

**MINUTES OF THE MEETING OF THE TOWN OF VINTON PLANNING COMMISSION  
HELD ON THURSDAY, SEPTEMBER 27, 2007, AT 7 P.M., IN THE COUNCIL CHAMBERS  
AT THE VINTON MUNICIPAL BUILDING LOCATED AT 311 SOUTH POLLARD STREET.**

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

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

**OTHERS PRESENT:**        **Michael Hawley, 1580 Lynville Ford Road, Goodview 24095**

**PUBLIC HEARING AGENDA**

**I. Call to Order**

**II. Approval of Minutes:**

**Public Hearing—August 16, 2007**

**Work Session—September 6, 2007**

**III. Public Hearing Petitions:**

- 1. The petition of Ed Street Company, for a rezoning of four tracts of land: 1015, 1021, 1027, and 1037 Hardy Road, tax map numbers 061.17-03-10.00, 061.17-03-11.00, 061.17-03-12.00, 061.17-03-13.00, from RB Residential Business District to GB General Business District. The purpose of the rezoning is to construct a Walgreens store and another commercial use on the eastern portion of the tracts. (Continued until October 25, 2007)**
- 2. The proposed amendment to the Town of Vinton Zoning Ordinance, Article IV, Division 5, RB Residential-Business District, Section 4-23. (b) Special Uses, (8) Personal service businesses.**
- 3. The petition of Young Ja Studevant, dba Express Alterations & Cleaners, Inc., for a special use permit (SUP) to operate an alteration and dry-cleaning drop-off shop at 223 West Virginia Avenue, Suite H, Vinton, Virginia, tax map number 060.15-05-03.00, zoned RB Residential Business District.**

**IV. Other Business**

**V. Adjournment**

The meeting of the Vinton Planning Commission was called to order at 7:04 p.m. by Chairman Mayer. Roll was called, and all members were present.

The first item on the agenda was the approval of minutes from two previous meetings—August 16, 2007, and September 6, 2007. There were no changes or additions for the minutes that were submitted. Ms. Drewery made a motion to approve both sets of minutes, and Ms. Michelsen seconded it. A roll call vote was taken and all members voted in favor of the motion to approve both sets of minutes as submitted.

Chairman Mayer opened the public hearing for the Ed Street Company's petition for a rezoning of four tracts of land. He stated that the petitioner asked for the request to be tabled to the October 25, 2007 meeting. Chairman Mayer asked the gentleman in attendance if he was here for this case, to which the gentleman said he was not here for it. Ms. McMillan stated for the record that staff mailed letters to the adjoining property owners about the date change for the meeting. Chairman Mayer mentioned that there was a lot of citizen discussion about the request at the September 6, 2007, community meeting that had been held by the petitioner. Since there was nothing further to discuss regarding this petition, Mr. Patterson made a motion to

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table the request until the October 25, 2007, meeting, and Mr. Jones seconded it. A roll call vote was taken and all members voted in favor of the motion to table the request.

