



COUNTY OF BATH, VIRGINIA
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Bath County Planning Commission

Bath County Courthouse – Room 115

January 28, 2013

MEMBERS PRESENT: Mike Grist, Ronnie Dunnagan, Trudy Woodzell, Jeff Wilson, Mike Collins

MEMBERS ABSENT:

ELECTION OF OFFICERS: Sherry was nominated Secretary and Mike Grist made the motion and it was seconded by Trudy Woodzell.

VOTE: 4-0

Trudy Woodzell made a motion to nominate Ronnie Dunnagan for Chair and it was seconded by Jeff Wilson.

VOTE: 3-0-1 (Ronnie Dunnagan abstained)

Trudy Woodzell made a motion to nominate Jeff Wilson for Co-Chair and it was seconded by Mike Grist.

VOTE: 3-0-1 (Jeff Wilson abstained)

PUBLIC IN ATTENDANCE: Clifford Williams, Janie Roberts, Charles Thomas

STAFF PRESENT: Sherry Ryder

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

PUBLIC COMMENT—MATTERS UNRELATED TO THE AGENDA.

PUBLIC HEARING: (a) Charles Thomas & Edna Seley- Thomas & Seley Partnership- Mountain Grove General Store (TM#39-21CC)-Conditional Use Permit application to allow RV/Camper storage lot with a maximum capacity of 40 units. The property comprises of 5.01 acres and is located at 4549 Mountain Valley Road, Warm Springs. The property is located in the Warm Springs Magisterial District and is zoned A-2 Agricultural General and A-1 Agricultural Limited.

Mrs. Ryder gave an overview of the conditions they have listed from previous application which included screening, names and addresses for those who use the storage. No stored RV would be occupied. All campers were in compliance or had just gone out. They would like a longer time or indefinite. The relevant land use regulation section is 603.03-16.

Mr. Wilson: Questioned whether they were asking to expand.

Mr. Thomas: No, it will be what is currently there.

Chairman Dunnagan opened the public hearing.

Chairman Dunnagan closed the public hearing.

Mr. Grist: What was the length of the CUP for the first time?

Mrs. Ryder: I believe it was 5 years.

Jeff Wilson made a motion to approve for 8 years and referred to section 603.03-16 in the Land Use Regulations with proffered conditions of screening established with mature evergreens, neatly parked in rows, limit to a maximum of 40 at any given time and will comply with section 711.04 of the Bath County Land Use Regulations. Mike Grist seconded the motion.

VOTE: 4-0

(b) G&E HC REIT II HOT SPRINGS SNF LLC- Kissito Healthcare- The Springs Nursing Care Center (TM#83-25A)- Conditional Use Permit to allow for placement of two signs. The property comprises of 4.67 acres and is located at 167 Spring Street, Hot Springs, with sign placement on premises and at the intersection of Spring Street and Sam Snead Hwy. The property is located in the Valley Springs Magisterial District and is zoned R-2 Residential.

Mrs. Ryder: Their existing sign square footage is 16.5 feet. They are asking to put in a 16.6 square foot sign. Gave an overview of the regulations that go along with this. They made application as a conditional use to exceed the size we have listed in our Land Use Regulations. In the past we have granted a CUP for a sign that is larger than what is allowed.

Chairman Dunnagan opened the public hearing.

Mr. Clifford Williams: I think that you have two issues here, 1. Where the sign is on top and 2. Where the sign will be on my property on the bottom. Last time the state wouldn't let them have a sign because it was too large. I did tell them they could put the sign on my property as long as they maintain.

Ms. Roberts: The existing sign has no visibility if you are coming from Covington. So it needs to be able to be seen and to be moved.

Chairman Dunnagan closed the public hearing.

The board discussed various sign sizes and regulations. They also discussed the signs placement.

Trudy Woodzell made a motion to accept the Conditional Use Permit for the extended sizes for the 2 signs as represented in the schematics for 3 years referring to section 706.05-3 of the Land Use Regulations. Jeff Wilson seconded the motion.

VOTE: 3-1 (Mike Grist dissenting vote)

CHAIRMAN'S REPORT: None.

STAFF REPORT: Sherry went over her report.

Wind Energy Checklist- I went thru the ordinance and as it set out the criteria so they would know whether to address it. Review it and get back with me at the next meeting with your thoughts and suggestions.

The board said that it looked good to them and to go with it.

OLD BUSINESS: Comprehensive Plan- next step

Mrs. Ryder: We have 2 board members here and we have talked about CSPDC and getting them involved. The board is willing to make sure if we needed funds to get them in here they would be willing to work with us on that. Ellen isn't here but she did give me a draft survey by email but I think it needs to be more simplified. She just took goals and objectives and scored it. On the back she picked dates that she thought might work in the different districts and the topics that would be discussed. I think when we get to that point; it would be a good place to use CSPDC. I think the survey needs to take less than a couple minutes. The survey should be short and to the point.

Mrs. Dunnagan: I think we need to up the ante. We are competing with surrounding areas.

Mrs. Ryder: The Robinson's spoke to me today and believe we need to utilize CSPDC. They also said that there are some parts that don't need recreated and other parts that need beefed up a bit. I know we said survey and breakout sessions as before.

Mr. Grist: I think the survey might be the next thing to do.

Mr. Gilchrest: I think we need to go on and utilize CSPDC and do the survey.

The board discussed the prior comprehensive plan process and how it was funded. They also discussed building relationships with surrounding counties. They agreed for Sherry to present it to Mr. O'Brien so that he could present it to the board.

NEW BUSINESS: CIP Public Hearing for Next Month

Mrs. Ryder: Gave an overview of the new CIP form with the evaluation criteria and the score sheet.

The board discussed upcoming CIP requests and issues that go along with them. They also asked that Sherry discuss with Mr. O'Brien if the new process was how he wanted things to go regarding the CIP Requests. The public hearings will be next month and the minimum is \$20,000.00.

MINUTES: Mike Grist made a motion to approve minutes of November 19, 2012 and January 8, 2013. Jeff Wilson seconded the motion.

VOTE: Approved 4-0

Jeff Wilson made a motion to adjourn the meeting. Trudy Woodzell seconded the motion.

Chairman Dunnagan adjourned the meeting at 9:20 p.m.

Ronnie Dunnagan, Chairman

Date