

John Jordan, Chairman
Marie Mitchell, Vice Chair
Reggie Bennett, Vice Mayor
Marvin Clements, Commissioner
Jennifer Morton, Commissioner

Sharon D. Williams, AICP,
Planning Commission Secretary &
Director of Community Development

THE REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF ALTAVISTA, VIRGINIA, WILL BE HELD IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING ON MONDAY, MAY 3, 2021 AT 5:00 P.M.

AGENDA

1. Call to Order
2. Roll Call
3. Determination of a Quorum
4. Approval of Agenda
5. Pledge of Allegiance- American Flag & Invocation
6. Approval of Minutes April 5, 2021
7. Public Expression
8. Public Hearings – None
9. Old Business
 - a. Solar Energy Facilities Discussion
Guest Speaker - *Elizabeth M. Marshall, Senior Project Coordinator,
Center for Economic Policy Studies, University of Virginia - Weldon
Cooper Center*
 - b. Parking in the Downtown Revitalization Overlay District (DRO) &
Central Business District (CBD)
 - c. Use of Metal in the DRO
10. New Business
 - a. Permitted Uses in the DRO

11. Update on Certified Planning Commissioners' Class – Mr. Clements & Vice Chair Mitchell

12. Adjournment

All meetings are livestreamed and can be viewed on the Town's website at www.altavistava.gov

Next Meeting: June 7, 2021 at 5:00 p.m.

The Altavista Planning Commission held a regularly scheduled meeting March 1, 2021 at 5:00 PM in the Council Chambers at Town Hall located at 510 7th Street, Altavista, Virginia.

Members present - John Jordan, Chairman
 Marie Mitchell, Vice Chair
 Reggie Bennett, Vice Mayor
 Jennifer Morton

Members absent - Marvin Clements

Staff present - Sharon D. Williams, AICP – Community Development Director
 John Eller – Town Attorney

CALL TO ORDER:

Chairman John Jordan called the regularly scheduled Planning Commission meeting to order at 5:03 p.m.

DETERMINATION OF QUORUM:

Chairman Jordan stated that a quorum was present.

APPROVAL OF AGENDA:

Chairman Jordan asked if there were any amendments to be made to the agenda.

Motion by Vice Chair Marie Mitchell, seconded by Vice Mayor Reggie Bennett to approve the agenda as presented. The motion was approved unanimously.

PLEDGE OF ALLEGIANCE & INVOCATION:

The Commission recited the Pledge of Allegiance and Chairman Jordan delivered the Invocation.

UPDATE ON STEERING COMMITTEE

Ms. Williams stated a list of draft incentives had been created and would be provided to the Altavista Economic Development Authority (AEDA) for their review and recommendation. She said it would then be forwarded to Town Council for action. Ms. Williams stated that as she and George Sandridge, Main Street Coordinator, had worked on the Vacant Building Registry they learned that some property owners did not want to have their information included and did not want to market their buildings. She said she hoped that as people began to make improvements downtown those owners would reconsider.

APPROVAL OF MINUTES:

A motion was made by Vice Chair Mitchell to approve the corrected minutes from the February 1, 2021 meeting as amended, seconded by Vice Mayor Bennett. The motion was approved unanimously.

PUBLIC EXPRESSION:

Chairman Jordan opened the floor for public comment; there being none, citizen input was closed.

PUBLIC HEARINGS:

- a. **#OA-21-01 – a public hearing was opened at 5:08 p.m. on an Ordinance to amend Sec. 86-428 Signage in The Downtown Revitalization Overlay District (DRO) to increase the number and square footage permitted.**

Sharon D. Williams, Community Development Director gave an overview of the request as outlined on the Agenda. Ms. Williams stated staff had received requests from downtown businesses, which were not approved because they exceeded the allowable square footage for signs in the DRO. She stated that staff had reviewed other Main Street communities for how signage was regulated, and it varied. Ms. Williams stated that the existing ordinance did not factor multi-storied buildings or buildings with multiple street frontages and the importance of being able to advertise those businesses to the public. She stated that staff recommended two (2) sq. ft. for each linear foot of lot frontage. The amendment, she stated, include a provision whereby an owner or tenant could apply for additional signage through the Special Use Permit, which is approved by Town Council.

There being no further discussion on the matter the Public Hearing was closed at 5:10 p.m.

