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# Planning Commission

## ANNUAL REPORT TO THE BOARD OF SUPERVISORS FOR 2018

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### MEETINGS/MEMBERS

#### **Organizational Meeting**

The Planning Commission held its Organizational Meeting on February 20, 2018. Tom Woodford was elected Chairman and David Mays was elected Vice-Chairman. Gregg Zody, Director of Community Development, was elected to serve as Secretary for the Commission.

#### **Members**

The Planning Commission welcomed Mr. Ron Steele to represent District 3.

#### **Meetings**

The Planning Commission held nine meetings in 2018. One of the nine meetings was a joint meeting with the Board of Supervisors which included a work session prior to the meeting.

#### **Joint work session/meeting with Board of Supervisors (BOS)**

05-14-18 - Work session regarding:

- (1) Where Are We Now - Brief review of residential development between 2008 and 2018
- (2) Where and how do we want to grow - Future Land Use Map discussion
- (3) Where is the infrastructure - BRWA's current and long-range sewer/water plans
- (4) Next Steps
- (5) Consideration of a Growth Cost Model study

**COMPREHENSIVE PLAN AMENDMENTS**

The Planning Commission amended the Comprehensive Plan as follows:

<b>Initiated by or File #</b>	<b>Amendment</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
Planning Staff 08-21-18	<b>2030 Comprehensive Plan Amendment</b> initiated by the Bedford County Board of Supervisors. The proposed amendments are as follows: 1) the Future Land Use Map to incorporate the Forest-New London Urban Development Area boundaries; and 2) incorporating the Forest-New London Urban Development Area descriptive text in Chapter 14, "Future Land Use Designation", page 161; and 3) adopt by reference the Draft Report February 2018 Bedford County Urban Development Areas study, as recommended by staff.	Approval Vote: 5-1 08-21-18	Denied Vote: 6-0 09-24-18 O 092418-08

**AMENDMENTS TO SUBDIVISION ORDINANCE**

The Planning Commission reviewed the following text amendments to the Subdivision Ordinance as reflected below:

<b>Initiated by</b>	<b>Amendment</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
Planning Staff 06-19-18 10-16-18	<b><u>Family subdivisions</u></b> - Amend Section 31-4 of the Bedford County Subdivision Ordinance to add “aunt”, “uncle”, “niece” and nephew” to the definition of immediate family.	Approval Vote: 7-0 10-16-18	To BOS in 2019

**AMENDMENTS TO ZONING ORDINANCE**

**Text Amendments**

The Planning Commission reviewed and made recommendations to the Board of Supervisors on the following text amendments to the Zoning Ordinance:

Initiated by	Amendment	PC Recommendation	BOS Action
Planning Staff 01-16-18 03-20-18	<p><b><u>Manufactured Home -</u></b>                      1A. Amending Section 30-82-5(b), Manufactured Home. This amendment removes the prohibition of manufactured homes being erected, installed, occupied, sold, or constructed prior to July 1, 1976.</p>	Approval Vote: 6-0 03-20-18	Adopted Vote: 6-0 04-23-18 O 042318-04
	<p>1B. Amending Sec. 30-82-7(c), Manufactured home, Class A. This amendment removes allowance of manufactured homes (both singlewide and double wide) under certain conditions in the R-1 district (and R-2, if a single-wide manufacture home) based on a percentage of existing Class A (double- wide) manufactured homes in the R-1 district (and R-2, if a single-wide manufacture home) and within a certain distance of the proposed manufactured home placement. Class A manufactured homes would still be permitted in the R-2 district.</p>	Approval Vote: 6-0 03-20-18	This item not presented to the BOS per the County Administrator
	<p>2. Removing Sec. 30-82-6, Manufactured Home, Accessory. which currently allows the placement of manufactured homes in the AP, AR, and AV zoning districts as an accessory structure for family members under certain conditions. This amendment removes the permitted use of accessory manufactured homes.</p>	Approval Vote: 6-0 03-20-18	Adopted Vote: 6-0 04-23-18 O 042318-04
	<p>3. Amending Sec. 30-81-3, Farm Housing to remove reference to Sec. 30-82-6 (Manufactured Home, Accessory).</p>	Approval Vote: 5-1 03-20-18	Adopted Vote: 6-0 04-23-18 O 042318-04

