

**MINUTES OF THE MEETING OF THE TOWN OF VINTON PLANNING COMMISSION
HELD ON THURSDAY, AUGUST 3, 2006, AT 7 P.M., IN THE COUNCIL CHAMBERS AT THE
VINTON MUNICIPAL BUILDING LOCATED AT 311 SOUTH POLLARD STREET.**

COMMISSION MEMBERS PRESENT: Bruce Mayer, Chairman
Joan Drewery, Vice Chairperson
Dave Jones
Dawn Michelsen
Bob Patterson

STAFF PRESENT: Anita McMillan, Planning and Zoning Director
Julie S. Tucei, Planning and Zoning Coordinator

OTHERS PRESENT: Silas Witt, Vinton
Rickie Casey, Petitioner, Vinton

PUBLIC HEARING AGENDA

I. Call to Order

II. Approval of Minutes: May 23, 2006

III. Public Hearing Petition

- 1. The petition of Rickie Dale Casey, 1009 S. Pollard Street, Vinton, for a rezoning of the adjoining parcels, located off 3rd Street, Vinton, Tax Map Number 60.19-1-14 and a portion of Tax Map Number 60.19-1-15, from R-2 Residential District to M-2 General Industrial District. The rezoning would allow the property to continue to be used for a contractor/construction equipment storage yard. (Continued from Town Council Hearing 06/06/06)**

IV. Other Business

V. Adjournment

The meeting of the Vinton Planning Commission was called to order at 7:05 p.m. by Chairman Mayer. Roll was called and all members were present. Chairman Mayer noted that the Commission had just wrapped up a work session in which they had discussed steep slope development and the VDOT sign program.

The first item on the agenda was the approval of minutes from a meeting held on May 23, 2006. There were no additions or changes to the minutes; therefore, Mr. Patterson made a motion to approve the minutes as submitted. Ms. Drewery seconded the motion. A roll call vote was taken and all members voted in favor of the motion to approve the minutes as submitted.

Chairman Mayer announced the public hearing petition that was to be heard from Rickie Dale Casey. He asked Mr. Casey to come forward to discuss the changes to his petition that had come up in a recent Town Council meeting in July. Mr. Casey came forward and stated that he thought that the initial conditions discussed during the last Planning Commission meeting were too restrictive. Ms. McMillan stated that Mr. Casey wanted six uses to be allowed on the property including: (a) contractors' and construction equipment storage yards and rental of contractors or construction equipment; (b) contractors' offices, shops, and display rooms; (c) auto and truck general repair and detail, including the installation and removal of engines, transmissions or other major body or mechanical parts, and body repair when conducted within completely enclosed buildings (Enclosed structural screening will be provided for any storage of materials, equipments, parts, and inoperable vehicles); (d) garden centers and landscaping businesses; (e) cabinet, furniture, woodworking and upholstery shops, when conducted

