



**John Jordan, Chairman**  
**Marie Mitchell, Vice Chair**  
**Reggie Bennett, Vice Mayor**  
**Marvin Clements, Commissioner**  
**Meghan Bolling, Commissioner**

**Sharon D. Williams, AICP,**  
**Planning Commission Secretary &**  
**Director of Community Development**

The Regular Meeting of the Planning Commission of the Town of Altavista, Virginia will be held in Town Council Chambers of Town Hall on Monday, June 6, 2022, beginning at 5:00 p.m.

## **AGENDA**

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Pledge of Allegiance & Invocation
5. Approval of Minutes –May 2, 2022
6. Public Expression
7. Public Hearings – None
8. Old Business
  - a. 2040 Comprehensive Plan Goals and Objectives: Housing
  - b. Campgrounds
  - c. Home Occupations
  - d. Flagpoles
10. New Business
11. Updates
  - a. DAWN Special Use Permit
11. Adjournment

**All meetings are livestreamed and can be viewed on the Town's website at [www.altavistava.gov](http://www.altavistava.gov)**

**Next Meeting: Tuesday, July 5, 2022, at 5:00 p.m.**



## **June 6**

### **Planning Commission**

The Commission will consider the draft Housing Goals and Objectives.

## **July 5**

### **Planning Commission**

The Commission will begin reviewing draft chapters of the plan.

## **August 1**

### **Planning Commission**

The Commission will continue reviewing draft chapters of the plan.

## **September 5**

### **Planning Commission**

The Commission will continue reviewing draft chapters of the plan.

## **September: TBD**

### **Planning Commission**

Consider adding a special 1/2 day work session to give the commission extra time to review the draft plan.



## **October 3**

### **Planning Commission**

The final draft plan will be presented to the Commission.



## **November 7**

### **Public Hearing**

The Planning Commission will hold a public hearing for citizens to comment on the draft plan.



## **November 22**

### **Town Council Review**

During their work session, Town Council will review and comment on the draft plan.



## **December 13**

### **Public Hearing & Consideration of Adoption**

There will be another public hearing at the Town Council Meeting and Town Council will consider adoption of the Comprehensive Plan.



## Housing

**GOAL: Access to safe, affordable, and varied housing options to meet the needs of all current and prospective town residents.**

Objective 1: Ensure an adequate supply of quality, diverse, affordable, and desirable housing options are available to meet the needs of current and future residents.

- Incentivize developers to enter our community toward speculation of mid-income housing, remodeling of present structures, and developing retirement facilities.
- Continually seek federal, state, and local grant funding to facilitate home, rehabilitation, replacement, or purchase of substandard housing to improve safe housing stock options.
- Evaluate zoning and procedures for impediments to housing construction.
- Target and identify areas within and near the Town that are suitable for larger scale residential development.
- Initiate discussions with Campbell County on areas suitable for future boundary line adjustments.
- Seek grant funding to undertake a formal housing quality assessment.
- Adopt a new subdivision ordinance which better supports new development.
- Stimulate mixed-use development through incentives, strategic land assembly and partnerships.
- Support emerging housing trends that seek to provide quality housing at lower costs, such as container homes and 3D-printed homes.

Objective 2: Enable low to moderate-income families in Altavista to live in quality, affordable housing.

- Continue participation in the Section 8 Rental Assistance Program through Virginia Housing and the Campbell County Social Services Department.
- Ensure the continuance of areas for multi-family housing and encourage the construction of additional multifamily rental units using available state and federal funding.
- Support efforts to provide housing for low to moderate income families.
- Promote the state and federal resources available to first time homebuyers, such as purchase incentives and educational opportunities.
- Encourage energy saving in the design and maintenance of homes.
- Encourage eligible property owners to take advantage of available low- interest Virginia Housing Energy Loans for installation of storm windows, insulation and caulking, heating and air conditioning replacement, or modification and other energy conserving measures.
- Educate the public about weatherization programs which help alleviate the burden of increasing energy costs.

Objective 3: Provide equal opportunity in housing for all persons, regardless of race, creed, color, sex, disability or national origin.

- Evaluate the need for a fair housing ordinance.
- Administer all government projects in a manner that will promote equal opportunity in housing.
- Participate with federal and state programs such as the Healthy Homes Program and DHCD's lead reduction program to utilize the programs available to help homeowners improve their living conditions.
- Ensure that rehabilitated properties are updated with universal design standards to ensure housing meets the needs of all persons, regardless of age or physical ability.

Objective 4: Identify and eliminate obstacles which prevent residents from "aging in place".<sup>1</sup>

- Consider potential changes to the zoning ordinance which support multigenerational living (for example, consider allowing mother-in-law dwelling units).
- Partner with local agencies that support seniors and persons with disabilities to better understand housing needs and help link eligible citizens to federal or state funding opportunities.

Objective 4: Develop, promote, and maintain policies that provide a framework to maintain and enhance the quality of housing and existing neighborhoods.

- Encourage the removal of condemned structures that are beyond repair.
- Encourage orderly residential growth timed in accordance with the fiscal capabilities of the Town to provide such services as schools, police and fire protection, road and public utilities.
- Develop new partnerships with existing local agencies to rehabilitate existing or provide new housing.
- Continue to identify residential structures that are substandard and seek available grants for housing upgrades.
- Adopt a property maintenance code to reduce the number of blighted properties.

Objective 5: Seek to expand housing stock in order to provide additional workforce housing in support of existing industries in Altavista.

- Increase the percentage of local employees who live in Altavista.
- Incentivize local employees to reside in Altavista by ensuring the availability of workforce housing to meet their needs.
- Collaborate with local industry leaders to better understand the housing needs of their employees.

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<sup>1</sup> The U.S. Centers for Disease Control and Prevention defines aging in place as: "the ability to live in one's own home and community safely, independently, and comfortably, regardless of age, income, or ability level."

**Planning Commission Staff Report**  
**Flag Poles**  
**June 6, 2022**

**Request:**

At the May 2, 2022 Planning Commission meeting, staff explained they recently discovered that flagpoles were not listed as permitted in the business and industrial zoning districts after the Community Development Director received a phone call asking about the height restriction.

The Town Attorney and Community Development Director believes this should be addressed sooner rather than later.

**Update:**

The Town Attorney and Community Development Director met and reviewed the regulations in other localities with a population of 25,000 or less and are providing the following recommendations:

- C-1 (Local Commercial) - 35', additional height can be approved through a Special Use Permit
- C-2 (General Commercial) - 40', additional height can be approved through a Special Use Permit
- M (Industrial) - 50', additional height can be approved through a Special Use Permit

A draft amendment will be provided at the meeting.