



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: May 20, 2014
Item No.: 2
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: MINUTES

Summary:

Meeting minutes are attached for your review and approval.

Attachments:

Minutes of April 15, 2014 at 7:30 p.m.

Recommendation:

Approve attached minutes.

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____



Prince Edward County Planning Commission
Meeting Minutes
April 15, 2014
7:30 pm

Members Present: William Porterfield, Chairman Chris Mason, Vice Chairman
Donald Gilliam Preston L. Hunt
Robert "Bobby" Jones Jack Leatherwood
W. Parker Terry John Townsend
Cannon Watson Mark Jenkins

Staff Present: Wade Bartlett, County Administrator

The April 15, 2014 meeting was called to order at 7:30 p.m. by Chairman Porterfield.

Approval of Minutes: February 18, 2014:

Commissioner Jones made a motion to approve the minutes as presented; there being no changes or corrections made known, Chairman Porterfield declared the February 18, 2014 meeting minutes approved as circulated.

Review of Board of Supervisors Actions

At Chairman Porterfield's request to amend the Agenda, Mr. Bartlett reviewed the Board of Supervisors Actions, stating that during the March 11 [2014] Board of Supervisors meeting, the Ordinance Creating the Granite Falls CDA was amended. The original ordinance had a sunset date; the State Ordinance states it takes action of the CDA to dissolve any CDA, not Board action.

The Board approved Dr. Bynum's Special Use Permit for application of a radio tower. Dr. Bynum did a balloon test and the tower location cannot be seen. It has not been erected at this time but should be shortly.

The Board of Supervisors approved the Comprehensive Plan and the minutes to the Zoning Ordinance.

Mr. Bartlett stated on April 8 [2014], the Board was presented with an ordinance restricting hunting from ditch-to-ditch. The State Code states you cannot discharge a firearm from the State roadway. The Game

Wardens have no authority to do anything about people standing along the road until they actually shoot the gun. Several people spoke against the ordinance; the ordinance was not passed.

Mr. Bartlett reported the Board "opted in" and the County will run its own Stormwater Management Program. The Town has not yet made their decision. Mr. Bartlett stated only Prince Edward County and Amelia County decided to run the Stormwater Management Program on their own. Discussion followed. Chairman Porterfield stated the CPEAV meeting will be held May 29, 2014, in Charlottesville, and may provide further information regarding what the Legislature did and what it means. Mr. Bartlett stated the County will have to hire a consultant to do plan reviews for large commercial developments as they must be engineered. This applies to everyone, from single family homes on up.

Mr. Bartlett stated there are several Special Use Permits that are coming; the applications have not yet been received. One is a 140' tower by Southside Electric Cooperative, which is proposed to be placed by its substation on Loman Road. Another project is someone that wishes to run a "second-hand store" off Landing Road near Briery Creek.

Amendment to Zoning Ordinance – Signs

Chairman Porterfield stated an amendment to the Zoning Ordinance regarding signs may be in order. This was discussed in the fall [of 2013]. Also included are examples of sign ordinances from several other counties. Chairman Porterfield questioned a preference for a detailed ordinance or to continue with the amendment to the Zoning Ordinance. Discussion followed.

Mr. Bartlett stated the Corridor Overlay included "Signs" and there will be opposition to any ordinance. Mr. Bartlett recommended reviewing different requirements on the divided highways (Rt. 460, Rt. 360); Chairman Porterfield suggested having separate sections which expands the size of signs adjacent to a four-lane highway, with the potential to apply the need for a Special Use Permit. Discussion followed.

Chairman Porterfield reviewed questions posed in the draft amendment. It was determined several concerns are covered under VDOT standards. Discussion followed on size variation of the signs and signs placed in storefront windows.

Chairman Porterfield requested the commissioners review an updated version for further review at the next meeting.

Old Business

(None)

New Business

(None)

Chairman Porterfield declared the meeting adjourned at 8:36 p.m.

Next Meeting: May 20, 2014 at 7:30 p.m.