The next item on the agenda was the amendment to the Town of Vinton Zoning Ordinance to add Personal Service Businesses to the RB Residential Business District under Special Uses. Chairman Mayer asked Ms. McMillan to give them a brief description of it. Ms. McMillan read a portion of her staff report to the Commission. She gave them examples of uses by right in RB, such as banks and barber/beauty shops. She also gave them the definition of personal service business. Ms. McMillan said that, in September of 2002, the Town Council, on the Planning Commission's recommendation, amended the Zoning Ordinance to allow home occupation personal service businesses in R-1, R-2, and R-3 by Special Use Permit (SUP). She stated that RB had been left out inadvertently. The petitioner brought that oversight to light when she notified staff that she was moving to a new location. Ms. McMillan stated that staff recommends that it be amended to add it to RB. Mr. Hawley, one of the owners of the building where the petitioner wants to move, stated that his building is zoned RB. He mentioned that beauty salon is listed under the RB regulations, as well as under personal services. Ms. McMillan stated that personal services involve many types of businesses and uses. She said that some uses have more impact than others. Mr. Hawley asked if the personal service businesses would be approved on a case-by-case basis. Ms. McMillan said they would be on a case-by-case basis. Chairman Mayer asked about the definition for personal service businesses and its inclusion of barber/beauty shops. Ms. McMillan stated that they may have to confer with the Town's attorney about it. Chairman Mayer mentioned that artist's studio is allowed by right, but that tattoo parlors are only allowed by a special use permit for a personal service business. He said that he feels that tattooists are artists, and Ms. Drewery agreed. He asked that staff consider that for possible change as well. Ms. McMillan stated that staff will have to see if other uses should be changed to use by right or not. Chairman Mayer requested that a work session be held at a later date to look at the RB uses. There was no further discussion. Therefore, Ms. Michelsen made a motion to recommend that Town Council amend the Zoning Ordinance to include personal service businesses in RB to be consistent with the other residential zoning districts, and for staff to look at inconsistencies and uses allowed in RB. Mr. Patterson seconded the motion. A roll call vote was taken and all members voted in favor of the motion.

The next item on the agenda was the petition of Young Ja Studevart, dba Express Alterations and Cleaners, Inc., for a special use permit (SUP) to operate an alteration and dry-cleaning drop-off shop at 223 W. Virginia Avenue Suite H, zoned RB Residential Business District. Chairman Mayer asked Ms. McMillan to briefly describe the request. Ms. McMillan presented portions of her staff report to the Commissioners. She said that the petitioner does not do dry cleaning on the premises, that it is a drop-off/pick-up only service. Ms. McMillan offered to answer any questions they might have about the request. Chairman Mayer asked what district you would have to be in to have a dry cleaning establishment. Ms. McMillan said GB General Business District. Chairman Mayer asked if the special use permit was for Suite H only or for the whole property. Ms. McMillan stated that she believed it was for the whole property, but would check with the Town's attorney to make sure. Mr. Hawley mentioned that the reason he had questioned the inclusion of barber/beauty shops earlier during the other case was because he also has a beauty shop already located in his building. Ms. McMillan stated that they would look at the RB District again for inconsistencies, and that perhaps they will also possibly decide to allow clothing tailors as a use by right. Chairman Mayer stated that he definitely thought they needed to look at the district. Mr. Hawley mentioned that he was representing Ms. Studevart because she had a previous scheduled mission trip out of town. Chairman Mayer asked if there was any further discussion for this petition. There was none; therefore, he asked for a motion. Ms. Michelsen made a motion to recommend approval of the petitioner's request, and Mr. Jones seconded the motion. A roll call vote was taken, and all members voted in favor of the motion.

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In other business, Chairman Mayer reminded staff to look at the RB District uses and personal service business definitions so that they can discuss it at an upcoming meeting. Ms. McMillan mentioned that tattoo parlors have always been under special uses in RB. Ms. Michelsen mentioned that they do work with some hazardous materials. Ms. Drewery stated that they are artists. Ms. Michelsen also said that tattoo parlors do have some health-related concerns as well. Chairman Mayer said that would be regulated by the health department. Mr. Jones asked about the Chamber of Commerce and the ongoing sign issue. Chairman Mayer said the Chamber had not received permission to have the types of signs they want. He said that Town Council had turned down the VDOT signs as unfair to small businesses because of the cost. He said that the R.O.W. signs were also turned down. He stated that the Chamber had suggested a changeable sign at Bypass Road and Washington Avenue. Chairman Mayer briefly mentioned Gene West's directional sign. Mr. Patterson said he thought that sign was grandfathered. Chairman Mayer said the Planning Commission could initiate a work program on the signs, but that they had already made recommendations to Town Council about the VDOT and R.O.W. signs once before. The next meeting will be held on October 25, 2007, and will be a public hearing for the Walgreen's store rezoning request.

With there being no further business, the meeting was adjourned at 7:53 p.m. by Chairman Mayer.

Respectfully Submitted,

Anita McMillan  
Planning Commission Secretary