

**PLANNING COMMISSION
AGENDA
JULY 19, 2016 - 3:00 PM
Council Chambers - Rouss City Hall**

1. POINTS OF ORDER

- A. Roll Call
- B. Approval of Minutes- June 21, 2016
- C. Correspondence
- D. Citizen Comments
- E. Report of Frederick Co Planning Commission Liaison

2. PUBLIC HEARINGS – New Business

- A. **TA-16-356** AN ORDINANCE AMENDING ARTICLE 14 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO THE HISTORIC WINCHESTER DISTRICT AND CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS. (Mr. Grisdale)

3. PUBLIC HEARINGS – Continued

4. NEW BUSINESS

5. OLD BUSINESS

6. ADJOURN

TA-16-356 AN ORDINANCE AMENDING ARTICLE 14 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO THE HISTORIC WINCHESTER DISTRICT AND CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.

REQUEST DESCRIPTION

This is a publicly initiated ordinance amendment to incorporate updates to the Zoning Ordinance pertaining to the Historic Winchester (HW) district and criteria for granting a certificate of appropriateness. This text amendment adds language to Section 14 of the Zoning Ordinance to ensure that the ordinance clearly includes reference to the Winchester Historic District Design Guidelines as criteria for the Board of Architecture Review when reviewing/granting Certificates of Appropriateness

RECOMMENDATION

Staff recommends a favorable recommendation to City Council.

A possible motion could read:

MOVE the Planning Commission forward **TA-16-356** with a favorable recommendation because the ordinance as presented provides for good planning practice and properly outlines the process for a Certificate of Appropriateness for the Board of Architecture Review.

AN ORDINANCE AMENDING ARTICLE 14 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO THE HISTORIC WINCHESTER DISTRICT AND CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

TA-16-356

WHEREAS, the City has focused attention on the architectural excellence and historic importance of certain buildings, structures, places, and areas of the City; to promote their preservation, protection, and maintenance; and to ensure the development and maintenance of appropriate settings and environment for such buildings, structures, places, and areas; and,

WHEREAS, such buildings, structures, places and areas warrant special controls and incentives because they promote the general welfare by generating business; creating job opportunities; attracting visitors, researchers and new residents; encouraging study and interest in architecture, design and American history; educating citizens in American culture and heritage; such attention has resulted in making the City a more attractive and desirable place in which to live; and,

WHEREAS, having clear requirements for proposed new construction and building alterations is intrinsic to achieving these historic preservation goals.

NOW, THEREFORE, BE IT ORDAINED that the Winchester Zoning Ordinance is hereby amended and reenacted as follows:

AN ORDINANCE TO AMEND AND REENACT ARTICLE 14 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO THE HISTORIC WINCHESTER DISTRICT AND CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

TA-16-356

Draft 1 – (05/31/16)

Ed. Note: The following text represents excerpts of the Zoning Ordinance that are subject to change. Words with strikethrough are proposed for repeal. Words that are boldfaced and underlined are proposed for enactment. Existing ordinance language that is not included here is not implied to be repealed simply due to the fact that it is omitted from this excerpted text.

SECTION 14-6. CRITERIA FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.

14-6-1 The Board of Architectural Review shall not approve a Certificate of Appropriateness unless the applicant's proposals are architecturally compatible with the character of the Historic District. The Board shall base its decision on whether the proposed action conforms to the criteria set forth by the Secretary of Interior's Standards for Rehabilitation **and the Historic Winchester District Design Guidelines**. The review board also shall consider: