



TOWN OF GORDONSVILLE PLANNING COMMISSION MEETING

MINUTES

Monday, April 10, 2017

6:30 p.m.

Council Chambers

The Town of Gordonsville Planning Commission met in regular session in Council Chambers of Town Hall. Members present were: Vice-Chairman James Bradley, Commissioner Tim Ferguson, Commissioner Toni Winkey-Scott and Commissioner Jennifer Mauller. Chairman Ron Higgins was absent. Staff present was Town Manager/Commission Secretary Deborah Kendall.

CALL TO ORDER

Vice-Chairman Bradley called the meeting to order at 6:30 p.m. and stated that a quorum was present to conduct business.

ADOPTION OF THE AGENDA

Mrs. Kendall requested that "Discussion on Professional Residential, R-3 zoning classification" be added as item "b" under New Business. Vice-Chairman Bradley made a motion, seconded by Commissioner Ferguson, to adopt the agenda as amended. The motion carried by unanimous vote.

CONSIDERATION OF MINUTES

Commissioner Ferguson made a motion, seconded by Commissioner Mauller, to approve the minutes of December 12, 2016, as presented. The motion carried by unanimous vote.

Commissioner Winkey-Scott entered the meeting at 6:35 p.m.

NEW BUSINESS

Consideration of Land Development Ordinance amendment regarding brewpubs

Mrs. Kendall reported to the Commission that interest in locating a brewpub in the downtown area had been expressed and that the Town's zoning ordinance does not specifically address brewpubs or related facilities. She noted that the desired use would be an establishment where beer or ale are produced and then served on-site in an associated restaurant. She further noted that she had obtained ordinance examples from other Virginia localities in order to inform the Commission's discussion in this regard.

The Commission discussed brewpubs and similar uses and how those might be defined in the Town's ordinance. Mrs. Kendall noted that a "tavern" was listed in the ordinance as a permitted use in the General Business zoning district, but was not defined. The Commission discussed the idea of adding a definition of "tavern" to the ordinance and including parameters for the amount of beer or ale that can be produced on site. Knowing the desired use would include an associated restaurant, the Commission also discussed including the percentage of floor space to be dedicated to restaurant use in the definition.

To help inform the definition of a tavern or brewpub for the Town's ordinance, the Commission suggested that staff contact the property owner wanting to locate such a use downtown to find out how much beer or ale is expected to be produced on site.

Commissioner Ferguson made a motion, seconded by Commissioner Mauller, to table further discussion on this matter until the next meeting. The motion carried by unanimous vote.

Discussion on R-3-Professional Residential zoning classification

Mrs. Kendall stated that a downtown property owner wished to rent their property for residential use over retail, but that the property in question was zoned Professional Residential, R-3, which does not currently permit such a use.

The Commission discussed the proposed use and how it might be accommodated in the Town's ordinance. Noting that the zoning map as shown in the Town's 2000-2005 comprehensive plan showed the property as being zoned for residential use, the Commission questioned whether the zoning of the property is accurate as shown on the Town's 2009 zoning map, the most current official zoning map. Mrs. Kendall stated she would verify the zoning of the property.

Commissioner Mauller left the meeting at 7:43 p.m.

After further discussion, the Commission agreed by consensus to draft an amendment to the Town's zoning ordinance to permit residential-over-retail as a use permitted by Conditional Use Permit in the Professional Residential, R-3 zoning district. The Commission also asked that an amendment be drafted to include residential-over-retail, up to two units, as a permitted use in the General Business, B-1 zoning district. Mrs. Kendall indicated she would provide these draft amendments to the Commission for consideration at their next meeting.

UNFINISHED BUSINESS

There was no unfinished business.

ADJOURNMENT

There being no other business to come before the Commission, Commissioner Ferguson made a motion, seconded by Commissioner Winkey-Scott, that the meeting be adjourned. The motion carried by unanimous vote. Vice-Chairman Bradley adjourned the meeting at 8:08 p.m.

Deborah S. Kendall, AICP, Secretary