Upon a motion made by Commissioner Jennifer Morton and seconded by Vice Chair Mitchell, the Planning Commission voted 4-0 to recommend that Town Council amend Sec. 86-428 of the Zoning Ordinance to increase the number and square footage of signs in the Downtown Revitalization Overlay District (DRO).

- b. **#OA-21-03 – a public hearing was held at 5:13 p.m. on an Ordinance to amend Sec. 58-32 Planning Commission to provide that the salaries of the Planning Commission shall be fixed by Town Council by resolution with no specific amount stated in the code.**

Sharon D. Williams, Community Development Director gave an overview of the request as outlined on the Agenda. Ms. Williams stated that to maximize the cost of the public hearing ad, staff had added the proposed amendment to the Agenda. She said the fixed amount listed in Town Code needed to be eliminated, as Town Council sets the salary for the Planning Commissioners when the budget was adopted. She reminded the Commissioners that Town Council had increased the salary for Planning Commissioners during the last budget, which included additional compensation for Certified Commissioners and reminded all that compensation was tied to attendance.

There being no further discussion on the matter the Public Hearing was closed at 5:15 p.m.

Upon a motion made by Vice Chair Mitchell and seconded by Mrs. Morton, the Planning Commission voted 4-0 to recommend that Town Council amend Sec. 58-32 of Town Code to provide that the salaries of the Planning Commission shall be fixed by Town Council by resolution with no specific amount stated in the code.

c. **#OA-21-04 – a public hearing was opened at 5:18 p.m. on an Ordinance to amend Sec. 86- 22 Zoning Related Definitions to permit ADA accessible ramps to project into required yard where no other alternative is feasible.**

Ms. Williams presented the request as outlined on the Agenda. She stated the town had received requests to install ADA accessible ramps which could not be approved because it did not meet the required setback. Ms. Williams explained the Zoning Ordinance allowed certain features of a building such as eaves, bay windows, vestibules, etc. to project three feet (3') into a required yard. She stated that in an older town with most homes built prior to the adoption of Zoning by the town, it was not possible to meet setbacks. Ms. Williams stated under existing policy a person in need of a ramp would have to pay for a Variance and wait until it was approved before a ramp could be built. She stated that the current ordinance did not meet the intent of the Americans with Disabilities Act (ADA).

Vice Chair Mitchell asked if the town would require the ramp to be removed when it was no longer needed.

Ms. Williams answered that it would, and it would be written on the zoning permit when it was issued.

Chairman Jordan asked if a zoning permit and building permit were required for ramps.

Ms. Williams stated that they were both required.

Vice Chair Mitchell asked if Campbell County inspected the ramps.

Ms. Williams stated that they did, and they were reviewed and inspected as decks.

There being no further questions the public hearing was closed at 5:20 p.m.

Upon a motion made by Vice Chair Mitchell and seconded by Vice Mayor Bennett, the Planning Commission voted 4-0 to recommend that Town Council amend Sec. 86-22 of the Zoning Ordinance to allow ADA accessible ramps to project into a required yard when no other reasonable alternative was available.

Old Business

a. Solar Energy Facilities

Ms. Williams informed the Commission that she spoke with the CEO of Clean Footprint, LLC who requested the Zoning Ordinance Text Amendment. She stated that during the conversation the Applicant agreed that they should have followed the path she had recommended, which was to spend time educating the public prior to submitting the text amended. She explained that Clean Footprint had withdrawn the request and informed her that they might resubmit after a period of public outreach. Ms. Williams stated that the Town Attorney, John Eller, at the last meeting and Vice Chair Mitchell in a follow up email had recommended that the town consider regulations for solar energy facilities before the General

Assembly adopted legislation which would further restrict a locality's ability to regulate the use. Ms. Williams stated the issue before the Planning Commission was whether the use was appropriate in the town. She recommended during the discussions regarding a text amendment, the Commission's conversation should include discussions on scale, protection of natural resources, caps on acreage that could be developed, buffers provided for adjacent uses, and standards for review regardless of the entity that made the application. She continued and stated that public input was critical during the process.

Chairman Jordan stated that he reflected on the last meeting and would be open-minded as discussion went forward. He said that it was important that the discussion include properties that could be developed for that type of use.

