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BOARD OF SUPERVISOR JOINT MEETING
WITH PLANNING COMMISSION
MAY 11, 2015

At a special joint meeting of the Pulaski County Board of Supervisors and Planning Commission held on Monday, May 11, 2015 at 5:00 p.m. in the Information Technology Conference Room located on Commerce Street in the Town of Pulaski, the following Board of Supervisors members were present: Joseph L. Sheffey, Chairman; Charles Bopp, Vice-Chairman; Andy McCready; Ranny O'Dell; and Dean Pratt.

County staff present included; Peter Huber, County Administrator; Karen Thompson, Assistant County Administrator for Management Services; Danny Wilson, Planning & Zoning Administrator; Kim Wright, Technical Secretary; and Gena Hanks, Clerk to the Board of Supervisors.

Planning Commission members present: Dean Pratt, Chairman; Dave Dean; Andy Hall, Vice Chairman; Fritz Streff; and Doug Warren. Not present: Richard Guthrie and Larry Hancock.

1. Welcome and Call to Order

Mr. Sheffey welcomed those in attendance.

2. Unified Development Ordinance Drafting

Mr. Wilson advised that county staff and Planning Commission members have been working on drafting a new Unified Development Ordinance to replace the existing Zoning Ordinance and Subdivision Ordinance since late summer of 2014. In addition to review/discussion during Planning Commission meetings, multiple public meetings have been held for citizen input. The intent of this meeting is to ensure the UDO project is moving in the correct direction and to discuss some specific items in more depth.

The following goals were set for the UDO project when the project began:

- Create a more user-friendly document for Pulaski County citizens
- Make the UDO easier to administer for Pulaski County Staff, Boards, and Commissions
- Eliminate redundancies and discrepancies
- Incorporate changes made to the Code of Virginia
- Create a document specific to Pulaski County
- Encourage growth in the appropriate areas of the County

Mr. Wilson reviewed with the Board and Commission members the following general items:

- Overall UDO organization and layout
- Overview of each article
- The addition of the Rural Commercial Zoning District

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- Changing District Names (ie Residential R-1 becomes Low-Density Residential)
- Review Lot Standards
- Review the land use table
- Review of non-conforming standards
- Review of Violations, Penalties, and Enforcement

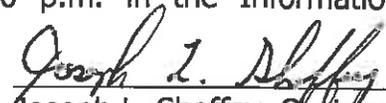
The following changes to the Unified Development Ordinance were requested by the Board of Supervisors and Planning Commission:

- Brief statement on the history of when zoning was adopted in the County,
- Revise the development sureties language to make it clear that single-family residential homes are not required to post a bond,
- Consider adding a Family Lot Line Revision as a new application with a fee of \$40 instead of the existing Lot Line Revision application that has a fee of \$60,
- Consider adding reference to Fire Wise standards in the landscaping section,
- Provide flexibility on the landscaping standards,
- Make the minimum parking space size for 90 degree parking 10'x20',
- Check on the exemption for Erosion and Sediment Control for single-family homes, as there may be an exemption that should be referenced,
- Review Spotsylvania County's economic development incentives that are associated with their zoning ordinance,
- Include retirement communities as a potential type of development to incentivize, and
- Consider adding a reference to the Unsafe Structure Ordinance.

3. Adjournment

The Board adjourned its special meeting to reconvene at a budget work session immediately following at 6:30 p.m. in the Information Technology Training Room.


Peter M. Huber, County Administrator


Joseph L. Sheffey, Chairman