



**Town of Altavista, Virginia  
Meeting Agenda Planning Commission  
Planning Commission**

**Monday, April 3, 2023  
5:00 PM - 510 7th Street  
Altavista, VA 24517**

- 1. CALL TO ORDER (5:00PM)**
- 2. INVOCATION AND PLEDGE OF ALLEGIANCE (US FLAG)**
- 3. APPROVAL OF AGENDA**
- 4. INTRODUCTION OF NEW PLANNING COMMISSIONER MICAH ANDREWS AND ALTERNATE PLANNING COMMISSIONER RAYNA STEELE.**
- 5. APPROVAL OF MINUTES**
  - 5.1 [Planning Commission Meeting Minutes  
PC Meeting Minutes 3.06.23.pdf](#)
- 6. PUBLIC EXPRESSION**
- 7. PUBLIC HEARING(S)**
- 8. COMMITTEE REPORTS**
  - 8.1 [Mosley Heights Planning Grant](#)
- 9. UNFINISHED BUSINESS**
  - 9.1 [Short Term Rental Discussion  
Short Term Rental 3.29.23.pdf  
\\_\\_15.2-983.\\_Creation\\_of\\_registry\\_for\\_short-term\\_rental\\_of\\_property.pdf  
transient occupancy tax.pdf](#)
- 10. NEW BUSINESS**
  - 10.1 [Lynch Mill Road Future Land Use Map \(FLUM\) Designation](#)
- 11. COMMISSION MATTERS AND MISCELLANEOUS**
- 12. MATTERS FROM STAFF**
- 13. ADJOURNMENT**

*THE TOWN OF ALTAVISTA IS COMMITTED TO FULL COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT STANDARDS. TRANSLATION SERVICES, ASSISTANCE OR ACCOMODATION REQUESTS FROM PERSONS WITH DISABILITIES ARE TO BE REQUESTED NOT LESS THAN 3 WORKING DAYS BEFORE THE DAY OF THE EVENT. PLEASE CALL (434) 369-5001 FOR ASSISTANCE.*



TOWN OF ALTAVISTA  
PLANNING COMMISSION  
April 3, 2023  
AGENDA COVER SHEET

AGENDA ITEM #: 5.1

**Approval of Minutes**

**Title: Planning Commission Meeting Minutes**

**Staff Resource: Sharon D. Williams, AICP, Community Development Director**

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**Action(s):**

Approve the minutes as presented; or inform Staff of corrections needed.

**Explanation:**

The Planning Commission reviews all minutes from previous meetings and may choose to approve the minutes as presented, or inform Staff of corrections needed to the minutes and approve them as amended.

**Background:**

Minutes from all Planning Commission meetings are required to be recorded, approved by the Commission, and made available to the public.

**Funding Source(s):**

N / A

**Attachments:** *(click item to open)*

[PC Meeting Minutes 3.06.23.pdf](#)

The Altavista Planning Commission held a regularly scheduled meeting on Tuesday, March 6th, 2023, at 5pm, in Council Chambers at Town Hall, located at 510 7th Street, Altavista, VA.

Members present: John Jordan, Chairman  
Marie Mitchell, Vice Chair  
Reggie Bennett, Vice Mayor  
Meghan Bolling  
Ashby Robinson, Jr. – present by conference call

Staff present: Sharon D. Williams, AICP, Community Development Director  
J. Johnson Eller Jr., Town Attorney  
Crystal Hailey, Assistant Town Clerk

**CALL TO ORDER**

Chairman John Jordan called the Altavista Planning Commission Meeting to order at 5:00 p.m.

**DETERMINATION OF QUORUM**

Chairman Jordan informed everyone that Commissioner Ashby Robinson was joining the meeting via conference call. With all Commissioners present, Chairman Jordan confirmed a quorum.

**APPROVAL OF AGENDA**

Chairman Jordan confirmed there were no amendments needed to the agenda.

Upon a motion by Vice Mayor Reggie Bennett, and seconded by Vice Chair Marie Mitchell, the Planning Commission voted 5-0 to approve the March 6, 2023, meeting agenda as presented.

**PLEDGE OF ALLEGIANCE & INVOCATION**

Chairman Jordan delivered an Invocation for the meeting and afterwards, the Planning Commission and staff recited the Pledge of Allegiance.

**APPROVAL OF MINUTES**

Chairman Jordan asked the Commission if they saw any corrections that were needed to the February 6th, 2023, meeting minutes. There were none.