Vice Mayor Bennett said that solar farms needed to be close to high voltage lines and recommended that the town look at parcels that were near high-tension lines, which could be developed for the use versus those that were not close and would not be suitable for the use.

Vice Chair Mitchell stated that she thought that identifying the properties would be the next step. She commended the siting policy for Prince George County, Virginia and stated it addressed the concerns that she had about the proposed use.

Chairman Jordan asked Ms. Williams what the next step was for the Planning Commission.

She recommended that the Commission allow staff to look at how towns have addressed the issue, allow her to contact the Weldon Cooper Center-Virginia Solar Initiative to discuss solar energy at the next meeting, and to allow staff time to identify the developable parcels.

b. Streamers/Festoons

Ms. Williams stated that based on a discussion of the Planning Commission at their last meeting, she reviewed the Zoning Ordinance requirements and explained that were permitted. She said that in some localities there were prohibited, and it was something that the Planning Commission might want to consider for the Downtown Revitalization Overlay District (DRO).

Mrs. Morton asked if the business community would have the opportunity to weigh in on any proposed changes.

Ms. Williams answered that they would as any change to the Zoning Ordinance required public hearings before the Planning Commission and Town Council.

Vice Mayor Bennett asked if temporary banners were appropriate for advertising sales. He stated that it was difficult to advertise a sale if only metal signs were allowed.

Ms. Williams stated that temporary was the issue as some banners were erected and never removed.

Vice Chair Mitchell stated that long-term banners and signs for non-existing business were an issue and needed to be removed.

Chairman Jordan asked if there was way to regulate aesthetics for banners.

Ms. Williams stated that it was a challenge to regulate taste, as what one might deem appropriate, another might consider it tacky. She stated that was the reason Zoning Ordinances regulated the size of signs and not content. Ms. Williams stated staff would gather the information requested and provide it at a future meeting.

c. Zoning of 3rd, 4th, and 5th Streets

Ms. Williams informed the Commissioners that the item had been placed on the Agenda at the request of Vice Chair Mitchell, who had reminded her that during the discussion of the rezoning for 3rd Street the previous year that staff had recommended that the area be studied for a potential rezoning to residential instead of commercial. She informed the Commission that her opinion had not changed since she first reviewed the property and stated the current zoning had not changed the progression of how the land was developed. She informed the commission that the first new home on 3rd St had been completed and two (2) additional home would be built in 2021. She stated that a derelict structure on 4th St had been demolished and the owners planned to replace it with two (2) new dwellings. Ms. Williams informed the Commission that she had been contacted by a property owner who spoke against the rezoning of the lots on 3rd St who had expressed a desire to have her lot rezoned to residential instead of industrial because a bank had refused a home improvement loan on the house because it was zoning industrial. She stated she had spoken with a couple of localities who had explained that, while not always done, the Assessor has the option to tax the land as industrial and the house as residential. Ms. Williams stated that in her career she had received request to downzone property because of the taxes. She told the Commission that the area could be studied immediately or as part of the Comprehensive Plan update.

Vice Chair Mitchell stated that the town was low on land and that area was one place where affordable housing could be provided. She commented that she believed the person Ms. Williams spoke with about the rezoning was located on the side of 3rd St that did not recommend residential.

Ms. Williams stated the Comprehensive Plan recommendation for residential stopped at the intersection of 3rd and Perrow Streets. She stated that the Planning Commission could analyze both sides of 3rd St as part of the Comprehensive Plan update.

It was the consensus of the Planning Commission that unless a pressing need existed, the analysis could be included in the Comprehensive Plan update.

NEW BUSINESS

a. Parking in the Downtown Revitalization Overlay District (DRO)

Ms. Williams informed the Planning Commission she recently discovered that when the Zoning Ordinance was updated the parking exemption for commercial establishments in the Central Business District (CBD) and Downtown Revitalization Overlay District (DRO). Ms. Williams stated that due to this omission each permit that had been approved since 2007 had been issued in error. She stated that it was an issue that needed to be addressed soon as it impacted permit approval for new downtown businesses. She explained that under the old code a commercial establishment was not required to provide off-street parking if it was located within 200' of a town owned lot. Ms. Williams explained that the Town Manager had provided a copy of the metes and bounds along with a map of the CBD which showed it extended from Franklin Avenue to Bedford Avenue.