<b>Initiated by:</b>	<b>Amendment</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
Planning Staff 02-20-18 03-20-18	<b><u>Hotel</u></b> - Amending Section 30-28 (Definitions) to remove the stipulation for "Hotels" that at least 50% of the use must be for transient occupancy. Staff recommends that the use should be defined as 100% transient occupancy.	Approval Vote: 5-1 03-20-18	Adopted Vote: 5-1 04-23-18 O 042318-05
Planning Staff 03-20-18 04-17-18	<b><u>Master Plan Safety Valve</u></b> - Amending Sections 30-47-6, 30-57-7, 30-63-7 & 30-67-6 to allow a planned unit development master plan amendment to proceed through administrative and/or public hearing after a period of time sixty (60 days) if the owner of the master plan has failed to authorize or deny a amendment request by the property owner within a planned unit development.	Approval Vote: 7-0 04-17-18	Adopted Vote: 7-0 05-14-18 O 051418-03
Planning Staff 03-20-18 04-17-18 06-19-18	<b><u>Hotel, motel, lodge, extended stay</u></b> - Amending Sections 30-28 and 30-79-2 of the Bedford County Zoning Ordinance to define "Hotel, motel, motor lodge, extended stay" to allow non-transient occupancy for more than thirty (30) days in a hotel, motel, and motor lodge where the tenant's permanent address is located elsewhere.	Approval Vote: 7-0 06-19-18	Adopted Vote: 7-0 07-23-18 O 072318-08
Planning Staff 04-17-18 09-18-18 10-16-18	<b><u>Food Trucks</u></b> – Amend Sections 30-28 and 30-79; establishing Section 30-85-28 of the Bedford County Zoning Ordinance to define “Food Trucks” and allow by right in certain zoning districts with use and design standards (R*); and establish use and design standards for food trucks.	Approval Vote: 6-0 10-16-18	To BOS in 2019
Planning Staff 06-19-18 08-21-18 09-18-18	<b><u>Bed &amp; Breakfast</u></b> – Amend Section 30-28 and 30-85-9 of the Bedford County Zoning Ordinance to bring the definition and the use and design standards in line with the Code of Virginia.	Recommended to move to public hearing 09-21-18. Postponed 01-15-19 until General Assembly finalizes	To BOS in 2019
Planning Staff 06-19-18 10-16-18	<b><u>Historic Overlay</u></b> – Amend Section 30-70-4 of the Bedford County Zoning Ordinance to remove the Board of Zoning Appeals and replace with Board of Supervisors as the governing body to consider special use permit in the Historic Overlay District.	Approval Vote: 6-0 10-16-18	To BOS in 2019

Initiated by:	Amendment	PC Recommendation	BOS Action
Planning Staff 06-19-18 10-16-18	<b><u>Landscaping Bond</u></b> – Amend Section 30-92-3(b) of the Bedford County Zoning Ordinance to add an exemption for a developer to not have to post a landscaping maintenance bond for site plan approvals with required landscaping estimates that are less than \$2,000.	Approval Vote: 6-0 10-16-18	To BOS in 2019
Planning Staff 09-18-18 10-16-18	<b><u>Temporary Storage Containers</u></b> – Amend Section 30-28 & 30-79; establishing Section 30-87-11 of the Bedford County Zoning Ordinance to define “Temporary Portable Storage Containers” and allow by right in certain zoning districts with use and design standards (R*); and establish use and design standards for temporary portable storage containers.	Approval Vote: 5-1 10-16-18	Staff withdrew in 2018
Planning Staff 10-16-18	<b><u>Amend Evergreen Tree Type</u></b> – Amend Section 30-92-4(c) of the Bedford County Zoning ordinance to amend the standards and specifications table by replacing intermediate evergreen trees with small evergreen trees in the Tree Type column of the table.	Approval Vote: 6-0 10-16-18	To BOS in 2019
Planning Staff 06-19-18 10-16-18	<b><u>Amend definition of immediate family</u></b> – Amend Section 30-28 of the Bedford County Zoning Ordinance to add “aunt”, “uncle”, “niece” and “nephew” to the definition of immediate family.	Approved Vote: 6-0 10-16-18	To BOS in 2019

**MAP AMENDMENTS**

The Planning Commission reviewed a request for a master plan revision and held public hearings on the following zoning map amendments:

