

LANCASTER COUNTY PLANNING COMMISSION

Minutes

October 15, 2009

The regularly scheduled meeting of the Lancaster County Planning Commission was called to order at 7:00 p.m. in the General District Courtroom of the Lancaster County Courthouse, Lancaster, Virginia.

Present were David Jones, Chairman, Tara Booth, Steve Sorensen, Robert Smart, Ty Brent and David Chupp.

Also present were Butch Jenkins, Board of Supervisors Representative, Don Gill, Planning/Land Use Director, Audrey Thomasson, Rappahannock Record and others.

Mr. Jones asked if there were any corrections or additions to the minutes of the September 17, 2009 regular meeting.

Mr. Jones moved to approve the September 17, 2009 minutes as submitted.
VOTE: 6-0.

CONSIDERATION ITEM

REVIEW OF PERMITTED USES IN THE M-1, INDUSTRIAL LIMITED ZONING DISTRICT

Mr. Jones asked Mr. Gill to present the issue.

Mr. Gill stated that the issue was to amend Article 9 of the Zoning Ordinance to revise the permitted uses and statement of intent in the M-1, Industrial Limited District. He further stated that staff recommends forwarding the revised permitted uses and statement of intent in the M-1, Industrial Limited District to public hearing at next month's Planning Commission meeting.

Mr. Gill stated that at last month's Planning Commission meeting it was requested that a list and map of all the M-1 properties in the County, with the adjoining parcels' zoning, be available at this meeting. He stated that the list and maps were included in the meeting packages. Mr. Gill said the second request was to add a "catch-all" permitted use with a special exception to include types of manufacturing not specifically mentioned. He stated that this was included in Section 9-1-31.

Mr. Gill pointed out the M-1 properties on a large map and referred to the seven smaller maps included in the meeting packages that showed the specific areas in which the M-1 properties are located. He stated that basically, the M-1 parcels are sparsely located in the Lively and White Stone areas, and located in dense pockets in the Merry Point area, the area near the intersection of Good Luck Road and Route 3, the area near Yankee Point marina, the area near the Chesapeake Boat Basin and the area near the Ampro Shipyard in Weems.

Mr. Chupp asked about Section 9-1-20, which is “offstreet parking as defined”.

Mr. Gill stated that “offstreet parking as defined” is a standard use in all zoning districts.

Mr. Jones stated that the new Section 9-1-31’s wording is broad, but does include the special exception.

Mr. Jenkins referred to one of the permitted uses that uses the word “re-packaging” and stated that could mean anything from cereal to dangerous chemicals.

Mr. Jones stated that is where the special exception helps.

Mr. Chupp referred to Section 9-1-31 and asked if the term “manufacturing” is broad enough. He suggested adding the words “or activities similar to those enumerated above but” to Section 9-1-31 after the word “manufacturing”.

Mr. Smart asked why someone would want to seek rezoning to M-1 if he or she could obtain zoning in C-1 or C-2.

Mr. Jones stated that M-1 is the last resort if the business is close to being obnoxious or a nuisance. He further stated that M-1 is the most industrialized district.

Mr. Chupp added that the business activities in C-2 have to be under cover and in M-1 the activities could be outside.

Mr. Gill stated that there are some uses that are allowed in C-1, C-2, and M-1.

Mr. Jenkins stated that M-1 was structured so that if someone had a wholesale business with customers coming into the business, it would still fit into the zoning district.

Mr. Jones stated that a good example was the Kilmarnock Industrial Park.

Mr. Jones stated that he liked the additional language suggested by Mr. Chupp being added to Section 9-1-31. The Commission agreed by consensus.

Mr. Smart made a motion to forward the amended permitted uses and statement of intent in the M-1, Industrial Limited Zoning District to public hearing at next month's Planning Commission meeting. **VOTE: 6-0.**

OTHER BUSINESS

Mr. Gill stated that there would be a rezoning application for next month's meeting.

Mr. Gill stated that he wanted to let the Commission know that the August 2009 building permits' construction value was the largest since December 2006. He further stated that September was the second largest month of 2009.

Mr. Jones stated that, as in the past, there would be no December meeting of the Planning Commission.

ADJOURNMENT

The October 15, 2009 regular meeting of the Lancaster County Planning Commission was adjourned at 7:20 p.m.