

Building, Planning & Zoning
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Bath County Planning Commission

Bath County Courthouse – Room 115 – 6:00 P.M.

April 25, 2016

MEMBERS PRESENT: Chairman John Cowden, Vice-Chair Jason Miller, Trudy Woodzell, John Loeffler, Monroe Farmer

MEMBERS ABSENT:

PUBLIC IN ATTENDANCE: Mike Bollinger (press), Mike Collins (County Attorney), Sara Holberg, Phil Deemer, Cynthia Rudnick

STAFF PRESENT: Sherry Ryder

CALL TO ORDER:

Chairman Cowden called the meeting to order at 6:00 p.m. He thanked the public for attending.

PUBLIC COMMENT—MATTERS UNRELATED TO THE AGENDA: None

ADDITIONS OR CORRECTIONS TO THE AGENDA: None

PUBLIC HEARING: None

CHAIRMAN’S REPORT:

STAFF REPORT:

Sherry Ryder: A copy of my report is in your packet. If you have any questions let me know.

OLD BUSINESS:

- **Architecture Review**

Chairman Cowden thanked Sara Holberg, who is with the Valley Conservation Council, for meeting with them tonight and helping them be prepared for future development.

Sara Holberg: Passed out book titled, "Better Models for Development". She then presented a slide show.

Chairman Cowden: We would start with?

Sara Holberg: You would start with defining your districts. Then have them go before your Architectural Review Board, or whoever takes care of that, to make sure they follow the guidelines you have established for that district.

Mr. Farmer asked about Stormwater. How do you get someone to modernize their parking lot when your parking lot is all asphalt?

Sara Holberg: Stormwater is important and you can write your own standards to a point. You can encourage them by suggesting that they can have a larger parking area if they do a pervious lot.

Chairman Cowden asked what the difference was between a Corridor Overlay District and a Historic district

Sara Holberg: A Corridor Overlay is allowed due to being a pathway for tourists to access a location. Tourists expect to have a pleasant visual experience. So you can have control over signs, landscape and building material that has nothing on it but leads to the Historic District.

Historic District is a set location or designation.

Sherry Ryder: Emmett Toms from Dominion, called this afternoon and he is supposed to be getting an informational calendar from FERC with public input session dates.

Chairman Cowden then asked if the group was in agreement with the content on the handout.

Vice-Chair J. Miller: Are we sending the content and no recommendation? We don't know what the Board of Supervisors are going to do yet, a letter or a resolution.

Chairman Cowden stated they were going to give this information to the Board of Supervisors to help them with the letter opposing the pipeline route, in accordance to the Comp Plan. Tonight we are only making a motion. Do I hear a motion?

Mr. Loeffler: I make the motion to forward this document referencing the review of the Comprehensive Plan to the Board of Supervisors to be used in opposition to the pipeline on behalf of the Planning Commission.

Trudy Woodzell seconded the motion

After some discussion on how to word the motion, John Loeffler withdrew his motion.

Mr. Farmer: I make the motion, after reviewing the Comprehensive Plan the Planning Commission send to the Board of Supervisors the attached document to support a resolution against the Atlantic Coast Pipeline.

Trudy Woodzell seconded the motion

VOTE: 5-0

NEW BUSINESS:

- **Produce Vendors**

Chairman Cowden asked Mr. Collins if there was anything they could do about a vendor setting up on private property.

Mr. Farmer: Are there any setbacks required?

Mike Collins: He has the right set up on private property if given permission. He had no opinion on the matter. Setbacks are VDOT's responsibility.

- **Singlewide Homes: Placement & Age**

Sherry Ryder passed out information to the Planning Commission she had given to Mr. Collins to look at earlier, on the Code of Virginia. According to The Code of Virginia, 15.2.2290, In Agricultural Districts a singlewide is permitted but not in a flood zone unless they were there before the Flood Zone areas were established. If they were, they are grandfathered and can be replaced in the same foot print with a similar size singlewide. Building Code restricts singlewide from 1976 or older being permitted due to the wiring. Singlewide homes must be on footers/piers and strapped down. They also must pass the same Building Code regulations as any other home and Zoning Code requirement on setbacks. In our Land Use Regulations they are allowed in Agricultural and a Manufactured Park, but are not permitted in Residential. She couldn't find anything about age. Mr. Collins didn't think they could make any restriction on their own.

Trudy Woodzell asked how long can you take with a singlewide to get it placed, tied, and skirted to meet Building Code.

Sherry Ryder stated she had been told by Andy, it is by his discretion, that as long as the owner communicated with him at least every six months and calls in for inspections, they can take as long as they need. This requirement is with all building permits.

MINUTES

Chairman Cowden: We have the minutes for March 28, 2016

Trudy Woodzell: I make a motion to approve the minutes of March 28, 2016

Mr. Loeffler: I second the motion.

VOTE: 5-0

ADJOURN

Mr. Loeffler made a motion to adjourn the meeting.

Vice-Chair Miller: I second the motion

Meeting adjourned @ 8:20 P.M.

Chairman John Cowden

Date