

BRISTOL VIRGINIA PLANNING COMMISSION
Monday, February 19, 2019
12:00 pm

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

I. Call to Order

Mr. Buchanan called the meeting to order at 12:06 pm.

II. Approval of the Minutes of January 14, 2019 Regular Meeting

Ms. Morgan asked for a motion to approve the minutes of January 14, 2019 regular meeting with the correction to Ms. Susan Long’s vote regarding the determination of a camouflaged wireless communications facility located at 620 State Street. Mr. Pollard made a motion to approve the meeting minutes of January 14, 2019 with the revision. Motion was seconded by Mr. Wingard and carried by the following votes:

AYES: Buchanan, B. Long, Pollard, Wingard

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

No comments were made for items not on the agenda.

IV. New Business

A. Consideration of Residential Use in a Business Zone at 1205 Euclid Avenue

Ms. Morgan reported that the Community Department has received a request for a Residential Use in a Business Zone from Matthew Moore to continue the residential use of the property at 1205 Euclid Avenue. Ms. Morgan stated the property is zoned B-1 (Neighborhood Shopping). The structure on the property was built and used as a single-family residence, but has been vacant since April 26, 2017 (based on BVU service records). The current owner would like to continue to market the property for sale as residential and requested that the City provide some assurance that single-family residential use may continue.

Ms. Morgan recommends approval of the request to allow single-family residential use at 1205 Euclid Avenue if still vacant past April 26, 2019 by allowing the owner another 12 months to have the property occupied. She did report that she had

recently learned from BVU that the owner had reconnected power service to the dwelling.

Mr. Pollard commented that city staff should apply the standard of electrical services to the home as being continuation of the residential use and since the service is now connected, the residential use is legally non-conforming. Mr. Wingard stated that he thinks the property should be used for business in the future and there was discussion about adjoining parcels having been marketed as commercial. Mr. Long commented that the new property owner had recently improved the residence.

Mr. Long made a motion to respond to the applicant and approve the request by using the service being connected as the indicator that the residential use was not discontinued. Motion was seconded by Mr. Pollard and carried by the following votes:

AYES: Buchanan, B. Long, Pollard and Wingard

B. Review and Consideration of Future Land Use Map Revisions to Comprehensive Plan

Ms. Morgan stated that the Comprehensive Plan was adopted in March 2017 with the stipulation that it be reviewed on an annual basis. Ms. Morgan stated that last year the Commission reviewed the implementation matrix in terms of current actions being implemented and provided a summary report to the City Council along with the regular annual report from the Commission. Ms. Morgan stated that this year city staff would like the Planning Commission to review and recommend possible changes to the Future Land Use Map which is an integral part of the plan.

Ms. Morgan presented a short PowerPoint explaining the Future Land Use Map and focusing on six potential areas for updates or changes, including around Exit 1 (Gate City Highway and I-81), the area around the proposed new trailhead for the Mendota Trail (Pittstown Road and Island Road), the area south of Exit 5, and Williams Street industrial area. There was general discussion and consensus to move forward with proposed changes.

V. Old Business

A. Zoning Ordinance Revision Project – Update

Ms. Morgan reported that she is continuing to work on Zoning Ordinance Division 5 Floodplain Overlay Zone and Division 18 Definitions and requested that the Commission hold a work session on March 4 to discuss more about the Future Land Use map changes as well as discussing some zoning amendments to accommodate campgrounds and RV parks.

VI. Adjournment

There being no further business, the meeting was adjourned at 1:07 pm.

Sally H. Morgan
City Planner