County of Prince Edward
Planning Commission
Agenda Summary

Meeting Date: May 20, 2014
Item No.: 3
Department: Planning Commission
Staff Contact: W.W. Bartlett
Issue: SIGN ORDINANCE

Summary:

Attached is a draft of a new section in the County's Zoning Ordinance. The new section is Sec 3-104 and refers to signs and the placement of signs. The Attachment was drafted by Dr. Porterfield.

This is a continuation of a process that was disrupted by the changes in personnel in the planning department.

The proposal attempts to:

1. List the type of signs which are allowed by right in the various zoning districts and the type which would be allowed after obtaining a special use permit.
2. Place restrictions on the height, and size of various signs.
3. Control the use of neon and illuminated signs.
4. Place controls on temporary signs.

The attachments are merely for advisory purposes and educational purposes.

Attachments:

1. Draft zoning amendment

Recommendation:

The Planning Commission will wish to discuss an amendment to the County zoning ordinance as it pertains to signs.

Motion _____
Second _____

Porterfield _____
Mason _____
Townsend _____

Hunt _____
Gilliam _____
Leatherwood _____

Jones _____
Watson _____
Terry _____

ARTICLE III USE AND DESIGN STANDARDS

SEC. 3-104 SIGNS AND SIGN PLACEMENT

In general it is expected that an identifying sign will be associated with any commercial activity, and such signs are a permitted use within the design standards indicated in this section. Some types of signs require more detailed specification, and those are indicated as requiring a special-use permit. These regulations apply to all signs and their appurtenances that are visible from the outside of buildings. No sign shall be permitted which is not accessory to the business conducted on the property. In addition, public service noncommercial signs and markers such as highway signs and historical markers, and the flags of the United States and the Commonwealth of Virginia, are necessary or desirable in numerous locations, and the placement of those is not regulated by this section. Specific terms used in this section are defined in Section 6-100.

Sec. 3-104.1 Sign Placement and General Provisions

1. No sign may be placed within the right -of-way of a highway or street, other than duly authorized governmental signs.
2. No sign may be placed off the immediate platted lot of the business or civic use without a special use permit.
3. No sign may be placed so as to impair vision at an intersection or sharp highway curve.
4. All signs shall be maintained in good condition at all times. The pedestal of any sign may not be wood unless it is clad with vinyl or metal, painted, or stained.
5. No sign shall be painted on or attached to any trees, rocks, fence posts, utility poles, or similar structures or objects.
6. The light from any illuminated sign shall be so directed, shaded, or shielded that the light intensity or brightness shall not adversely affect surrounding or facing premises, nor interfere with the safe vision of operators of moving vehicles. Light shall not be permitted to shine or reflect on or into any residential structure.
7. Storefront windows: no more than 25% of the glass area may be covered by signs. (This is recommended by emergency response personnel to provide sight into building.)
8. Temporary signs are permitted in all districts as follows:
 - (a) Temporary signs warning of construction, excavation, or other hazard, for as long as the hazard shall exist;
 - (b) The official flag of a government, governmental agency, public institution, religious body, or other similar entity, or flags flown on a temporary basis for the purpose of honoring holidays. Flags may also be used as part of a permanently maintained entrance or inner design feature of a residential or commercial development, provided that the number of flags is no more

than three (3). Flagpoles must conform to the location and height requirements of the district in which they are located;

- (c) Signs in the nature of seasonal decorations, clearly associated with a national, local, or religious holiday;
- (d) Temporary signs such as event signs or election political signs must be removed within 15 days of the event or election.

9. Any business closing operations must remove its signs within 12 months.

Sec. 3-104.5 Signs: Agricultural Conservation District

The Agricultural Conservation District encourages agricultural, forestry, very low density residential development, and related uses. It is not desirable to erect numerous signs in the pastoral setting provided in the Agricultural Conservation District.

For any commercial or civic-use activity by right or by special-use permit in the Agricultural Conservation District, sign uses are as in Sec. 3-104.1 above and as follows:

Permitted-

1. No more than two of the following may be used for a single business location
2. Monument signs not exceeding 4 feet in height and 24 sf in size, not more than one per business operation.
3. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one per business operation.
4. Projecting signs not exceeding 24 square feet, not more than one per business operation.
5. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation.