**PLANNING COMMISSION
WORK SESSION AND PUBLIC HEARING
AUGUST 3, 2006
PAGE 2**

within completely enclosed buildings; and (f) monument and stone works. She stated that Town Council felt that, since Mr. Casey had requested that the proffered conditions be changed, it should be referred back to the Planning Commission for further review. Mr. Casey mentioned that he may have to sell the property sometime and would like to have more uses available to the property. Chairman Mayer asked if the proposed added uses were uses allowed by right in M-2. Ms. McMillan stated that they were, and that they would be the only uses allowed to take place on the property. Chairman Mayer questioned whether the uses of cabinet making and upholstery would cause a lot of noise. Mr. Casey stated that the embankment on the property would buffer it. Chairman Mayer asked if everything would have to take place inside an enclosed building. Ms. McMillan said that it would not have to be inside unless it was specified by the Planning Commission. It was briefly discussed that something could take place on the property that would be like all the stone work that has been taking place at the New York Pizza site on Hardy Road. Chairman Mayer asked if any other commissioners had any questions. Mr. Jones asked what would happen if the property was sold. Ms. McMillan stated that the six proffered uses would stay with the property. The new owner would have to go back to the Planning Commission and Town Council to change or add to them. Chairman Mayer asked if Mr. Casey and Mr. Witt had anymore comments to add. Neither of them had anything further to add. Ms. McMillan mentioned that all certified and first class meeting notices were resent and that the Planning Department had received no calls for or against the request. Chairman Mayer stated that he felt that the motion should be to recommend to Town Council to rezone the parcels from R-2 to M-2 with the proffered uses Mr. Casey wanted. Mr. Jones asked about including screening requirements in the conditions. Ms. McMillan mentioned that screening is required by the zoning ordinance, and that would not change. She said that, if the land can serve as a buffer, that would be fine. However, if it does not, solid fencing would be required. Ms. McMillan mentioned that screening is not required by the ordinance along 3rd Street. She stated that the Planning Commission could ask for evergreen trees or other screening along 3rd Street if they wished to do so. Ms. McMillan asked Mr. Casey if the gate along the driveway that was mentioned in his application would be solid or chain link. Mr. Casey said he planned for it to be chain link. Mr. Jones said that he felt that trees are needed there as well. Chairman Mayer stated that they should be evergreen trees. Mr. Casey expressed concern about the sizes of trees if they are required. Ms. Michelsen mentioned that there is a certain type of bush that is used frequently for screening that he could get instead of trees. She said the bushes do not get as big as trees, and they screen well. Chairman Mayer asked if Mr. Casey agreed with having a solid fence or planting evergreens as a condition to the rezoning. Mr. Casey said he did agree with it. Mr. Jones reiterated that a gate and trees should be required along 3rd Street. The Commissioners, Mr. Casey, and Mr. Witt looked at the subdivision plat and discussed screening options briefly. Afterwards, Chairman Mayer said that the motion should be to recommend to Town Council that they rezone the parcels from R-2 to M-2 with the six proffered uses as discussed, plus the conditions that evergreen trees or solid fencing as needed will be provided along Third Street and a solid gate will be installed at the entrance of the gravel driveway to screen any outside storage from public view when traveling on Third Street. Mr. Jones agreed with Chairman Mayer and made a motion to approve the change to the proffered uses as cited, with the addition of evergreen trees as needed on Third Street and a solid fence along the gravel driveway entrance. Mr. Patterson seconded the motion made by Mr. Jones. A roll call vote was taken and all members voted in favor of the motion made by Mr. Jones. Chairman Mayer told Mr. Casey that he was sorry that he had to come back before the Planning Commission. Ms. McMillan reminded Mr. Casey that he would need to appear again before Town Council at their meeting on August 15th to hear their final decision on his rezoning request.

**PLANNING COMMISSION
WORK SESSION AND PUBLIC HEARING
AUGUST 3, 2006
PAGE 3**

In other business, Mr. Jones asked what was next on the erosion and sediment control and steep slope regulations. Ms. McMillan said that Roanoke County would meet on both issues and said each of them was welcome to come. She said the Planning Commission would not have to do anything with the regulations because it would just be a change to the Town Code. Ms. McMillan told the Commissioners that she would like to wrap up the sign ordinance work in October. She said they could go ahead and make a recommendation on the policy to allow the Town Manager to handle the VDOT signs if they wished to do so. Chairman Mayer said that the Town Attorney was still trying to see how much control the Town can have over the VDOT signs. Ms. McMillan asked the Commissioners to take a look at the Williamsburg sign regulation information that had been included in their packets. Mr. Jones stated that he had no problems allowing the Town Manager to handle the VDOT signs. Chairman Mayer asked for a motion and said that the recommendation would be pending the Town Attorney's decision on how much control the Town is to have over the signs. A motion was made by Mr. Patterson to recommend that the Town Manager be allowed to handle the VDOT signs. It was seconded by Ms. Drewery. A roll call vote was taken and all members voted in favor of the motion.

Before adjourning the meeting Chairman Mayer announced the resignation of Ms. Michelsen and said that he regrets receiving it. He wished her the best in her future endeavors. With there being no further business, the meeting was adjourned at 7:37 p.m. by Chairman Mayer.

Respectfully Submitted,

Anita McMillan
Planning Commission Secretary