



## **TOWN OF GORDONSVILLE PLANNING COMMISSION MEETING**

### **MINUTES**

Monday, May 8, 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 Jennifer Mauller. Commissioner Tim Ferguson 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 6:40 p.m. and stated that a quorum was present to conduct business.

### **ADOPTION OF THE AGENDA**

Mrs. Kendall requested that "Discussion on short-term rentals" be added as item "a" under New Business. The Commission decided to discuss Unfinished Business first and then discuss the New Business item. Commissioner Mauller made a motion, seconded by Vice-chairman Bradley, to adopt the agenda as amended. The motion carried by unanimous vote.

### **CONSIDERATION OF MINUTES**

Vice-Chairman Bradley made a motion, seconded by Commissioner Mauller, to approve the minutes of April 10, 2017, as presented. The motion carried by a vote of 2-0, with Chairman Higgins abstaining.

### **UNFINISHED BUSINESS**

*Consideration of Land Development Ordinance amendment regarding brewpubs and residential-over-retail uses.*

The Commission reviewed the draft ordinance amendments pertaining to brewpubs and residential-over-retail uses and made minor changes to the text as presented. The Commission also discussed off-street parking for uses such as brewpubs. Upon review of the Town's Land Development Ordinance, it was noted that the Town's ordinance permits shared parking on adjoining properties as needed.

There being no other discussion, Vice-Chairman Bradley made a motion, seconded by Commissioner Mauller, to schedule a public hearing to receive comment on the draft ordinance amendments for Monday, June 12, 2017. The motion carried by unanimous vote.

## **NEW BUSINESS**

Mrs. Kendall reported to the Commission on a recent Virginia Municipal League presentation regarding short-term rentals and regulating such uses in the Town. The Commission discussed the regulation of short-term rentals and the various issues to consider. Chairman Higgins reported that Albemarle County was actively discussing such uses, primarily from the standpoint of instituting a transient occupancy tax for such uses. Mrs. Kendall noted that the Town's zoning ordinance permits bed-and-breakfasts by right on property zoned Multi-family/Townhouse, R-2 zoning.

By consensus, the Commission directed staff to draft an ordinance amendment regarding short-term rentals for consideration at the June meeting.

Mrs. Kendall reported to the Commission that the Virginia Department of Conservation and Recreation had provided comments on the Town's flood plain ordinance and that she was coordinating revisions with the agency for discussion by the Commission at their June meeting.

## **ADJOURNMENT**

There being no other business to come before the Commission, Commissioner Mauller 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 8:03 p.m.

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Deborah S. Kendall, AICP, Secretary