With a motion made by Vice Chair Mitchell, and seconded by Vice Mayor Bennett, the minutes for the Commission’s February 2023 meeting were approved as presented, with a 5-0 vote.

**PUBLIC EXPRESSION** - There were no citizen comments during this meeting.

**PUBLIC HEARINGS**

Altavista’s Director of Community Development and Planning Commission Secretary, Sharon D. Williams, AICP, presented both of the following public hearings and facts pertaining to each:

1. ORDINANCE AMENDMENT OA-23-05: to amend *Section 86-32*: Use Types of the Town of Altavista Zoning Ordinance – to amend the definition of Utility Services, Major to exclude solar farms.

Ms. Williams stated that in 2022, a developer submitted a request to amend Altavista's Zoning Ordinance to allow utility-scale solar developments with a Special Use Permit (SUP). She informed the Commission that Town Council took no action on the request. She reminded the Commission of the discussion had at the February Planning Commission meeting when centered around the definition of *utility services, major*. To eliminate any ambiguity, Ms. Williams recommended that the definition be amended to read "This use type shall not include utility scale solar facilities".

Chairman Jordan opened this Public Hearing at 5:03pm.

Chairman Jordan asked what would happen if another developer submitted a similar request.

Ms. Williams stated that per town and state code, a similar request for solar development would not be considered within one year of Council's action.

Vice Mayor Reggie Bennett asked if the proposed amendment would affect residential use.

Ms. Williams answered, it would not. She said rooftop units were permitted. She informed the Planning Commission that the General Assembly continued to make rules aimed at the reduction of fossil fuels. She recommended that the town adopt a code to regulate solar development before the General Assembly mandated it.

Chairman Jordan asked if staff intended to discuss solar as part of the Zoning Ordinance update.

Ms. Williams said she believed the matter should be discussed further; however, she would move in the direction given by the Town Manager, Planning Commission, and Town Council.

Commissioner Ashby Robinson shared that solar uses were discussed during that morning at the first session of the Certified Planning Commissioners' training. He said he learned most localities in Virginia were going through the same option, consideration, and decision process. He informed the Commissioners that the idea to utilize the roofs of commercial and industrial buildings for utility scale solar had been discussed. Mr. Robinson stated the agreement would be between the company that owned the building and the power company that sourced the solar units to obtain power.

Chairman Jordan expressed his concern with allowing multiple solar units to be placed on top of a commercial building. He stated the weight of the units could cause major issues.

There being no public comments, Chairman Jordan closed the public hearing at 5:13pm. He asked the Commission if they had any other questions regarding this matter. They had none.

Upon a motion by Vice Chair Mitchell, seconded by Vice Mayor Bennett, the Planning Commission voted 5-0 to recommend Town Council approve the text amendment as presented.

2. ORDINANCE AMENDMENT OA-23-06: to amend *Section 86-192(6), 86-352(6), and 86-382(6)* of the Zoning Ordinance to delete Recycling Center as a permitted use in Altavista's R2-Medium Density Residential, C2-General Commercial, and M-Industrial Zoning Districts; and 86-566, to delete the parking requirement for this use.

Chairman Jordan opened the Public Hearing at 5:14pm.

Ms. Williams stated as part of the process to initially zone land purchased from Campbell County, staff discussed the most desired zoning district and whether the permitted uses were appropriate. She said the desired district was industrial but there were nuisance uses that concerned staff. Ms. Williams referenced Recycling Centers and stated that it was staff's opinion that the use should not be permitted in the Industrial (M), Medium Density Residential (R-2), or General Commercial (C-2) Zoning Districts.

Chairman Jordan asked Ms. Williams to elaborate on the reason for staff's recommendation.

Ms. Williams shared photos of two recycling centers; one maintained well and one not. She stated, when a recycling bin was full, people tend to discard their items on the side of the bin and if left unattended, could be unsightly and become a nuisance.

Chairman Jordan asked Town Manager Gary Shanaberger to share his thoughts on the matter.

Mr. Shanaberger stated that the code which referenced recycling centers mentioned collection "facilities", which had a broad definition of what was allowed under that use. He said it was staff's concern that such a facility could become an issue or nuisance if not maintained.

Chairman Jordan asked, if the use could the use be reinstated in the future.

Ms. Williams stated that a Zoning Ordinance was considered a living document that could be amended at any time by Town Council.

There being no public comments, Chairman Jordan closed the hearing at 5:20pm. He asked the Commission if they had any further questions. There were none.

