

Commission Questions: Mr. Penn asked if business owners in a given area would need to petition Council to designate a Pedestrian-Oriented Business District, and what would happen after such a district was designated. Ms. Wade answered that the Council could designate a specific parking requirement for that area. Mr. Penn asked if the Planning Commission would hear those requests. Ms. Wade responded that the Planning Commission would not be required to review the parking decisions of the Council, but any changes to the parking requirements would need to be denoted on a development plan, should such a district be created by the Council.

Director Comments: Mr. King added that the Council did outline a process for the designation of Pedestrian-Oriented Business Districts. Specific addresses must be proposed, and notification must be sent to surrounding property owners, in order to ensure that each proposal is properly vetted prior to the Council taking any action.

Discussion: Ms. Beatty asked if this procedure would take place at the time of a Final Development Plan for a property, or if it would be applied to properties with existing development. Ms. Wade responded that the staff anticipates that it is most likely to be sought for areas that do not have development plans, or are outside of the areas normally reviewed as part of the plan process. Mr. King added that most of the Pedestrian-Oriented Business Districts will be in areas that have historically been commercial in nature, and have been zoned as such for decades, so it is unlikely that the Planning Commission will review those requests. He emphasized that the designation will not be applied to single properties, but to entire districts, with crossing streets as boundaries. Ms. Wade added that there is a minimum size for each district, and that Council specified a specific number of linear feet of street frontage as one of the requirements.

Ms. Roche-Phillips asked if there was any way to incorporate Pedestrian-Oriented Business Districts as an overlay within the zoning regulations. Mr. King answered that that option was considered. However, since no issue other than parking was proposed to be addressed with this creation of a special district, the general consensus was that creating an overlay zone would overly complicate the issue. Mr. King added that the Department of Law was comfortable with Council having the ability to create a district in this manner, rather than via the creation of a new zone, which could have taken six months to a year.

Action: A motion was made by Ms. Beatty, seconded by Mr. Penn, and carried 9-0 (Berkley and Wilson absent) to approve ZOTA 2012-12.

VI. COMMISSION ITEMS

- A. CANCELLATION OF WORK SESSION – A motion was made by Ms. Roche-Phillips, seconded by Mr. Penn, and carried 9-0 (Berkley and Wilson absent) to cancel the Planning Commission's August 30, 2012, work session.

VII. STAFF ITEMS

- A. INITIATION OF ZONING ORDINANCE TEXT AMENDMENT FOR COMMERCIAL WOODLOTS – Ms. Wade stated that the staff had presented some information about commercial woodlots and the related enforcement issues at a recent work session. She said that Mr. Marx would be requesting initiation of a text amendment to further regulate those uses.

Mr. Marx stated that the proposed text amendment would add commercial woodlots as a principal permitted use in both the I-1 and I-2 zones. Commercial woodlots are currently permitted only as a conditional use in the rural areas, which became a controversial issue about 20 years ago. The lack of regulation of such woodlots in any other zones has led to confusion and enforcement difficulties, which the proposed text amendment should resolve.

Mr. Marx stated that the proposed text was presented at the Commission's work session. Since that time, the staff made two changes to the draft, based on the Commission's input at the work session: first, to limit the processing activities at those woodlots to between 8:00 a.m. and 5:00 p.m. on weekdays only; and second, to increase the height of an allowable stack of firewood to 15'. The current height limit for a woodpile is 10' in the rural areas, where there is more space to create multiple woodpiles. In more urbanized areas with limited space, the staff believed that it would be appropriate to allow taller piles. Mr. Marx noted that the Division of Fire and Emergency Services was agreeable to the proposed change in height. He requested that the Planning Commission initiate a Zoning Ordinance text amendment in order to address these issues.

Action: A motion was made by Mr. Penn, seconded by Mr. Cravens, and carried 9-0 (Berkley and Wilson absent) to initiate a Zoning Ordinance text amendment for commercial woodlots.

VIII. AUDIENCE ITEMS – No such items were presented.

IX. MEETING DATES FOR SEPTEMBER, 2012

Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	September 6, 2012
Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....	September 6, 2012
Subdivision Items Public Meeting, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....	September 13, 2012
Work Session, Thursday, 1:30 p.m., 2 nd Floor Council Chambers.....	September 20, 2012
Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....	September 26, 2012

* - Denotes date by which Commission must either approve or disapprove request.

ZONING ORDINANCE

(Note: Underlined text below indicates an addition to the current Zoning Ordinance.)

ARTICLE 8: SCHEDULE OF ZONES

8-22 LIGHT INDUSTRIAL (I-1) ZONE

8-22(a) Intent - This zone is intended for manufacturing, industrial and related uses not involving a potential nuisance in terms of smoke, noise, odor, vibration, heat, light or industrial waste. In addition, the Comprehensive Plan recognizes that it is important to promote adaptive reuse of older industrial areas and to allow Industrial Mixed-Use projects and Adaptive Reuse Projects. The Comprehensive Plan should be used to determine appropriate locations for this zone and for Industrial Mixed-Use Projects. Consideration should be given to the relationship of this zone to the surrounding land uses and to the adequacy of the street system to serve the anticipated traffic needs.

8-22(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. The principal permitted uses in the B-4 zone.

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8. Commercial woodlots, provided that (a) all wood storage and processing activities are located at least three hundred (300) feet from the nearest residential zone; (b) wood piles are no greater than fifteen (15) feet in height, no greater than twenty (20) feet in width, no greater than 100' in length, and are spaced no less than twenty (20) feet apart and at least twenty (20) feet from any property line; and (c) cutting and splitting of timber takes place only between the hours of 8:00 AM and 5:00 PM on weekdays.

8-23 HEAVY INDUSTRIAL (I-2) ZONE

8-22(b) Principal Uses (Other uses substantially similar to those listed herein shall also be deemed permitted.)

1. Any principal permitted use in the I-1 zone, provided that all provisions outlines therein shall apply for said uses in this zone.