The Planning Commission held a discussion, and it was the consensus that staff proceed with a text amendment to the Zoning Ordinance to exempt properties in the CBD from providing off-street parking if located within 200' feet of a town lot.

Vice Mayor Bennett asked staff to consider if off-street parking needed to be addressed as part of the downtown revitalization efforts and the town desire to create additional residential units.

b. Home Occupations in the DRO

Ms. Williams informed the Commission that during a review of the permitted uses in the DRO it was discovered that Home Occupations require a Special Use Permit. She stated that since the town had focused its efforts on creating additional residential units downtown that the regulation seemed unnecessary. She asked the Planning Commissioners if they remember discussing the requirement during the last Zoning Ordinance update.

Vice Chair Mitchell stated that when the DRO was created existing businesses expressed concern that some would be able to open commercial establishments out of their homes without incurring the expense of leasing commercial property. She explained that discussion may have led to it being included in the ordinance.

Ms. Williams stated it might have been a valid concern at the time; however, most small businesses start as home-based businesses. She said it seemed practical to allow residents including those living in the DRO to use part of their living unit for a business. Ms. Williams explained that she thought the real issue was the Home Occupation Regulations and suggested that they needed to be tweaked. She stated once a use expanded beyond that which was normally acceptable in the home that the business should be required to move to a commercial space and recommended creating better guidelines.

It was the consensus of the Planning Commission that unless a need arose that the item be included in the Zoning Ordinance update.

c. Use of Metal in the DRO

Ms. Williams informed the Commission that under the *Architectural Treatments* section of the DRO, no corrugated or sheet metal could be visible from a public right-of-way in the DRO. She stated that the town wanted to put a metal standing seam roof on the Spark Innovation Center and Cook and Minnis Funeral Home had requested to erect a metal building to store the hearses and family cars used for their business. She suggested that when the ordinance was written there might have been concerns about vinyl siding and it was an attempt to regulate aesthetics. She also suggested that the text might have been a way to incorporate standards after the historic overlay district failed to pass. She continued and stated that due to the increased variety of product available and the increased use of metal in downtowns that the provision may have been unnecessary.

Vice Mayor Bennett stated he believed the provision was unnecessary for roofs. He stated that in the past many buildings had metal roofs and many still existed.

Chairman Jordan stated that he agreed and that the number of coatings had increased which provided better choices.

Ms. Williams asked the Commission if a text amendment should include only the use of metal for roofs or if an amendment should include the unlimited use of metal.

Mrs. Morton referred to the previous discussion about signage and stated that it was difficult to regulate taste. She asked if there were limitation that could be placed in the ordinance for aesthetics to be reviewed prior to installation.

Mr. Eller suggested to the Planning Commission that they consider requiring a Special Use Permit (SUP) for the use of metal in the DRO.

Vice Chair Mitchell suggested they follow Mr. Eller's recommendation and requested that a text amendment include a provision to allow metal roofs by right and a separate provision be included to allow other uses of metal through a Special Use Permit.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:24 p.m.

John Jordan
Planning Commission Chair

Sharon D. Williams, AICP
Planning Commission Secretary

Planning Commission Staff Report
Ordinance Amendment #OA-21-05 Parking in the Central Business District
Public TBD

Request

To amend Sec. 86-22 – *Definitions* of the Zoning Ordinance to define the Central Business District (CBD) and to amend Sec. 86-561 *Minimum off-street parking—Generally* to add a provision to exempt required parking for commercial uses in the CBD if located within 200' of a town public parking lot.

Summary

Staff recently discovered that during the last Zoning Ordinance update a provision which exempted certain commercial uses from having to provide off-street parking was eliminated. Previously, parking was not required in the Central Business District (CBD) for commercial uses located within 200' of a town owned public parking lot.

It is this opinion of staff that it was never the town's intent to require parking in and around downtown and the elimination of this provision was done in error. Staff has operated under the assumption that the parking exemptions existed until a recent review of the ordinance revealed the omission.

At its April 5, 2021, meeting the Planning Commission discussed whether parking should be required in the Downtown Revitalization Overlay District (DRO). That discussion included consideration on if parking should be required in what was formerly known as the Central Business District (CBD), which extended from Franklin Avenue to Bedford Avenue.

The Planning Commission believed the parking exemption should be reinstated to encompass the area known as the Central Business District due to the number of available town public parking lots.