Special use-

1. Illuminated signs.
2. Banner signs.
3. Animated, electronic, or air-filled signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 12 feet. No pole sign may have a maximum height more than 6 feet higher than the business building to which it relates.

Sec. 3-104.7 Signs: Agricultural Residential District

This district is intended to be the location of most new residential development in the County. Agricultural, forestry and related uses are also allowed within A2 Districts.

For any commercial or civic-use activity by right or by special-use permit in the Agricultural Residential District, sign uses are:

Permitted—No more than two of the following may be used for a single business location:

1. Monument signs not exceeding 4 feet in height and 32 SF in area, not more than one per business operation. Monument signs which are integrated into a brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet.
2. Storefront signs not exceeding 4 feet in height and 16 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 25 square feet, not more than one per business operation.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Pole signs. No pole sign may have a maximum height more than 6 feet higher than the business building it relates to.

Sec. 3-104.9 Signs: Other Residential Districts (R1, R2, R3)

No commercial uses are permitted in these districts (Gasoline Station and Convenience Store by special-use permit [SUP] only); accordingly, no commercial signs are allowed except by SUP and will be reviewed as part of the site plan for construction. However, civic-use signs such as those for community organizations, schools, or churches may be placed under the same conditions as those for the Agricultural Residential District in Sec. 3-103.2.

Large residential signs may be permitted at the main entrances to a subdivision, planned unit or multi-family development. One sign may be permitted on either side of the entrance if such sign is on private property. Signs shall not exceed 50 sqft in area. Sign should be an identification sign only, limited to the name of development on site.

Sec. 3-104.11 Signs: General Commercial District

For any commercial or civic-use activity by right or by special-use permit in the General Commercial District, sign uses are as permitted in Sec. 3-104.1 above and as follows:

Permitted -- No more than two of the following may be used for a single business location.

1. Monument signs not exceeding 4 feet in height and 32 sqft in area, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet;
2. Storefront signs not exceeding 6 feet in height and 24 feet in width, not more than one per business operation.
3. Projecting signs not exceeding 40 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the sign's bottom no more than 8 feet from the ground, not more than one per business operation. Signs exceeding 16' in height or the height of the building, whichever is less, require a Special Use Permit.
5. Directory signs may be utilized by a commercial complex subject to the same size requirements as monument or pole signs with each occupant being entitled to one directory panel.

Special use--

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 16 feet or the height of the building, whichever is less. No pole sign may have a maximum height more than 6 feet higher than the business building to which it relates.

Sec. 3-104.13 Signs: General Industrial District

For any commercial or civic-use activity by right or by special-use permit in the General Industrial District, sign uses are as permitted in Sec. 3-104.1 above and as follows:

Permitted -- No more than two of the following may be used for a single business location.

1. Monument signs not exceeding 4 feet in height and 32 sqft in area, not more than one per business operation. Monument signs which are integrated into an attractive brick, stone, or wood architectural feature or an earthen berm, all of which shall be permanently landscaped, may exceed four feet in height to a maximum of seven feet.

2. Storefront signs not exceeding 6 feet in height and 144 sqft in area, not more than one per business operation.
3. Projecting signs not exceeding 60 square feet, not more than one per business operation.
4. Pole signs not exceeding 40 square feet placed with the bottom no more than 6 feet from the ground, not more than one per business operation. Pole signs may not exceed a height of 16 feet except by Special Use Permit. No pole sign may have an overall height more than 6 feet higher than the building to which it relates.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 16 feet. No pole sign may have a maximum height more than 6 feet higher than the business building to which it relates.

Sec. 3-104.15 Signs: College Residential District

No commercial activity is permitted in the College Residential District, but acceptable sign uses for the college or other civic-use activity are:

Permitted—

1. Monument signs not exceeding 4 feet in height and 64 sqft in area.
2. Pole signs not exceeding 40 square feet placed with the bottom no more than 4 feet from the ground.
3. Athletic scoreboards.

Special use—

1. Illuminated signs.
2. Banner signs.
3. Animated or electronic signs.
4. Outdoor neon signs.
5. Pole signs with a maximum height exceeding 20 feet. No pole sign may have a maximum height more than 6 feet higher than the college building it relates to.