Upon a motion made by Vice Mayor Bennett and seconded by Vice Chair Marie Mitchell, the Planning Commission voted 5-0 to recommend Town Council approve the text amendment as presented.

## **OLD BUSINESS**

There were no old business items on the agenda for this meeting.

Vice Chair Mitchell referenced one of the public hearings held at the February Planning Commission meeting with the recommendation to delete Resource Extraction as a permitted use in the Zoning Ordinance. She asked Ms. Williams to summarize a presentation given to Town Council on resource extraction at the February 28<sup>th</sup> work session.

Ms. Williams informed the Commission that Town Council received a presentation on resource extraction from a parcel of land at the north end of town. She stated the presentation was parcel specific, while the text amendment was townwide. It was her opinion that the presentation tainted the process because Town Council was not informed that the use was allowed on almost 200 parcels in town, while the developer spoke to the properties of interest to him. She also stated that the developer failed to disclose that one parcel was zoned General Commercial (C-2) and had to be rezoned for the proposed use. Ms. Williams stated that Town Council would hear the Planning Commission's recommendation during a Public Hearing scheduled for March 14th, that soil extraction (commonly known as borrow pits) was not an appropriate use within the Town of Altavista; and she would share the Commission's concerns for the long-term effects the project may have on the land, and how long it took to reforest and stabilize the land.

Vice Mayor Bennett recommended that those with concerns attend the March 14<sup>th</sup> meeting and voice their concerns during the Public Hearing. He said citizen input was always considered when Town Council made decisions.

Chairman Jordan asked what the plan was after the project was completed.

Vice Mayor Bennett stated that the developer's reclamation plan was to replace the dirt removed with trees.

Vice Chair Mitchell shared her concerns with the proposed project proximity to a river and creeks.

Chairman Jordan asked if there were Town Council members who favored of the soil extraction project.

Vice Mayor Bennett stated there was interest among Town Council due to the proposal to gift the land to the town after the project was completed. He said the prospect to utilize the land for an additional park area in seemed desirable to some Town Council members.

Commissioner Robinson stated that he learned at the Certified Planning Commissioners' training that should Altavista delete resource extraction from the Zoning Ordinance that the Commonwealth of Virginia could permit the use if it was deemed a viable use to benefit the state.

Vice Mayor Bennett stated, while the matter before Town Council was for soil extraction, the term resource extraction carried a wide definition, which included mining for minerals such as copper and uranium. He stated, if allowed to remain in the Zoning Ordinance, the use could become an issue.

Vice Chair Mitchell reiterated that Town Council needed to consider the matter as a whole. She said the Town of Altavista had numerous industrially zoned parcels and each one would be affected by Council's decision, and the properties adjacent to those parcels.

There were no further questions or comments from the Planning Commission.

## **NEW BUSINESS**

## 1. Recommendation of Student Planning Commission

Ms. Williams introduced the two Altavista Combined Schools students, she and Vice Chair Mitchell recommended for student Planning Commissioners, Senior Micah Andrews, and Junior Rayna Steele. She stated the students were engaged and asked pertinent questions during their meeting.

Vice Chair Mitchell stated that she and Ms. Williams believed the two students were very intelligent and both would make great additions to the Planning Commission.

Chairman Jordan asked the two students to give a brief introduction of themselves.

Micah Andrews stated that she was a member of several clubs at school that were very important to her. She informed the Commission that she was accepted to the University of Virginia and would be studying political science, with aspirations to become a lawyer.

Rayna Steele stated that she loved her hometown of Altavista and thanked the Commission for the opportunity to give back to her community. She said she was unsure at that time which college she would attend, but had intentions of becoming a physical therapist or athletic trainer.

Ms. Williams stated that she and Vice Chair Mitchell recommended that the Planning Commission make a recommendation to Town Council to appoint both students to the Altavista Planning Commission, Miss Andrews as a Commissioner and Miss Steele as an alternate.

Upon a motion made by Vice Chair Mitchell and seconded by Vice Mayor Bennett, the Planning Commission voted 5-0 to recommend to Town Council to approve the appointment of Micah Andrews as a student Planning Commissioner, and Rayna Steele as an alternate student Planning Commissioner.

## **MATTERS FROM STAFF**

Ms. Williams presented the Commission with updates from staff.