The Planning Commission directed staff to proceed with a text amendment which would exempt commercial uses in the CBD from being required to provide off-street parking.

Staff Recommendation:

Staff recommends advertising a public hearing for the June 7, 2021 Planning Commission meeting to receive public comment on the proposed text amendment which would define the Central Business District with the metes and bounds and eliminate the parking requirement for commercial uses when the business is located within 200 feet of a town public parking lot.

Attachment(s)

1. Draft Text – Definition of the Central Business District (CBD)
2. Draft Text – Parking Exemption for the Central Business District (CBD)
3. Central Business District (CDB) Map

Sec. 86-22. - Definitions, general terms.

The words and terms listed below shall have the following meanings:

Abutting means contiguous or adjoining; having property or zoning district lines in common, or separated by a right-of-way.

Access means of approach, to provide vehicular or pedestrian physical entrance to a property.

Accessory building or structure means a building or structure detached from a principal building on the same lot and customarily incidental and subordinate to the principal building or use. Where an accessory building or structure is attached to the principal building in a substantial manner, as a covered structure made of materials complementary to the principal structure, such accessory building shall be considered a part of the principal building. A walkway alone shall not be considered a substantial connection for the purposes of this chapter. For purposes of this chapter, any swimming pool in a residential district shall be considered an accessory structure.

Accessory use means a use of land, or a building or structure or portion thereof, customarily incidental and subordinate to the principal use of the land or building or structure and located on the same lot with such principal use.

Acreage means a parcel of land, regardless of area, described by metes and bounds and not as a lot shown on any recorded subdivision plat.

Addition means any construction that increases the gross floor area of a building or structure, or results in an expanded footprint of a building or structure on the ground.

Alley means a right-of-way that provides secondary vehicle and service access to abutting properties that have frontage on one or more streets.

Alteration means any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders or interior partitions, or any enlargement or reduction of a building or structure, whether horizontally or vertically, or the moving of a building or a structure from one location to another.

Amendment means a modification to this chapter, including the text or associated maps that has been approved by the town council.

Antenna means a communication device that transmits or receives electromagnetic signals. Antennas may be directional, including panels and microwave dishes, or omni-directional including satellite dishes, whips, dipoles, and parabolic types. An antenna does not include the tower or other supporting structure to which it is attached. For purposes of this chapter, an "antenna" does not include a satellite dish antenna, which is otherwise defined.

Base flood means a flood that, on the average, is likely to occur once every 100 years (i.e., that has a one percent chance of being equaled or exceeded in any given year). Areas including the base flood are depicted as zone A, AE, AH, AO, AR, A99, V and VE on the Altavista flood insurance rate map (FIRM).

Base flood elevation (BFE) means the water surface elevation which occurs in a 100-year flood as designated by the Federal Emergency Management Agency.

Basement means that portion of a building that is partly or completely below grade plane. A basement shall be considered a story above grade where the finished surface of the floor above the basement is (i) more than six feet above grade, (ii) more than six feet above grade for more than 50 percent of the total building perimeter, or (iii) more than 12 feet above the finished ground at any point.

Berm means a landscaped earthen mound, incorporated as part of a site design, and intended to enhance the compatibility of abutting or nearby properties through the mitigation of sound, the screening of views, and/or the visual enhancement of a property's landscaped character.

Best management practices (BMP) means a practice, or combination of practices as determined by the appropriate state and/or local agencies to be the most effective, practical means of preventing or

reducing the amount of pollution generated by non-point sources to a level compatible with the water quality goals of the Town of Altavista and/or the Commonwealth of Virginia.

Board of zoning appeals means the Town of Altavista Board of Zoning Appeals, also referred to in this chapter as the BZA.

Buffer yard means a yard improved with screening and/or landscaping materials required between abutting zoning districts of differing intensities or between adjoining land uses for the purpose of decreasing the adverse impact of differing uses and districts.

Building means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, activity, process, equipment, goods or materials of any kind.

Building, coverage means that portion of a lot, which when viewed from directly above, would be covered by any building or structure. For the purposes of this definition, lot shall include contiguous lots of the same ownership within a single zoning district which are to be used, developed or built upon as a unit.

