

## **PLANNING COMMISSION**

### **MEETING MINUTES**

**August 27, 2024**

**6:00 PM**

**Members Present:** Jack McCrady (Chair), Hilary Greenberg, Elizabeth McCartin, Brian Schmidt, Mitchel Greer, Ben Earp

**Members Absent:** Tony Bebber

**Also Present:** Chris Bell (Zoning Administrator)

**CALL TO ORDER:** *Mr. McCrady* called the meeting to order at 6:01 PM.

**QUORUM:** Six of seven voting members present – the Commission has quorum.

#### **APPROVAL OF MINUTES:**

A **motion** was made by *Mr. Earp* to accept and approve the meeting minutes of the August 12th, 2024 meeting, 2<sup>nd</sup> by *Ms. Greenberg*, no further discussion – motion carried (6-0)

#### **PUBLIC HEARING:**

Request for rezoning at 609 Orchard Hill Rd (Tax Map ID #172B3-A-71D, 172B3-A-71B, 172B3-A-71) from Residential (R-1) to General Commercial (C-2) by Patrick Pritchett (applicant)

Zoning Administrator identified the three parcels totaling 1.66 acres and shared photos, map, and history of previous zoning changes (3 parcels along Adkins Rd.) in 2022.

Applicant (Patrick Pritchett) explained his reasoning for the request citing the possibility of converting his primary residence into a professional office or building/renting an accessory structure for commercial endeavors.

Ms. Davenport read a letter from Mr. Donovan indicating that approval of this request would be an example of spot zoning and cited Virginia legislation. Ms. Davenport cited additional examples of past spot zoning areas and decisions by previous town administrations. Mr. Crockett asked the Commission to also consider his parcel at 577 Adkins St. to be commercially zoned.

Planning commission held discussion on spot zoning and rezoning all (5) remaining R-1 parcels along Adkins St. to C-2. Further discussion was held on broadening the effort to a comprehensive town wide rezoning plan and the previous failed effort in 2018.

Applicant (Mr. Pritchett) indicated Mr. Albro had copies of these 2018 rezoning maps/plans and previous communication with Ellen Harrison, owner of parcel 172B3-A-71A1.

Planning Commission requested the town make an additional attempt to contact Ms. Ellen Harrison.

A **motion** was made by *Mr. Greer* to make recommendation to table the discussion, 2<sup>nd</sup> by *Ms. Greenberg*, no further discussion – motion carried (5-1) [Mr. Schmidt opposed]

**ADJOURNMENT:**

A *motion* was made by *Ms. McCartin* to adjourn, 2<sup>nd</sup> by *Mr. Greer* ; no further discussion – motion carried (6-0)

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Chairman



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Secretary