- The Altavista Planning Commission's 2022 Annual Report was submitted to Town Council and was accepted.
- Moseley Heights - Neighborhood Improvement Project: Ms. Williams stated that staff was continuing its efforts on the planning grant for this project. She said neighborhood participation was low and the Town had requested an extension from the Virginia Department of Housing and Community Development to complete the task.
- Novelty Street Properties: Ms. Williams shared with the Commission that she was informed the properties had been sold; however, that area was currently zoned Industrial (M), which did not permit residential use. She said for the homes to be occupied it had to be rezoned. Ms. Williams stated that she informed the new owners of this requirement.
- Ms. Williams stated that she was a Certified Planner through the American Institute of Certified Planners (AICP), and a member of the American Planning Association (APA). She informed the Commission that she had received an invitation to be one of twenty members

throughout the nation, chosen from to rewrite the exam that was given by AICP to become a Certified Planner.

Chairman Jordan and the other Commission members congratulated Ms. Williams on the honor of being nominated for the task.

## **ADJOURNMENT**

With no further business to discuss, Chairman Jordan adjourned the meeting at 5:48 p.m.

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John Jordan  
Planning Commission Chair

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Sharon D. Williams, AICP  
Planning Commission Secretary





TOWN OF ALTAVISTA  
PLANNING COMMISSION  
April 3, 2023  
AGENDA COVER SHEET

AGENDA ITEM #: 8.1

**Committee Reports**

**Title: Mosley Heights Planning Grant**

**Staff Resource: Sharon D. Williams, AICP, Community Development Director and Commissioner AJ Robinson**

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**Action(s):**

Receive an update.

**Explanation:**

Ms. Williams and Commissioner Robinson will provide an update on the Mosley Heights Planning Grant.

**Background:**

The town is seeking ways to improve the Mosley Heights neighborhood based on comments received by the residents. One step in the revitalization process was an application to the Virginia Department of Housing and Community Development (DHCD) for a Planning Grant.

**Funding Source(s):**

The Virginia Department of Housing and Community Development - \$5,000.

**Attachments:** *(click item to open)*



# TOWN OF ALTAVISTA PLANNING COMMISSION

April 3, 2023

## AGENDA COVER SHEET

AGENDA ITEM #: 9.1

### **Unfinished Business**

**Title: Short Term Rental Discussion**

**Staff Resource: Sharon D. Williams, AICP, Community Development Director**

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### **Action(s):**

Receive the information from staff and discuss possible options for a Short Term Rental Ordinance.

### **Explanation:**

Staff is preparing to draft a short term rental ordinance and is seeking guidance from the Planning Commission.

### **Background:**

On October 1, 2022, §58.1-3826 of the Code of Virginia was enacted, which requires that Third Party Accommodation Intermediary Companies file, collect, and remit the local Transient Occupancy Tax, as well as retail sales and use tax on rooms, lodgings, and accommodations. The Town of Altavista is required to accept the payments submitted; however, there is no provision within the Zoning Ordinance that defines or regulates this use. The Code of Virginia § 58.1-3826 (C). states “For any retail sale of accommodations facilitated by an accommodations intermediary, the accommodations intermediary shall be deemed under this article as a facility making a retail sale of an accommodation. The accommodations intermediary shall collect the tax imposed pursuant to this article, computed on the room charge, and shall remit the same to the locality and shall be liable for the same.”

Staff has reviewed ordinances from other localities to guide the Planning Commission's short term rental discussion. Matters to consider are:

1. Should short term rentals be permitted by-right or with a Special Use Permit.
2. Should there be a limit on the number of days per year that a property can be used for this purpose.
3. Is a restriction on the number of days that a house can be rented necessary? After 30 days lodging tax can no longer be charged for the use.
4. There are generally two types of rentals, which are homestay and entire house rentals. A homestay is the accessory or secondary use of a residential dwelling or a portion thereof by a host to provide room or space that is intended for short term transient rental purposes in exchange for a charge for the occupancy. Entire house rentals are houses where the owner is not present. Should both types of rentals be permitted.
5. Should the use be permitted in all zoning districts?
6. If this use is approved, what should be the registration process and associated fees.
7. What is the recommended process for violations, if the use is approved. Should this be an administrative act by staff or should a more formal process be established.

