

BEDFORD COUNTY PLANNING COMMISSION MINUTES
March 19, 2019

The Planning Commission held its organizational meeting Tuesday, March 19, 2019 in the Bedford County Administration Building Boardroom with six Commissioners present. The position for District 4 Planning Commissioner is vacant. County staff present was Mr. Patrick Skelley, County Attorney, Mr. Gregg Zody, Director of Community Development, Mr. Jordan Mitchell, Planner and Mrs. Patricia Robinson, Administrative Manager.

Mr. Skelley as parliamentarian of the Planning Commission called the meeting to order and determined a quorum was present to conduct business. Mr. Skelley called for nominations for Chairman of the Commission.

Mr. Woodford nominated Mr. Mays for Chairman. Mr. Dawson seconded the motion. There being no additional nominations or discussion the nominations were closed. A roll call vote was taken. Mr. Mays was elected Chairman with a vote of 6-0. Mr. Skelley turned the meeting over to Mr. Mays.

Mr. Mays called for nominations for Vice Chairman. Mr. Woodford nominated Mr. Dawson for Vice Chairman. Mr. Burdett seconded the motion. There being no additional nominations or discussion the nominations were closed. A voice vote was taken. Mr. Dawson was elected Vice Chairman with a vote of 6-0.

Mr. Dawson called for nominations for Secretary. Mr. Steele nominated Mr. Zody. Mr. Dawson seconded the motion. There being no additional nominations or discussion the nominations were closed. A voice vote was taken. Mr. Zody was elected as Secretary with a vote of 6-0.

Mr. Mays asked for a motion regarding the 2019-2020 Meeting Schedule and Inclement Weather resolution. Mr. Burdett made a motion to adopt the resolution as presented. Mr. Huff seconded the motion. A voice vote was taken. The motion passed with a vote of 6-0.

Mr. Mays asked for a motion regarding the 2018 Annual Report. Mr. Burdett made a motion to approve the 2018 Annual Report as presented. Mr. Huff seconded the motion. A voice vote was taken. The motion passed with a vote of 6-0.

Mr. Mays moved to Item 2 Approval of Agenda and asked if there were any changes. Mr. Zody requested items 6a Rezoning application for Liberty University, item 6b Special Use Permit application for Liberty University under Public Hearings be removed from the agenda. The applicant requested the public hearings not be held tonight. Additionally Mr. Zody requested item 8a under New Business be removed from the agenda. There being no additional changes Steele moved to approve the agenda as amended. Mr. Burdett seconded the motion. A roll call vote was taken. The motion passed with a vote of 6-0.

Mr. Mays moved to Item 3 Approval of Minutes and asked if there were any changes to the minutes of January 15, 2019. Mr. Burdett requested the word "been" be inserted following the word "has" on page 2 line 53, change the word "see" to "seen" on page 2 line 54 and insert the

word “have” before the word “lights” on page 2 line 73. There being no additional changes Mr. Burdett made a motion to adopt the minutes as amended. Mr. Dawson seconded the motion. A roll call vote was taken. The motion passed with a vote of 6-0.

Mr. Mays moved to Item 4 Citizen Comment Period and asked if there were any citizens to speak regarding items not on the agenda. There being none Mr. Mays closed the Citizen Comment Period.

Mr. Mays moved to Item 5 and asked for the staff presentation for the Subdivision Waiver request. Mr. Mitchell stated for the consideration of the Planning Commission, Michael W. Cassidy (Piedmont Surveyors) has submitted a request to waive the Subdivision Ordinance requirement of Article V, Division 2, Section 31-189 “Shape” for Lots 6, 7, 38-41 in the Jefferson Meadows Subdivision (Subdivision Plat #SD190061). This section of the Subdivision Ordinance requires the depth of a residential lot to not exceed five (5) times its width. The memo dated April 5, 2019 included in the meeting packet provides an explanation of the reason for the waiver request. Mr. Mitchell stated staff has reviewed the request and the reasons for why the request should be granted. It is staff’s recommendation that the waiver be granted. Mr. Mitchell stated the applicants engineer Mr. Trent Warner is present to address questions about the request. Mr. Warner stated the need for the waiver came about through the subdivision plat review process. He noted there are new storm water regulations and a floodplain to deal with regarding the subdivision. Several of the lots are really long and the back ends of those lots are undevelopable type features. We don’t want to shorten those lots to build the road to have more development, thus we felt the waiver request was the best avenue to finalize the subdivision plat. There were no questions from the Commissioners for Mr. Warner.

Mr. Burdett made a motion to recommend approval of the Subdivision Waiver request concerning lot width to depth ratios for Jefferson Meadows Subdivision pursuant to Article V, Division 2, Section 31-189 – “Shape” of the Subdivision Ordinance as presented. Mr. Dawson seconded the motion. A roll call was taken. The motion carried with a vote of 6-0.

Mr. Mays moved to item 6C under Public Hearing regarding proposed Zoning Ordinance text amendments. He opened the public hearing and asked for the staff presentation. Mr. Mitchell noted the Planning staff has been working on zoning ordinance revisions to address concerns that we have seen through implementing the ordinance, changes to the Code of Virginia, and listening to concerns from citizens and the development community. Staff proposed the following text amendments to address such concerns for discussion at the Planning Commission’s regular meeting on January 15, 2019. The following text amendments were initiated by the Planning Commission on January 15, 2019: signage, fences, off-street parking, wireless communication facility, bus shelter – multifamily dwelling and townhouses. Mr. Mitchell provided a brief review of the proposed amendments addressing questions or comments from the Commissioner during his presentation. Mr. Mitchell noted the original text presented to the Commission on January 15, 2019 contained a typo in the text for Item # 6 Class 4 wireless community facility. Staff has corrected the typo which ensures the text is in line with the state code. Mr. Mitchell noted the changes requested from the Commission on January 15, 2019 have been incorporated into the proposed text amendments.

Mr. Mays asked if there were any citizens to speak regarding the proposed text amendments. There being none, Mr. Mays closed the Public Hearing and asked for discussion and/or action by the Commission.

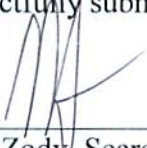
Mr. Burdett made a motion to recommend to the Board of Supervisors approval of the proposed text amendments as presented. Mr. Woodford seconded the motion. Mr. Steele requested the word "exceed" be changed to "exceeding" on line 3 of item # 2 of the proposed text amendments. A roll call was taken. The motion carried with a vote of 6-0.

Mr. Mays moved to Item # 7 Old Business. There was no Old Business.

Mr. Mays moved to Item # 8 New Business. Mr. Zody informed the Commission of upcoming items for their next meeting.

There being no additional business Mr. Mays called for a motion to adjourn. Mr. Steele made a motion to adjourn. Mr. Burdett seconded the motion. The motion carried with a vote of 6-0. The meeting adjourned at 7:19 pm.

Respectfully submitted,



Gregg Zody, Secretary

Approved by:



David Mays, Chairman