Initiated by or File #	Amendment	PC Recommendation	BOS Action
<p>RZ180003 West Crossing, LLC 02-20-18</p>	<p>Rezoning Application #RZ180003 is a request by West Crossing, LLC (Greg H. Lester) to amend Proffer #1 from the approved proffers for Farmington at Forest, Phase 2 (RZ070007) specifically for the section identified as Section 20 currently under development. Proffer 1 currently states:</p> <ol style="list-style-type: none"> <li>1. The property will be developed in substantial compliance with the Preliminary Master Plan. The maximum number of living units shall not exceed 636. This is approximately 60% of the number of units under the present R-2 zoning. The owner reserves the right to alter the plan in the following manner:               <ol style="list-style-type: none"> <li>a. Reduce the total number of units</li> <li>b. Increase the size of lots</li> <li>c. Reconfigure street and lot layout</li> <li>d. Adjust the mix of housing types to respond to market demands</li> <li>e. Adjust the amount of open space, however, a minimum of 50 acres of open space will be provided</li> </ol> </li> </ol> <p>The removal of this proffer would permit a change in the approved Master Plan for Farmington at Forest, Phase 2, Section 20 which would eliminate eighty-four (84) one-story 4-plexes and allow forty-one (41) single family dwelling units, forty-eight (48) condominiums, and twelve (12) townhouse units, which will result in a decrease of twenty-four (24) multi-family/townhouse units, and an increase of twenty-one (21) single family dwellings, for a overall increase in dwelling units from 636 to 666 dwelling units, which will result in an increase of thirty (30) additional dwelling units.</p>	<p>Approval Vote: 7-0 02-20-18</p>	<p>Adopted Vote: 7-0 03-26-18 O 032618-04</p>

	<p>The property is zoned PRD (Planned Residential Development District). The purpose of the PRD district is to provide for the development of planned residential communities that incorporate a variety of housing options as well as certain limited commercial and office uses designed to serve the inhabitants of the district. The subject parcel is located along Glade Springs Boulevard, within Farmington at Forest, Phase 2, Section 20.</p> <p>The applicant is also requesting a major revision to the approved Master Plan related to RZ070007 for an increase in the density of the development, in accordance with Section 30-47-6 of the Bedford County Zoning Ordinance. Tax Map Number: 99-A-27.</p>		
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Initiated by or File #	Amendment	PC Recommendation	BOS Action
Board of Supervisors 03-26-18 04-17-18	Zoning map amendments for the following 44 parcels with road frontage along Thomas Jefferson Road (Route 811) and Forest Road (Route 221) to be rezoned from C-1 (General Office District) to C-2 (General Commercial District): Tax Map Numbers 117-A-139, 117-A-148A, 117A-2-1, 117A-2-2, 117A-2-3, 117A-2-4A, 117A-2-5A, 117A-2-6A, 117A-2-7A, 117A-2-8A, 117A-2-9A, 117A-2-10A, 117A-2-11A, 117A-2-12A, 117A-2-13A, 117A-2-14A, 117A-2-15A, 117A-2-16A, 117A-2-17A, 117A-2-18A, 117A-2-19A, 117A-2-20A, and 117A-2-21A, owned by Melvin L. Harris; Tax Map Numbers 117-A-140, 117-A-141, and 117-A-142, owned by KPAT Lane LLC; Tax Map Number 117-A-34, owned by David R. and Sharon A. George; Tax Map Number 117-A-34A, owned by Sidney B. Jr. & Debra Allen; Tax Map Number 117-9-2, owned by Darrell W. Lilly Inc.; Tax Map Number 117-9-3, owned by T&K Rentals LLC; Tax Map Number 117-9-4, owned by D. W. Rentals LLC; Tax Map Number 117-9-5, owned by J. C. Laughlin Builder Inc.; Tax Map Number 117-A-33, owned by the County of Bedford; Tax Map Number 117-A-33A, owned by Forest Presbyterian Church; Tax Map Numbers 117-A-7, and 117-A-3A, owned by Forest Baptist Church; Tax Map Number 117-A-96, owned by MET Properties LLC; Tax Map Number 117-A-97 (portion), owned by Edmund Poindexter; Tax Map Number 117-A-112, owned by Stuckey Investments LLC; Tax Map Number 117-A-102, owned by Zion Hill Baptist Church; Tax Map Number 117-A-105, owned by Rachel S. & Hubert E. Logan; Tax Map Number 117-A-122, owned by Otterview Inc.; Tax Map Number 117-A-145A, owned by Mark Allen Morrison; Tax Map Number 117-A-112, owned by Stuckey Investments LLC; and Tax Map Number 117-A-138, owned by Stanley R. & Louise Graeff, C/o Aubrey May.	Approval Vote: 7-0 04-17-18	Adopted Vote: 5-0 05-29-18 O 052918-14



