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Bath County Planning Commission

Bath County Courthouse – Room 115

November 25, 2013

MEMBERS PRESENT: Ronnie Dunnagan, Mike Grist, Trudy Woodzell, John Cowden

MEMBERS ABSENT: Jeff Wilson

PUBLIC IN ATTENDANCE: Annette Lanníee, Lee Elliott, Mike Wildasin, Mike Bollinger (press), Janice O’Farrell, and Mike Collins

STAFF PRESENT: Sherry Ryder

CALL TO ORDER:

Chairman Dunnagan called the meeting to order at 7:00 p.m.

PUBLIC COMMENT—MATTERS UNRELATED TO THE AGENDA: None.

PUBLIC HEARING:

Garth Newel Music Center Foundation (TM#73-2) – Conditional Use Permit application to allow for placement of a sign that would exceed the permitted amount of area. The proposed sign would be 5’ 10” wide and 6’ 2” tall (dimensions include stonework around sign). The property comprises 106.75 acres and the sign would be located at the intersection of Garth Newel Lane and Sam Snead Highway, Hot Springs. The property is located in the Warm Springs Magisterial District and is zoned A-2 Agricultural General and the zoning of the property where the sign will be situated is R-5 Planned Development.

Sherry Ryder: Gave an overview of the application submitted. She explained there was an existing sign and gave information on dimensions of existing sign as well as current sign. She explained that the new sign would need to be permitted by VDOT. Land Use Regulations sections 706.02-9 (height), 706.02-10 (VDOT Right-of-way), 706.03-2 (informational signs, etc.), 706.03-5 (size of sign), 706.05-3 (outdoor advertising sign). She referenced previous CUPs that were issued – Home Oil and Springs Nursing Home. She informed Planning Commission that it would be illuminated, but it would be dimly lit.

Lee Elliott: Explained to the Planning Commission that the existing sign was old and needed to be replaced. It is not in very good condition. She explained it would help folks to locate Garth Newel.

Mike Collins: Mr. Collins explained to the Planning Commission a few observations. How long has the existing sign been there – it's probably non-conforming pre-ordinance sign. He asked the Planning Commission to look at the sign and the rock structure that supports it. He suggested the Planning Commission look at it as replacing an existing sign.

Lee Elliott: The foot print of the sign is the same as the old sign.

Chairman Dunnagan closed the public hearing.

Mike Grist: He agreed with what has been said, especially with the last sign that was approved. It was a nice improvement. He stated that he appreciated that Garth Newel wanted to improve upon their sign.

John Cowden: He asked Ms. Ryder to clarify whether the stone structure was to be included in the area of the sign. She read the definitions of sign and sign area to the Planning Commission. She stated that even with taking the rock structure out of the square foot area, it would still exceed the maximum sign area. Mr. Cowden asked for confirmation that the lighting would be subtle. Ms. Elliott confirmed that it would be subtle LED lighting that would outline the message on the sign. It would turned out after a concert. Ms. Ryder explained that the lighting could not be too bright, flashing or loud – VDOT would also have an issue with that.

Trudy Woodzell: Ms. Woodzell commented that she liked the sign.

Chairman Dunnagan: Chairman Dunnagan commented that he liked the design of the sign and thought it was very well done.

Chairman Dunnagan: Chairman Dunnagan called for a motion.

Mike Grist: Made a motion to approve as submitted on Conditional Use Permit application and referenced Bath County Land Use Section 706.05, et. seq.

Trudy Woodzell: Seconded the motion

VOTE: 4-0

CHAIRMAN'S REPORT: None.

STAFF REPORT: Ms. Ryder gave a report to the Planning Commission.

OLD BUSINESS:

Mike Grist:

Comp Plan: The Economy section was discussed. Mr. Grist stated that we must emphasize, to make it clear on what people want, with the "Land Use Tax" as it reflects in the County's Comprehensive Plan. He asked Ms. Ryder to explain how Land Use Tax works and gave examples of what was needed to get a break on real estate taxes.

NEW BUSINESS:

The Board agreed to cancel the December 23rd meeting. The next meeting will be January 27, 2014.

MINUTES: Trudy Woodzell made a motion to approve minutes of October 28, 2013. Mike Grist seconded the motion.

VOTE: Approved 4-0

Mike Grist: Motion to adjourn the meeting.

Chairman Dunnagan adjourned the meeting at 7:35 p.m.

Ronnie Dunnagan, Chairman