Building, height means the vertical distance measured from the average adjoining grade on all sides of a building or structure to the highest point of a flat roof, the deck line of a mansard roof or in the case of a pitched, gambrel or hip roof, the mean level between the eaves and the highest point of the roof.

Building wall, front means, when viewed from above, the wall, parallel to the street right-of-way, that passes through the point of the principal building nearest the street right-of-way.

Building wall, rear means, when viewed from above, the wall, parallel to the rear lot line that passes through the point of the principal building nearest the rear lot line.

Building wall, side means when viewed from above, the wall, parallel to a side lot line that passes through the point of the principal building nearest the side lot line.

Central Business District means a section of the town beginning at a point being the intersection of Franklin Avenue and 5th Street and following the northeast side of Franklin Avenue, crossing Main Street and 7th Street, to a point on the northwest side of the 20' alley that parallels 7th Street, and running southwest in a straight line approximately 1540' to a point on the northeast side of a 20' alley then running parallel to Broad Street and in a northwest direction, crossing 8th Street to the point of intersection with the Norfolk Southern Railroad right-of-way, then following the Norfolk Southern Railroad right-of-way southwest, crossing Broad Street and Bedford Avenue (Route 43) to the southwest side of Bedford Avenue, and following the southwest side of Bedford Avenue, crossing Main Street (Route 29 Business) to a point 36' north of the center of the main line of the Norfolk Southern Railroad (Old Norfolk & Western) and then east, parallel to and 36' north of the center of the main line and crossing Pittsylvania Avenue to the northeast side of the right-of-way, thereof, then following the east side of the right-of-way of Pittsylvania Avenue in a northwest direction to the intersection of the southeast side of 5th Street, then following the southeast side of 5th Street and running in a northeast direction to the point of beginning.

Caregiver means, for purposes of section 86-460, an adult who provides care for a mentally or physically impaired person within the commonwealth and the caregiver shall be either related by blood, marriage, or adoption to, or shall be the legally appointed guardian of, the mentally or physically impaired person for who care is being provided.

Certificate of zoning compliance means, for the purposes of this chapter, official certification that premises conform to all applicable provisions of the town zoning ordinance and may be lawfully used or occupied.

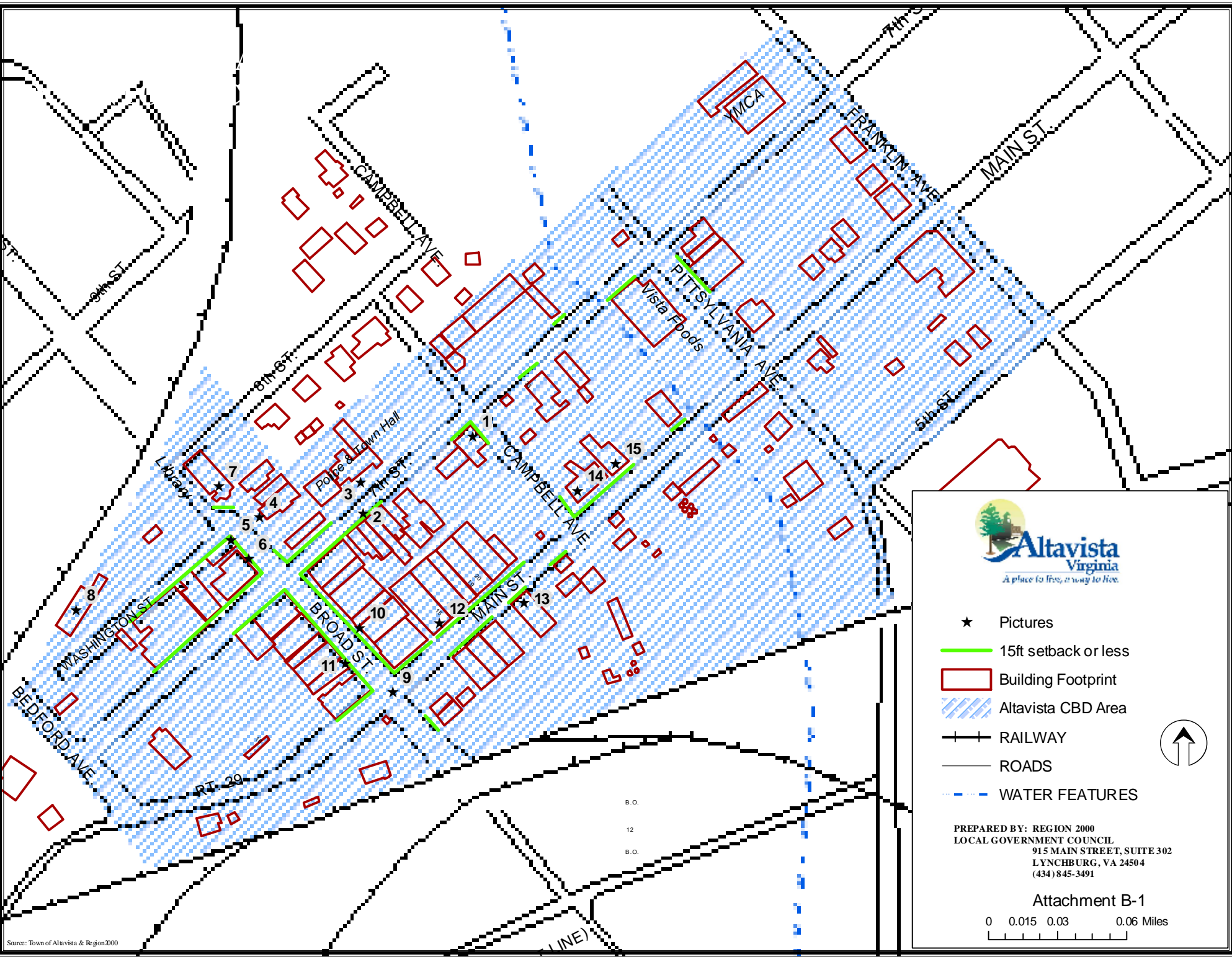
Channel means a perceptible natural or artificial waterway which periodically or continuously contains moving water confined to a definite bed and banks.

