

BRISTOL VIRGINIA PLANNING COMMISSION
Monday, October 15, 2018
12:00 pm

MEMBERS PRESENT:	MEMBERS ABSENT:	STAFF:	OTHERS:
Todd Buchanan		Sally Morgan	
Anthony Farnum		Amy Thompson	
Bart Long			
Susan Long			
Michael Pollard			
Kevin Wingard			
Jordan Pennington			

I. Call to Order

Mr. Pennington called the meeting to order at 12:00 pm.

II. Approval of the Minutes of September 17, 2018 Regular Meeting

Mr. Buchanan made a motion to approve the minutes of September 17, 2018 regular meeting. Motion was seconded by Ms. Long and carried by the following votes:

AYES: Buchanan, S. Long, Pollard, Wingard and Pennington

ABSTAINS: Farnum, B. Long

III. Public Comment (for items not on the agenda)

No comments were made for items not on the agenda.

IV. New Business

None Scheduled.

V. Old Business

A. Zoning Ordinance Revision Project – Work Session

1. Division 11 – Supplemental Regulations

Manufactured Homes. Ms. Morgan reported that she made changes to Section 50-153 on page 9 under Supplemental Regulations. Ms. Morgan stated that she made revisions after reviewing the comments from the previous regular meeting and made recommendations regarding manufactured homes. (The draft language is attached to these minutes with copy dated 10-15-18). Ms. Morgan recommended that in the event that a majority of the manufactured home spaces or units in a non-conforming manufactured home park are vacant for more than 12 consecutive months, any

replacement of a manufactured home in that park can only occur if the entire park is rezoned to R-MH and brought into compliance with the standards in Section 50-137. Ms. Morgan stated that occupancy of the units can be monitored through BVU service records ensuring compliance with the ordinance. Mr. Long asked for confirmation regarding that manufactured homes cannot exist in the city and only in a manufactured home park. Ms. Morgan stated that no such home can exist in the city even on an individual's private property unless that home is replacing an existing manufactured home, however, Ms. Morgan stated that industrialized homes (typically known as modular homes) are allowed to exist within city limits and are treated the same as conventional, site-built homes.

Agricultural uses in Residential Areas. Planning Commissioners discussed proposed Section 50-151 Agricultural Uses on Residential Property (Page 6 on attached draft). Ms. Morgan reported that revisions have been drafted permitting backyard chickens as an accessory use on single-family residential lots in R-1A, R-1, and R-2 provided certain conditions are met and she presented those to the Commission.

Mr. Long asked if there are any other sections in the zoning ordinance that discusses agricultural uses on residential property. Ms. Morgan replied that agricultural uses are only allowed in the Agricultural District and that district is located only adjoining Sugar Hollow Park. Residential zones currently allow gardening only, therefore this draft section is proposed.

There was discussion about the 100 feet from property line requirement. Mr. Wingard suggested there should be a provision in the ordinance allowing agricultural uses within the city regardless of the offset from property line if the adjoining neighbors have provided written permission. After much discussion, planning commissioners agreed to retain the 100 foot requirement, however, allowing special exceptions for some circumstances.

Mr. Pollard suggested adding an additional paragraph to the code allowing goats and/or sheep within the residential districts provide certain conditions are met. Ms. Morgan stated that she is unaware of any cities that allowing goats and sheep within their residential districts.

Methadone and Other Controlled Substance Substitution and Adult Uses. Ms. Morgan presented draft Section 50-156 – Methadone and Other Controlled Substance Substitution and Section 50-157 – Adult Uses – both of which are currently in city code, but she is recommending some wording changes as shown on Pages 10 and 11. Both of these uses require special use permits and are restricted to certain zones. It was suggested that the 750 feet under 50-157 (d) be changed to 1,000 feet to match item (c) which requires 1,000 feet distance.

2. Division 12 – Wireless Communication Facilities (Replaces current Division 15)

Ms. Morgan reported that she drafted a replacement division addressing this land use because the current language in the city zoning code is too technical and in addition, the General Assembly has adopted state code changes that need to be incorporated in the city code. These changes include regulating the use of “small cell facilities” which have become the newer technology for wireless communications that supplement larger communication towers and facilities.

Ms. Morgan noted that rather than requiring small cell facilities to be approved by the Planning Commission that the draft section outlines an administrative review process that requires certain stipulations be met, including that the appearance of the facility is camouflaged from view, in addition to requiring submission of a site plan, a report prepared by a qualified engineer, and a visual impact description. The process for approving a new communications tower remains the same in that a special use permit is required, however Ms. Morgan stated that the language is much less technical in nature. The draft section is included as a part of these minutes and dated 10-15-18.

3. Remaining Schedule.

Ms. Morgan reported that Division 13 Signs needs to be completed and Divisions 14-17 need to be drafted and reviewed but most of that section is administrative process that is already prescribed by state code. Mr. Pennington stated that the Commission should finish up on the Signs section.

VI. Adjournment

There being no further business, the meeting was adjourned at 1:06 pm.

Sally H. Morgan
City Planner