**Funding Source(s):**

Public Hearing Ad

**Attachments:** *(click item to open)*

[\*Short Term Rental 3.29.23.pdf\*](#)

[\*15.2-983. Creation of registry for short-term rental of property.pdf\*](#)  
[\*transient occupancy tax.pdf\*](#)

Locality	By-Right	Special Use Permit	Additional Information
<b>Campbell County</b>	X	X	SUP in Agriculture & Residential Zoning District. By-right in Commercial & Industrial Zoning Districts. There are no other guidelines, but conditions can be added through SUP, such as a limit on number of guest.
<b>City of Lynchburg</b>	X		Permitted in 10 of the 14 Zoning District. Annual Registration of \$150. Max Occupancy - no more than 4 unrelated, where 2 or more are related there can be no more than 1 unrelated person
<b>Town of Amherst</b>		X	Allowed in 3 business districts. All zoning districts, except industrial, permit residential uses.
<b>Town of Bedford</b>			Not regulated
<b>Town of Appomattox</b>	X		Permitted in 2 residential zoning districts
<b>Bedford County</b>	X		Permitted in multiple residential and commercial districts. Owner must obtain a zoning permit. Limited to 2 adults per bedroom. An adult is any person over the age of 2 (just for this regulation). All boats & trailers must be parked on the property and not on any road. A fire extinguisher is required in common areas along with smoke detectors on each floor and in each bedroom.
<b>Danville</b>	X	X	Permits entire house rental and accessory rental. Registration required w/ business license and zoning permit. If owner does not live within 60 miles, must designate a local contact. Only pre-packaged food is permitted. The rental cannot offer prepared food or beverages, provide event services, or provide unrelated services for compensation. The minimum stay per contract is 18 hours. Parking must be on property or immediately adjacent to it.

<b>Abingdon</b>			Registration required, may operate only 1 in locality, must provide proof of insurance, proof of ownership of the residence, interior directional EXIT signs, posted placard with contact information for owner, posted information regarding proper trash disposal. No commercial event, wedding, or shall be held during stay. Maximum number of guest is 6 and the principal guest must be at least 18. Annual rental inspections required. The minimum stay is 24 hours.

Code of Virginia  
 Title 15.2. Counties, Cities and Towns  
 Chapter 9. General Powers of Local Governments

### **§ 15.2-983. Creation of registry for short-term rental of property.**

A. As used in this section:

"Operator" means the proprietor of any dwelling, lodging, or sleeping accommodations offered as a short-term rental, whether in the capacity of owner, lessee, sublessee, mortgagee in possession, licensee, or any other possessory capacity.

"Short-term rental" means the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

B. 1. Notwithstanding any other provision of law, general or special, any locality may, by ordinance, establish a short-term rental registry and require operators within the locality to register annually. The registration shall be ministerial in nature and shall require the operator to provide the complete name of the operator and the address of each property in the locality offered for short-term rental by the operator. A locality may charge a reasonable fee for such registration related to the actual costs of establishing and maintaining the registry.

2. No ordinance shall require a person to register pursuant to this section if such person is (i) licensed by the Real Estate Board or is a property owner who is represented by a real estate licensee; (ii) registered pursuant to the Virginia Real Estate Time-Share Act (§ [55.1-2200](#) et seq.); (iii) licensed or registered with the Department of Health, related to the provision of room or space for lodging; or (iv) licensed or registered with the locality, related to the rental or management of real property, including licensed real estate professionals, hotels, motels, campgrounds, and bed and breakfast establishments.

C. 1. If a locality adopts a registry ordinance pursuant to this section, such ordinance may include a penalty not to exceed \$500 per violation for an operator required to register who offers for short-term rental a property that is not registered with the locality. Such ordinance may provide that unless and until an operator pays the penalty and registers such property, the operator may not continue to offer such property for short-term rental. Upon repeated violations of a registry ordinance as it relates to a specific property, an operator may be prohibited from registering and offering that property for short-term rental.

2. Such ordinance may further provide that an operator required to register may be prohibited from offering a specific property for short-term rental in the locality upon multiple violations on more than three occasions of applicable state and local laws, ordinances, and regulations, as they relate to the short-term rental.

D. Except as provided in this section, nothing herein shall be construed to prohibit, limit, or otherwise supersede existing local authority to regulate the short-term rental of property through general land use and zoning authority. Nothing in this section shall be construed to supersede or limit contracts or agreements between or among individuals or private entities related to the use of real property, including recorded declarations and covenants, the provisions of condominium instruments of a condominium created pursuant to the Virginia Condominium Act (§ [55.1-1900](#) et seq.), the declaration of a common interest community as defined in § [54.1-2345](#), the cooperative instruments of a cooperative created pursuant to the Virginia Real Estate Cooperative Act (§ [55.1-2100](#) et seq.), or any declaration of a property owners' association created pursuant to the Property Owners' Association Act (§ [55.1-1800](#) et seq.).