<b>Initiated by or File #</b>	<b>Amendment</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
RZ180005 Hanwah Azdel, Inc. 04-17-18	Rezoning Application #RZ180005 is a request by Hanwah Azdel, Inc. to reclassify the zoning designation of a 2.762-acre portion of a 12.001-acre parcel, Tax Map Number 118-A-14B, and a 1.651-acre portion of an 11.600-acre parcel, Tax Map Number 118-A-8A from R-3 (Medium Density Multi-Family Residential) to I-2 (Higher Intensity Industrial District).	Approval Vote: 7-0 04-17-18	Adopted Vote: 5-0 05-29-18
RZ180006 David Wayne Nelson 05-14-18	Rezoning Application #RZ180006 is a request by David Wayne Nelson to reclassify the zoning designation of a 1.5-acre portion of a 10.12-acre parcel, Tax Map Number 86-A-43 from AP (Agricultural/Rural Preserve) to C-2 (General Commercial). The future land use designation is Agricultural/Natural Resource Stewardship in the 2030 Bedford County Comprehensive Plan Future Land Use Map.	Approval Vote: 5-0 05-14-18	Adopted Vote: 7-0 05-14-18 O 051418-01
RZ180007 Everett Road Investments LLC 06-19-18	Rezoning Application #RZ180007 is a request by Everett Road Investments, LLC to rezone a 92.28-acre portion of Tax Map Number 115-A-13 from AR (Agricultural/Residential district) to R-1 (Low Density Residential district). The future land use designation for the subject property is Residential in the 2030 Bedford County Comprehensive Plan Future Land Use Map.	Denial Vote: 3-4 06-19-18	Adopted Vote: 7-0 09-24-18 O 092418-07 (info to BOS amended after PC vote)
RZ180009 460 West LLC 06-19-18	Rezoning Application #RZ180009 is a request made by 460 West, LLC to rezone a 2.52-acre parcel (Tax Map Number 152-A-37D) and a 4.46-acre parcel (Tax Map Number 152-A-37E) from split-zoned AV (Agricultural Village Center district) and R-1 (Low-Density Residential district) to I-1 (Low-Intensity Industrial district) totaling 6.98 acres. The future land use designation for the subject parcels is Commercial/Light Industrial in the 2030 Bedford County Comprehensive Plan Future Land Use Map.	Approval Vote: 7-0 06-19-18	Adopted Vote: 7-0 07-23-18 O 072318-07

<b>Initiated by or File #</b>	<b>Amendment</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
RZ180010 Logan and Brandie Thomas 06-19-18	Rezoning Application #RZ180010 is a request by Logan and Brandie Thomas to rezone a 50.498-acre portion of Tax Map Number 134-A-11 from R-1 (Low Density Residential district) to AR (Agricultural/Residential district). The future land use designation for the subject property is Residential in the 2030 Bedford County Comprehensive Plan Future Land Use Map.	Approval Vote: 7-0 06-19-18	Adopted Vote: 7-0 07-23-18 O 072318-05a
RZ180007 08-21-18	Rezoning Application #RZ180007 is a request by Everett Road Investments, LLC to rezone a 52.4-acre portion of Tax Map Number 115-A-13 from AR (Agricultural/Residential district) to R-1 (Low Density Residential district). The future land use designation for the subject property is Residential in the 2030 Bedford County Comprehensive Plan Future Land Use Map. The purpose of the AR district is to maintain these areas essentially in their rural state, consistent with the level of services anticipated by the county. These areas are generally characterized by very low density residential and institutional uses mixed with smaller parcels that have historically contained agricultural uses, forest land and open space outside the urban service area. These areas provide an opportunity for rural living in convenient proximity to urban services and employment. Agricultural uses should be encouraged to be maintained however, over time these areas are expected to become increasingly residential in character, with residential development becoming the dominant use over agricultural and more rural type uses. The R-1, Low-density residential district is established for areas of the county within the urban service area with existing low-middle density residential development, with an average density of from one (1) to three (3) units per acre, and land which appears appropriate for such development. The R-1 district is intended to provide the highest degree of protection from potentially incompatible uses and residential development of a significantly different density, size, or scale, in order to maintain the health, safety, appearance, and overall quality of life of existing and future neighborhoods. In addition to	Approval Vote: 5-1 08-21-18	Adopted Vote: 6-0 09-24-18 O 092415-07