DIVISION 3. - PARKING

Sec. 86-561. - Minimum off-street parking—Generally.

- (a) Off-street parking areas shall be provided prior to the issuance of a certificate of occupancy for any main building or expansion of an existing building, or the use thereof changed to a more intensive use.
- (b) Exception to off-street parking requirement in the Central Business District. The off-street parking requirement contained in this section shall not apply to any business in the Central Business District which property is located within a 200-foot radius of any public parking lot.

(Ord. of 10-11-2011(3), § 2)



- ★ Pictures
- 15ft setback or less
- Building Footprint
- Altavista CBD Area
- RAILWAY
- ROADS
- WATER FEATURES



PREPARED BY: REGION 2000
LOCAL GOVERNMENT COUNCIL
915 MAIN STREET, SUITE 302
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Attachment B-1

0 0.015 0.03 0.06 Miles

**Planning Commission Staff Report
Ordinance Amendment #OA-21-06 Use of Metal in the DRO
Public TBD**

Request

To amend Sec. 86-424. - *Architectural treatment* of the Zoning Ordinance to permit the use of metal in the Downtown Revitalization Overlay District (DRO).

Summary

Under Sec 86-244 of the Zoning Ordinance no corrugated or sheet metal may be visible from a public right-of-way in the DRO. The town desires to replace the existing asphalt shingle roof with a standing metal seam roof on the Spark Innovation Center. The town previously received a request from Cook and Minnis Funeral Home to erect a metal building to store the hearses and family cars used for their business, which was not allowed.

At its April 5, 2021, meeting the Planning Commission discussed the use of metal in the DRO and believed the use of metal was permissible.

The Planning Commission directed staff to proceed with a text amendment which would permit metal roofs and add a provision that additional uses of metal may be request through a Special Use Permit.

Staff Recommendation:

Staff recommends advertising a public hearing for the June 7, 2021 Planning Commission meeting to receive public comment on the proposed text amendment.

Attachment(s)

1. Draft Text

Sec. 86-424. - Architectural treatment.

(1) Building Materials.

- (a) No portion of a building constructed of unadorned cinderblock or corrugated and/or sheet metal, with the exception of roofs shall be visible from any adjoining public right of way.
- (b) Buildings shall be designed to utilize to the greatest extent feasible such building materials which are compatible with the character of the district, such as stone, brick, stucco, and wood.

(2) Request for Alternative Materials.

- (a) Additional finishes may be approved through a Special Use Permit in accordance with Sec. 86-7.

(Ord. of 10-11-2011(3), § 2)