2017, c. [741](#).

section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.

## § 58.1-3826. (Effective October 1, 2022) Scope of transient occupancy tax

A. The transient occupancy tax imposed pursuant to the authority of this article shall be imposed only for the use or possession of any room or space that is suitable or intended for occupancy by transients for dwelling, lodging, or sleeping purposes.

B. For any retail sale of accommodations not facilitated by an accommodations intermediary, the accommodations provider shall collect the tax imposed pursuant to this article, computed on the total price paid for the use or possession of the accommodations, and shall remit the same to the locality and shall be liable for the same.

C. For any retail sale of accommodations facilitated by an accommodations intermediary, the accommodations intermediary shall be deemed under this article as a facility making a retail sale of an accommodation. The accommodations intermediary shall collect the tax imposed pursuant to this article, computed on the room charge, and shall remit the same to the locality and shall be liable for the same.

D. For any transaction for the retail sale of accommodations involving two or more parties that meet the definition of accommodations intermediary, nothing in this section shall prohibit such parties from making an agreement regarding which party shall be responsible for collecting and remitting the tax, so long as the party so responsible is registered with the locality for purposes of remitting the tax. In such event, the party that agrees to collect and remit the tax shall be the sole party liable for the tax, and the other parties to such agreement shall not be liable for such tax.

E. In any retail sale of any accommodations in which an accommodations intermediary does not facilitate the sale of the accommodations, the accommodations provider shall separately state the amount of the tax in the bill, invoice, or similar documentation and shall add the tax to the total price paid for the use or possession of the accommodations. In any retail sale of any accommodations in which an accommodations intermediary facilitates the sale of the accommodation, the accommodations intermediary shall separately state the amount of the tax on the bill, invoice, or similar documentation and shall add the tax to the room charge; thereafter, such tax shall be a debt from the customer to the accommodations intermediary, recoverable at law in the same manner as other debts.

F. Subject to applicable laws, an accommodations intermediary shall submit to a locality the property addresses and gross receipts for all accommodations facilitated by the accommodations intermediary in such locality. Such information shall be submitted monthly.

2005, c. [20](#);2021, Sp. Sess. I, c. [383](#);2022, cc. [7](#), [640](#).

This section has more than one version with varying effective dates. Scroll down to see all versions.

The chapters of the acts of assembly referenced in the historical citation at the end of this section(s) may not constitute a comprehensive list of such chapters and may exclude chapters whose provisions have expired.



TOWN OF ALTAVISTA  
PLANNING COMMISSION

April 3, 2023

AGENDA COVER SHEET

AGENDA ITEM #: 10.1

**New Business**

**Title: Lynch Mill Road Future Land Use Map (FLUM) Designation**

**Staff Resource: Sharon D. Williams, AICP, Community Development Director**

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**Action(s):**

The Planning Commission and staff will discuss if General Commercial is the appropriate designation for Lynch Mill Road.

**Explanation:**

Staff is seeking input on the Future Land Use Map (FLUM) designation for Lynch Mill Road.

**Background:**

The Town of Altavista updated its Comprehensive Plan on December 13, 2022. The Future Land Use Map (FLUM) is a parcel by parcel designation of how the property should be developed.

At the February 6, 2022 Planning Commission meeting, a public hearing was held on a petition to rezone 3326 Lynch Mill Road from Industrial (M) to General Commercial (C-2). It was the intent of the property owner to convert the existing office into a dwelling unit. In the current Zoning Ordinance C-2 allows commercial and residential development.

The Comprehensive Plan recommends *General Commercial* as the future use for the property. The definition for *General Commercial* does not contain a residential component.

**General Commercial** - These areas are generally located along North Main Street and at major highway intersections. They are suitable

locations for auto oriented uses and large-scale commercial uses such as shopping centers and big-box retailers. Because of traffic generated

by these large uses, special concern must be given to site design issues like access, turning movements, and the design capacity of existing roads.

After the public hearing the Planning Commission voted 4-0 to recommend that Town Council approve the rezoning. Town Council held a public hearing on March 14, 2023 and voted 6-0-1 to approve the request.

Staff questions if this FLUM is correct and will discuss this with the Planning Commission.

**Funding Source(s):**



N/A

**Attachments:** *(click item to open)*