

**Town of Round Hill
Planning Commission Meeting
December 6, 2011
7:30 p.m.**

A regularly scheduled meeting of the Town of Round Hill Planning Commission was held Tuesday, December 6, 2011, at 7:30 p.m. at the Town Office – 23 Main Street, Round Hill, Virginia.

Planning Commission Members Present

Douglas Bird, Chairperson
Betty Wolford
Jennifer Grafton Theodore
George Hoddinott, IV

Staff Members Present

Rob Kinsley, Town Planner and Zoning Administrator
Susanne Kahler, Recording Secretary

Members of the Public Present

Margaret O'Brien
Clarkson Klipple
R. Daniel Botsch
John Heyner
Ivan Clark

IN RE: CALL TO ORDER

Chairperson Bird called the meeting to order at 7:40 p.m.

IN RE: PLEDGE OF ALLEGIANCE

Commissioner Hoddinott led those present in the Pledge of Allegiance

IN RE: PUBLIC COMMENT

There was none.

IN RE: APPROVAL OF AGENDA

Commissioner Wolford moved to approve the agenda with one change – to move item 10a under 'New Business' to directly follow 'Commissioner's Comments and Disclosures.'

Commissioner Hoddinott seconded her motion. **The motion passed 4-0-0.**

IN RE: COMMISSIONER'S COMMENTS AND DISCLOSURES

Commissioner Grafton Theodore noted that at the next Round Hill Business Association, the featured speaker would be the Zoning Administrator from the city of Winchester, Virginia, to speak about blight ordinances. The meeting is scheduled for January 17, 2012.

IN RE: PUBLIC INPUT ON LI-1 LIGHT INDUSTRIAL DISTRICT ZONING SPECIFICATIONS

Rob Kinsley, Town Planner and Zoning Administrator, said that he had mailed out to residents a copy of the LI-1 Zoning specifications as they currently exist with the few proposed changes the Planning Commission had discussed included.

Ivan Clark, resident, 22 E. Loudoun Street, spoke and said that initially the property was only a two room cinderblock lawn mower repair shop. The current LI-1 zoning specifications, which were last revised in 1989, Mr. Clark said, were done without any public input whatsoever. Mr. Clark also questioned the 10 foot side yard requirements, as residential requirements were 15 feet and added that buffering needed to be included on all four sides, including the front of the property or that any work done on the premises should be limited to in-house work and not exposed.

Mr. Kinsley replied that any proposed use would have to meet the landscaping and parking requirements specified under Article 14. Mr. Kinsley continued, and explained that the intended purpose for obtaining public comment tonight was to look at updating the allowable uses, updating the wording of Article 10 to allow for more flexibility and for any uses that were not inherent, the possibility of approval through the special exception provision process.

Mr. R. Daniel Botsch, resident, asked if the owner of the property had communicated what his intent was concerning the property, which is for sale. Mr. Kinsley replied that he had spoken with John D. Buhl, Sr. (of JDB, LLC) and he said it was not for sale at this time.

Commissioner Wolford reiterated that the goal of the Planning Commission was to list the permitted uses that wouldn't be disruptive but would be conducive to being near residential properties.

Mr. Clark noted that a carpet cleaning shop, as currently allowed under specified uses, could be an irritation to surrounding residents, given their use of chemicals during the cleaning process. It was important to him that the Town maintain control over whatever uses were permitted and such control be well established prior to occupation by any new owner of the property.

John Heyner, former Mayor and resident, 21 E. Loudoun Street, said that the current zoning was implemented because of an already existing use. The Town Council tried to clean up their zoning by making the LI-1 changes but could have instead given Buhl Electric a special exception instead. The Town Council tried to limit what was allowable because they understood the sensitivity of the operation being in such close proximity to residential properties. The business owner is currently experiencing problems moving the property and would probably hope the Town would loosen restrictions. Mr. Heyner urged the Planning Commission to do the opposite. Rather than expand the uses permitted, Mr. Heyner said they should reduce the permitted uses in hopes that the owner of the property would consider requesting rezoning.

He also noted that a tree repair and removal operation (as noted under i), would not be practical, given the narrowness of Mulberry Street and Bridge Street where it intersected with Loudoun Street's limited vision of oncoming traffic.

Mr. Heyner said that under Special Exception Uses in Article 10.3. the only stipulation was that the use be consistent with the Comprehensive Plan. He challenged the Planning Commission to review the Comprehensive Plan and find anything under the Plan which would dictate appropriate uses. Mr. Heyner felt that it would instead be at the discretion of the Town Council to decide, which would be setting a dangerous precedent.

IN RE: APPROVAL OF MINUTES – November 1, 2011

Commissioner Wolford moved that the minutes be approved as submitted.

Commissioner Hoddinott seconded her motion. **The motion passed 4-0-0.**

IN RE: LAND USE COMMITTEE REPORT

It was agreed to schedule a Public Hearing on the proposed revisions to the B-1 Zoning regulations made by the Planning Commission. The date of the hearing will be January 10, 2012 at 7 p.m.

IN RE: TOWN PLANNER REPORT

According to Mr. Kinsley, there has been a little more permit activity recently. Also, the new Census Bureau's 2006-2010 American Community Survey Five-Year Estimates were released.

IN RE: GOALS AND OBJECTIVES FOR 2012

The initial goal of the Planning Commission is to finish work on the B-1 business text amendments and submit the finalized document to the Town Council for their approval. The Commissioners also agreed to continue their work on the LI-1 Light Industrial District and in doing so, review the Comprehensive Plan.

IN RE: RECOMMENDATIONS TO TOWN COUNCIL FOR FILLING PLANNING COMMISSION VACANCIES

There is currently one vacancy on the Planning Commission with a term expiration date of December 31, 2011 and Commissioner Wolford's current term expires then as well. Commissioner Wolford agreed to be recommended for another term of service.

IN RE: DRAFT AGENDA FOR JANUARY 3, 2012 PLANNING COMMISSION MEETING

Commissioners agreed to review the Comprehensive Plan by the next meeting
Continue to work on LI Light Industrial.

IN RE: ADJOURNMENT

With no further questions or comments, Commissioner Grafton Theodore moved to adjourn the meeting. Chairperson Bird seconded her motion. The motion passed 4-0-0. The meeting was adjourned at 8:45 p.m.

Respectfully Submitted,

Douglas Bird, Planning Commission Chair

Susanne Kahler, Recording Secretary