

PLANNING COMMISSION
Monday, August 12, 2019 at 6:00 p.m. in the Town Hall
MINUTES

Members Present: Bobby Howard (Vice-Chair), Randy Andrews, Terry Ramsey, and Jim Watkins

Members Absent: Andy Carwile (Chair),

Others Present: Robert Hendrick, Zoning Administrator, Kermit Jones, Gary Walker

Bobby Howard called the meeting to order, declared a quorum present, and gave the invocation.

Randy Andrews motioned with second by Jim Watkins to approve the agenda. All members listed as present voted yes.

Bobby Howard recessed the regular meeting and opened the public hearing on the draft Manufactured Homes Ordinance of 2019 which had been properly advertised as required by State law. Terry Ramsey explained the purpose of the draft ordinance was to clarify the Town's longstanding interpretation that "single-wide mobile homes" were not allowed but "double-wide mobile homes" were allowed with a conditional use permit when set on a permanent foundation. He also explained how the wording in the ordinance accomplished this purpose. Gary Walker in a public comment inquired whether the ordinance affected modular homes. Commission members and the Robert Hendrick discussed the difference between manufactured homes (commonly referred to as mobile homes) which are constructed under HUD standards and modular homes which must comply with the Virginia Uniform Statewide Building Code. Clarification was made that the draft ordinance does not affect modular homes. There being no further comments Bobby Howard closed the public hearing and reopened the regular meeting.

Jim Watkins motioned with second by Randy Andrews to recommend to Town Council the adoption of the Manufactured Homes Ordinance of 2019. All members listed as present voted yes.

Randy Andrews motioned with second by Bobby Howard to approve the July 22, 2019, meeting minutes. All members listed as present voted yes.

The meeting transitioned to the Zoning Update Working Group part of the agenda and the Commission revisited Section 5-5-7 Manufactured homes, Article 8 Nonconformities, and Code of Virginia Section 15.2-2307 Vested rights not impaired, nonconforming uses. During the discussion revisions were made to the draft ordinance. The Commission also discussed Article 9 Property Maintenance and Robert Hendrick stated that maintenance was normally handled outside the zoning process and Commission members agreed to revisit this at the next meeting.

At 7:50 p.m. Jim Watkins motioned with second by Randy Andrews to adjourn. All members listed as present voted yes.

Respectfully submitted,

Terry Ramsey, Recorder