

PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, September 15, 2015, at 3:00 p.m. in Council Chambers, 15 N. Cameron Street, Winchester, Virginia.

CALL TO ORDER:

PRESENT: Chairman Slaughter, Vice Chairman Loring, Commissioner Smith, Commissioner Wolfe, Commissioner Fieo

ABSENT: Commissioner Shickle, Commissioner Tagnesi, Commissioner Kenny

EX OFFICIO: City Manager Freeman

FREDERICK CO. LIAISON:

STAFF: Tim Youmans, Aaron Grisdale, Josh Crump, Carolyn Barrett

VISITORS: Chuck Frailey, Bessie Solenberger, Robert Solenberger

APPROVAL OF MINUTES:

Chairman Slaughter called for corrections or additions to the minutes of August 18, 2015. Hearing none, he called for a motion. Commissioner Wolfe moved to approve the minutes as submitted. Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 4-0.

Commissioner Fieo arrived at 3:03pm.

CORRESPONDENCE:

None.

CITIZEN COMMENTS:

None.

REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:

None.

PUBLIC HEARINGS:

TA 15-441 an ordinance to amend and reenact articles 1, 7, 8, 9, 10, 11, 12, 13 and 18 of the Winchester zoning ordinance pertaining to the definition of brewery, distillery, microdistillery, microbrewery, nanobrewery, tasting room, and winery, parking requirements, and use standards. (Mr. Grisdale)

Mr. Grisdale reviewed the publicly initiated zoning ordinance amendment.

Commissioner Loring asked if the definitions were in concert with the state ABC requirements. Mr. Grisdale said they were.

Chairman Slaughter opened the public hearing

Chairman Slaughter closed the public hearing

*Commissioner Smith made a motion to forward **TA-15-441** to City Council with a favorable recommendation because the ordinance as presented provides for good planning practice by providing clear definitions, use parameters and additional use allowances providing for increased business opportunities.*

Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 5-0.

RZ-15-421 An ordinance to rezone approximately 16.4 acres of land containing approximately 96 parcels, either in full or in part, to be included in the Corridor Enhancement (CE) district; as depicted on an exhibit entitled: "National Ave. proposed CE District" prepared by Winchester Planning Department on June 23, 2015. (Mr. Crump)

Mr. Crump reviewed the publicly sponsored rezoning. It would add a zoning overlay to select parcels on National Avenue. It does not regulate or change the underlying zoning/land use. A resident supplied some pictures to show changes over the passage of time. Existing features are grandfathered in but if there are any changes in future, the new standards would have to be followed if the ordinance is approved.

Chairman Slaughter asked if areas that are zoned corridor enhancement have worked out well. Mr. Crump said they had. Examples can be seen along Valley Avenue. Mr. Youmans said it was hard to get an appreciation for how much the guidelines have affected development because what is seen is what has been permitted. Commercial signage has had the most application of the standards. The impact to a residential area will be slower to see.

Commissioner Fieo asked if the rezoning was forwarded, would the City move forward with an aesthetic program with new sidewalks, curbs, guttering and landscaping. Mr. Youmans said National Avenue had already received new sidewalks a few years ago in conjunction with a waterline upgrade. The City may extend enhancement incentive programs and possibly introduce additional incentives.

Commissioner Loring asked how many comments had been received at the public information presentation. Mr. Crump said there were a few residents that showed up for the meetings. There were not many responses after the meetings. Commissioner Loring asked how the City manages Corridor Enhancement applications. Mr. Crump explained the process.

Chairman Slaughter opened the public hearing

Charles Frailey of 2500 Hillside Terrace stated he owned most of the B-2 properties and some residential properties. He asked questions about signage for commercial properties. Mr. Youmans said there would still need to be a sign permit application. The Corridor Enhancement adds a review step to the design aspects. Mr. Frailey also commented about trucks jumping the curb at the new traffic circle and asked if there were any plans to make the circle bigger. Chairman Slaughter said he could contact the Public Services department. Mr. Youmans said the circle meets all of the VDOT criteria and the center island is intended to have a mountable curb to accommodate the large trucks.

Bessie Solenberger asked about siding and replacement windows for her property. Mr. Youmans said the CE district did not have requirements for siding unlike the Historical District, it regulates colors etc.

Chairman Slaughter closed the public hearing

Commissioner Loring asked if the standards had been taken into consideration when designing the traffic circle. Mr. Youmans said the roundabout concept came about later, after the Council adopted the National Avenue standards. They are generally applied to private property parcels, not the public right of way. The markers and planters will have materials recommended under the guidelines.

*Commissioner Fieo moved that the Commission forward Rezoning **RZ-15-421** to City Council recommending approval because the request is consistent with the Comprehensive Plan and protects and promotes the aesthetic character and functionality of a major tourist access corridor leading into the designated local (HW) and National Historic Winchester District, and as such, represents good planning practice.*

Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 5-0.

NEW BUSINESS:

SV-15-448 An ordinance to vacate a portion of Commercial Street right of way and convey it to the owner(s) of 143 West Commercial Street and 206 West Wyck Street. (Mr. Youmans)

Mr. Youmans reviewed the vacation request. From a planning standpoint, there is nothing in the comprehensive plan to suggest that the City retain the property.

Commissioner Fieo asked about the compensation for the right of way vacation. Mr. Youmans said it was the Council's purview. Commissioner Loring asked how big the piece of land was. Mr. Youmans said a survey was being prepared that would show the measurements.

*Commissioner Smith made a motion to forward **SV-15-448** to City Council recommending approval of vacation and conveyance of the subject right-of-way to the owner of 143 West Commercial Street and 206 West Wyck Street to be assembled into that property because the request does not conflict with the Comprehensive Plan.*

Commissioner Loring seconded the motion. Voice vote was taken and the motion passed

OLD BUSINESS:

None

OTHER BUSINESS:

A. Admin. Approvals - Site Plans (Mr. Crump)

1) **SP-15-460** - New - 3127 Valley Ave. Creekside Pro-Physical Therapy.

*Chairman Slaughter called for questions from the Commission. Hearing none, he called for a motion. Commissioner Fieo moved to authorize administrative approval of **SP-15-460** as submitted. Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 5-0.*

2) **SP-15-493** - Major - 2350 S. Pleasant Valley Road, Murphy USA Gas Station (Wal-Mart Site)

*Chairman Slaughter called for questions from the Commission. Hearing none, he called for a motion. Commissioner Fieo moved to authorize administrative approval of **SP-15-493** as submitted. Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 5-0.*

ADJOURN

With no further business before the Commission, the meeting adjourned at 3:45pm.