant Jr. (property owner), has requested to rezone property from M-1, Industrial Zoning District to B-1, General Commercial Zoning District. 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 2016 Comprehensive Plan designates the property as part of a Neighborhood Commercial area.

Mr. Conner opened the public hearing and asked if anyone wished to speak on this petition.

Mr. Johnnie Roark, Community Development Director gave a brief overview of the project.

Mr. Phil Verdow, representing the petitioner, spoke in favor of the petition. Mr. Verdow stated that they only recently realized that property had been rezoned to M-1 several years ago when another person owned the parcel. They want to return the parcel to its original zoning of B-1 as it was zoned back when the Concord Business Park was first developed. He stated that they currently have no definitive plans other than to put the parcel up for sale.

Mr. Conner asked if anyone else wished to speak. No one spoke.

Mr. Conner closed the public hearing.

Discussion of RZ200375-Clayton C. Bryant Jr.

Mr. Conner asked if any Planning Commission members had any comments, questions or concerns.

Hearing none, Mr. Dickerson motioned with a second by Ms. Annie Trent, that 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.

The motion passed unanimously.

Public Hearing

Summary of Zoning Ordinance Text Amendments

Article I, Administration, §19.6-12-Definitions, add a definition for “Short-Term Rental”.

Article VII, District Regulations, §19.6-67 A-1, Agricultural Zoning District, §19.6-68, R-1, Low-Density Residential, §19.6-69, R-2, Medium-Density Residential, §19.6-70, R-3, High-Density Residential, and §19.6-71, Village Center add “Short-Term Rental” as a Conditional Use.

Mr. Roark provided a brief overview of the proposed text amendments. Mr. Roark read the proposed definition of “short-term rental” as “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.” Mr. Roark noted that this is the definition found in the Code of Virginia. Mr. Roark stated that the discussion stemmed from a zoning violation complaint that had been received and that the Planning Commission discussed the matter at a previous work session before deciding to seek public comment on the proposed change.

Mr. Conner asked if anyone wished to speak on this matter.

Mr. Paul Raymond, Clark Road, Appomattox, Virginia, spoke in opposition to the text amendments.

Ms. Karen Angulo, Denali Lane, Concord, Virginia, spoke in opposition to the text amendments.

Mr. Almond arrived at approximately 6:15 p.m.

Mr. Kenneth Wolfskill, Poorhouse Creek Road, Appomattox, Virginia spoke in opposition to the text amendment.

Ms. Robin Wolfskill, Poorhouse Creek Road, Appomattox, Virginia spoke in opposition to the text amendment.

Mr. Christian Raymond, Clark Road, Appomattox, Virginia spoke in opposition to the text amendment.

Mr. Donald Wilkes, Church Street, Appomattox, Virginia spoke in opposition to the text amendment.

Mr. Conner asked if anyone else wished to speak. Hearing none, Mr. Conner closed the public hearing.

Discussion of Zoning Ordinance Text Amendments-Short-Term Rentals

Mr. Conner asked if any Planning Commission members had any comments, questions, or concerns.

The Planning Commission members had a brief discussion regarding the comments they heard from the public. The Planning Commission was interested in how this issue is handled in other localities and asked staff to provide additional information.

Mr. Dickerson motioned, with a second by Mr. Almond, to table the matter in order for staff to gather further information and report back at a future meeting.

Adjournment

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

Mr. Dickerson made a motion, with Ms. Trent seconding, that the meeting be adjourned. The motion carried unanimously. The meeting adjourned at 6:50 p.m.

Approved As Written,

George Almond, Chairman
Appomattox County Planning Commission

Attest:

Johnnie Roark, Clerk
Director of Community Development