



TOWN OF GORDONSVILLE PLANNING COMMISSION MEETING

MINUTES

Monday, June 12, 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: Chairman Ron Higgins, Vice-Chairman James Bradley, and Commissioner Tim Ferguson. Commissioner Jennifer Mauller and Commissioner Toni Winkey-Scott were absent. Staff present was Town Manager/Commission Secretary Deborah Kendall.

CALL TO ORDER

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

ADOPTION OF THE AGENDA

Vice-Chairman Bradley requested that "Discussion on short-term rentals" be added as item "a" under Unfinished Business. By consensus, the Commission accepted the revised agenda.

CONSIDERATION OF MINUTES

Vice-Chairman Bradley made a motion, seconded by Commissioner Ferguson, to approve the minutes of May 8, 2017, as presented. The motion carried by unanimous vote.

PUBLIC HEARING

Proposed Changes to Articles 3 and 6 of the Town Land Development Ordinance.

Chairman Higgins opened the public hearing and asked Mrs. Kendall for a staff report. Mrs. Kendall reviewed for the Commission the draft ordinance amendments pertaining to brewpubs and residential-over-retail uses.

As there were no speakers, Chairman Higgins closed the public hearing and asked the members of the Commission for their questions or comments.

Vice-Chairman Bradley commented on the order of uses in listed Section 605.02-1, stating that the "residential-over-retail" use be listed at the end. There being no other comments or questions from the Commission, Vice-Chairman Bradley made the following motion: In consideration of

public necessity, convenience, and the general welfare of Town citizens; in support of economic development within the Town; and in support of good zoning practice, motion to recommend to Town Council the amendment of Articles 3 and 6 of the Town of Gordonsville Land Development Ordinance, to incorporate definitions and use parameters pertaining to brewpubs and similar uses, and residential-over-retail, as amended. Commissioner Ferguson seconded the motion, which carried by unanimous vote.

NEW BUSINESS

Discussion of proposed floodplain ordinance amendments

Mrs. Kendall presented to the Commission draft floodplain ordinance amendments as recommended by the Virginia Department of Conservation and Recreation, the state agency that reviewed the Town's ordinance for compliance with the National Flood Insurance Program requirements on behalf of FEMA. The Commission reviewed the proposed amendments, and after discussion agreed to schedule a public hearing to receive comment on the draft amendments at their July meeting.

UNFINISHED BUSINESS

Discussion on short-term rentals

The Commission briefly discussed short-term rentals and various aspects that might be regulated by the Town. Commissioner Ferguson stated he would like to see ordinance examples from other small towns. The Commission agreed that a draft ordinance for the Town should require that a "manager" live or stay on site for short-term rentals.

ADJOURNMENT

There being no other business to come before the Commission, Commissioner Ferguson made a motion, seconded by Vice-Chairman Bradley, that the meeting be adjourned. The motion carried by unanimous vote. Chairman Higgins adjourned the meeting at 7:50 p.m.

Deborah S. Kendall, AICP, Secretary