

MINUTES

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

Wednesday, August 12, 2020

Members Present: (Quorum)

George Almond (Chair)
Earl Dickerson
Annie Trent
Sarah Blackwell

Members Absent:

Joshua Mills
Al Sears
Steve Conner

Also Present:

Johnnie Roark, Director of Community Development

Mr. George Almond, Chairman called the meeting to order at 6:00 p.m.

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

Review/Approval of Minutes

Mr. Earl Dickerson motioned, with a second by Ms. Annie Trent, to approve the July 8, 2020 minutes. The motion carried unanimously.

Old Business

Work Session-Zoning Ordinance Amendment-Short-Term Rental

The Planning Commission held a public hearing on the proposed amendment for the land use category “Short-Term Rental” at its July meeting. Having received multiple comments from the public, the Commission requested additional information from staff. Staff provided the additional information related to how adjoining localities handle this land use. Mr. Roark reviewed the chart, stating that most localities are handling the land use as a permitted use with additional regulations. Mr. Roark also stated that at least two localities have the registry, which is not under consideration by the Planning Commission. Below is a summary of the proposed change:

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. Almond asked if there was any discussion.

Mr. Dickerson and Ms. Sarah Blackwell discussed the information provided by staff and how the new regulations would impact existing short-term rentals. Mr. Almond stated that he thought maybe staff should study the issue more to see if more complaints come in. Ms. Trent agreed with Mr. Almond.

Mr. Dickerson motioned, with a second by Ms. Trent to table the matter indefinitely and instruct the Zoning Administrator to continue to administer the Zoning Ordinance as currently is the practice in regards to short-term rentals. The motion carried unanimously.

New Business

Work Session-Zoning Ordinance Amendment-Abattoir

A citizen, Mr. Robbie Lewis, has requested an amendment to the Zoning Ordinance to add the land use category “abattoir” in the A-1, Agricultural Zoning District. Staff stated that the land use does not currently exist in the ordinance, other than in one location, in the IP district it is specifically prohibited. Staff stated that there is currently no definition in the ordinance for this use.

A proposed definition for abattoir is “A building or structure where livestock is slaughtered and prepared for distribution to butcher shops or retail sales establishments such as grocery stores. A slaughterhouse is designed to accommodate the confinement and slaughtering of live animals and may include packing, treating, storage, or sale of the product on the premises.”

The proposal is to include the land use as a conditional use in the A-1, Agricultural Zoning District.

Mr. Almond noted that about 90% of the county is zoned A-1, so this use would a CUP in most of the county if approved.

Mr. Dickerson stated that he would be concerned about the use adjoining a residential area, but agricultural areas would be appropriate.

The Planning Commission, by consensus, agreed to advertise for a public hearing to receive comments on the proposed use. Commissioners also asked staff to look into what regulations exist regarding this land use from other agencies and how surrounding localities handle the use.

Informational Items

Mr. Roark stated that a solar energy firm is trying to coordinate a local educational/informational meeting on the solar industry. The tentative date is August 31, 2020. Staff will send out an invitation once the details are finalized.

Adjournment

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

Mr. Dickerson made a motion, with Ms.Blackwell seconding, that the meeting be adjourned. The motion carried unanimously. The meeting adjourned at 6:20 p.m.

Approved As Written,

George Almond, Chairman
Appomattox County Planning Commission

Attest:

Johnnie Roark, Clerk
Director of Community Development