	<p>single-family residences, only uses of a community nature which are generally deemed compatible and permitted in the R-1 district. This would include parks and playgrounds, schools, and other similar neighborhood activities. The applicant is proposing to subdivide the 52.4-acre portion of the property (approximately 50+/- lots) for the construction of stick built homes on each lot (“Dwelling, Single-Family Detached” use). The property is located on Everett Road (Route 622), adjoining property addressed as 2841 Everett Road to the north. The subject property is currently owned by Rita Creasy Moorefield and June Masencup and is 85.2 acres in size according to the application. Voluntary proffers have not been offered by the applicant. This application was previously heard by the Planning Commission on June 19, 2018. Due to the applicant amending their application by reducing the amount of acreage proposed to be rezoned, the amended application will be heard by the Planning Commission followed by a public hearing on August 21, 2018.</p>		
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**SPECIAL USE PERMITS**

The Planning Commission held public hearings on the following Special Use Permit applications:

<b>Initiated by or File #</b>	<b>Request</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
SU180002 Sweetwater Park, LLC 02-20-18	Special Use Permit Application #SU180002, Sweetwater RV Park, LLC (Shannon R. Cox) requests a Special Use Permit for the expansion of an existing campground for twenty-seven (27) additional recreational vehicle campsites in a AR (Agricultural Residential) zoning district. The 10.00 acre parcel of property is located adjacent to 4488 and 4474 White House Road, along the south side of White House Road (Route 608), approximately 0.39 miles south of the intersection with Route 654 (Radford Church Road). The existing campground was subject to a previously approved Special Use Permit (SU110001) that was approved by the Bedford County Board of Supervisors on November 22, 2010 on a 10.413 acre parcel of property identified as Tax Map Number 234-A-31C, and contains eighteen (18) recreational vehicle sites, six (6) tent campsites, a 24' x 65' camp store containing a game room, utility room, office, snack bar and bath house, a 24' x 41.5' caretaker house, and recreational amenities. Tax ID # 234-A-31E	Approval Vote: 5-2 02-20-18	Adopted Vote: 7-0 03-26-18 R 032618-05

<b>Initiated by or File #</b>	<b>Request</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
SU180003 Verizon Wireless 06-19-18	Special Use Permit Application #SU180003 is a request by Verizon Wireless to establish a “Wireless Communication Facility, Class IV” use within a 75’ x 75’ lease area on Tax Map Number 149-A-23. The applicant is proposing to construct a 150 foot above ground level (“AGL”) monopole tower within a 60’ x 60’ security fenced compound area with twelve (12) stand-off panel type antennas co-located on the tower at 144 feet AGL. Verizon has indentified the need for this site as part of a larger project to expand Verizon’s network services into areas of Bedford County that currently have marginal level of wireless coverage while also providing additional wireless network capacity to support existing sites. The subject property is located at 1285 Flagstone Loop, a private road that is accessible from E. Lynchburg Salem Turnpike (Route 460), approximately 1.72 miles east of the Town of Bedford. The property is 75.74 acres in size according to the concept plan and County real estate information.	Approval Vote: 7-0 06-19-18	Adopted Vote: 7-0 07-23-18 R 072318-06
SU180004 Logan and Brandie Thomas 06-19-18	Special Use Permit Application #SU180004 is a request by Logan and Brandie Thomas to establish a “Conference Center” use on a 50.498-acre portion of Tax Map Number 134-A-11. The applicant is proposing to construct a barn structure for indoor weddings (also intends to have outdoor weddings on the property), a guest cottage, and associated parking with the proposed “Conference Center” use. The subject property, located at the corner of Terrace View Road (Route 705) and Bellevue Road (Route 643), is 97.625 acres in size, according to the concept plan. The subject property is currently owned by Terrace View Farm & Land, LLC.	Approval Vote: 7-0 06-19-18	Adopted Vote: 7-0 07-23-18 R 072318-5b

**SPECIAL REVIEW PROJECTS**

The Planning Commission held a public hearing on the following Special Review project application:

<b>Initiated by or File #</b>	<b>Amendment</b>	<b>PC Recommendation</b>	<b>BOS Action</b>
SRP180001 Bedford County Dept of Public Works 06-19-18	Special Review Project SRP180001 - The Bedford County Department of Public Works requests a determination pursuant to Virginia Code § 15.2-2232 and Section 30-23 of the Bedford County zoning ordinance to determine whether relocating a convenience center on tax map # 107-A-101A (adjacent to the former Thaxton Elementary School), in District 7 is “substantially in accord with the adopted comprehensive plan” of Bedford County.	Approval Vote: 7-0 06-19-18	No action required by BOS