

**MINUTES OF THE TOWN OF VINTON PLANNING COMMISSION WORK SESSION HELD  
ON THURSDAY, JULY 12, 2007, AT 5:30 P.M., 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**

**COMMISSION MEMBER ABSENT:** **Bob Patterson**

**STAFF PRESENT:** **Anita McMillan, Planning and Zoning Director**  
**Karla Turman, Associate Planner/Zoning Enforcement**  
**Julie S. Tucei, Planning and Zoning Coordinator**

**AGENDA**

- I. Call to Order**
- II. Floodplain Ordinance**
- III. Other Business**
- IV. Adjournment**

The work session of the Vinton Planning Commission was called to order at 6 p.m. by Chairman Mayer. All members were present for the work session, except Mr. Patterson.

The first item on the agenda was the discussion of the Floodplain Ordinance. Ms. McMillan said this ordinance must be completed by September 28, 2007, due to National Flood Insurance Program (NFIP) and Federal Emergency Management Agency (FEMA) requirements. She mentioned that she was still receiving revisions to the requirements as late as Tuesday, July 10<sup>th</sup>. She stated that the most significant change is on Page 8 concerning the elevation above flood level. Roanoke County recommends that two feet be required for residential construction and one foot for commercial construction. She also said that the County would like our ordinance to be consistent with their ordinance. Ms. McMillan said Town Council will look at the proposed ordinance during their next work session. Once this ordinance is done, Ms. McMillan said she would like to work on the Community Rating System. The Town is currently rated at level ten. If a lower level can be obtained, it would reduce flood insurance rates for citizens and companies in Vinton who carry flood insurance through the federal government. Ms. Drewery suggested that homeowners in the flood plain areas in Town be notified about the changes to the Floodplain Ordinance so they can be heard on the issue. Chairman Mayer clarified that to say that the Planning Commission recommended the notification. Ms. McMillan stated that most of the changes noted in red are changes required by FEMA. The only other change not mandated by FEMA is the amount of feet above flood elevation to be required. Ms. McMillan stated that the localities can decide on the amount to be required. Currently, the Town requires structures be built one foot above flood elevation. The new ordinance proposes two feet. Ms. McMillan again mentioned that is what Roanoke County is putting in their ordinance, and she said they would like the Town's to be the same. She said that the Town will notify all owners of properties in the flood plain about the Planning Commission and Town Council hearings on the proposed ordinance. Ms. McMillan mentioned one other change in the new ordinance. She also said that if it is passed, a Special Use Permit (SUP) will be required for any work taking place in a floodway, including utility work. The next Planning Commission meeting was set for August 16, 2007, for a public hearing on the ordinance. Ms. McMillan said the Council would meet on the ordinance on August 21, 2007. Ms. Drewery asked that a copy of the flood plain ordinance be placed on the Town's website for citizens to review.

In other business, the Planning Commission discussed the sign ordinance, and Chairman Mayer read an excerpt from the current Vinton Messenger about the Town not allowing directional signs. Chairman Mayer

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said he thought the Planning Commission should have been included in the discussions about the signs. Ms. McMillan stated that Town Council wanted to handle the issue themselves. It was mentioned that a Councilman had visited Beckley, West Virginia, and had found that they had nice directional signs. Chairman Mayer said the Town should check into what types of signs Beckley is using. He said he would like to be informed about those signs. Another issue the Planning Department is working on is the regulations on RV's and travel trailers. Ms. McMillan stated that her office has one month to come up with revised regulations on them. Ms. Turman mentioned that in the current ordinance, boats aren't even mentioned and will be added to the new regulations. Council does not want these types of vehicles parked on the streets, except maybe for 24 to 48 hours for trip preparation. If the new regulations are passed, these vehicles will be required to park in the rear yard behind the front building line of the house. Chairman Mayer said he thinks this should be a part of the Town Code. Lastly, Ms. McMillan gave them a brief list and update of site plans she is currently reviewing including: Kroger addition, New York Pizza addition, A. Porter's Haven elderly housing subdivision, Lauderdale subdivision, Everett Gray resubdivision, and the Burger King demolition and rebuild.

With there being no further business, the meeting was adjourned at 7:20 p.m.

Respectfully Submitted,

Anita McMillan  
Planning Commission Secretary