



**PLANNING COMMISSION
AGENDA**

Monday, January 28, 2019
Woodstock Municipal Office, Planning Commission Room
7:00 pm

1. Call to Order
 2. Roll Call and Existence of Quorum
 3. Adoption of the Agenda
 4. Approval of Minutes – *24 September 2018*
 5. Commissioner Disclosures
 6. Chairman's Statement
 7. Remarks by Petitioners
 8. Council Representative's Report
 9. Staff and Committee Reports
 10. Old Business
 - *Discussion pertaining to revision of Chapter 90-154, uses permitted by special permit*
 11. New Business
 - *Discussion pertaining to zoning request*
 12. Adjournment
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IF YOU REQUIRE ANY TYPE OF REASONABLE ACCOMMODATION AS A RESULT OF PHYSICAL, SENSORY OR MENTAL DISABILITY IN ORDER TO PARTICIPATE IN THIS MEETING, PLEASE CONTACT LEMUEL HANCOCK, PLANNER, AT 459-3621. THREE DAYS NOTICE IS REQUIRED.

Town of Woodstock
Planning Commission Meeting Minutes
24 September 2018

The Woodstock Planning Commission held a meeting on Monday, September 24, 2018 at 7:00 pm. Present were Chairman Lantz; Commissioners Cooper, Leake, Schennum, and Sheetz; Lemuel Hancock, Urban Designer and Neighborhood Planner; and Jay Neal, Town Attorney.

- (1) Call to Order: Chairman Lantz called the Planning Commission meeting to order at 7:00 pm.
- (2) Roll Call and Existence of Quorum: The Chairman established that there was a quorum of the Planning Commission.
- (3) Adoption of the Agenda: Commissioner Leake moved that the agenda be adopted as distributed. Commissioner Schennum seconded the motion and it carried unanimously.
- (4) Action on the minutes of the previous meeting: Commissioner Schennum made a motion to approve the minutes as presented. Commissioner Leake seconded the motion and it carried unanimously.
- (5) Commissioner Disclosures: None.
- (6) Chairman's Statement: None.
- (7) Remarks by Petitioners: None.
- (8) Council Representative's Report: None.
- (9) Staff & Committee Reports: None.
- (10) Old Business:

- Discussion pertaining to revision of Chapter 90-154, uses permitted by special permit

Mr. Hancock stated that he had presented the Woodstock Gateway project and the stacked townhouse concept to the Ordinance Committee earlier in the evening. He noted that he shared images of the architect's design of the development and several definitions of the stacked townhouse concept, but no new information was presented that the Planning Commission had not already reviewed.

Mr. Hancock gave the following presentation: (a) Goals; (b) Definitions; (c) Building Types; (d) Positive Attributes; and (e) Challenges. Commissioner Leake asked if brick and hardiplank building materials can be required. Mr. Hancock stated that it could be part of the Urban Design Guidelines and required through the special use permit process. Commissioner Schennum asked how much of this development do we foresee happening and where. Mr. Hancock explained that these stacked townhouse developments would become part of the R3 zoning district and would have to go through the special use permit process. Chairman Lantz noted that he is concerned about parking with residents and visitors. Mr. Hancock noted that the developer has outlined required spaces and overflow spaces in its rendering. Commissioner Sheetz asked if they will have a

sprinkler system and Mr. Hancock stated that the developer will have to work with the Shenandoah County Building Inspections Department. Commissioner Leake noted that the development could present an accessibility issue. Commissioner Sheetz stated that this is more like an apartment building. Commissioner Leake noted that Woodstock is a bedroom community so it is something that the Planning Commission should continue to review. Chairman Lantz stated that people want less maintenance and no yards. Commissioner Leake stated that he is concerned that the development is built out and the townhouses do not sell. Chairman Lantz stated that he wondered if the developer has conducted a market analysis. Mr. Hancock noted that the developer also wants to build a restaurant complex with about two or three restaurants on the adjacent commercially-zoned lot. Mr. Hancock stated that he will be working on organizing a tour of an existing stacked townhouse development in another community for the Planning Commissioners to see what this concept looks like once it has been built.

(11) New Business: None.

There being no further business, the Woodstock Planning Commission adjourned on September 24, 2018 at 7:36 pm.

Town Clerk

**Woodstock Town Council
Planning Commission
November 30, 2018**

I recently purchased the house located at 224 South Main Street in Woodstock, Virginia. I was sure the house was located in the business district of Woodstock as the house has been used as a tax business office in the recent past. I am also aware that the house can be used as a multi-family home as well. But I would prefer to keep it as a single family home and live in it instead of destroying its beauty as a historical house.

I would like to request a special use permit from the Town of Woodstock to use the house as a personal dwelling while I am the owner.

I would expect the special use permit to expire at the point that I am no longer the owner of the property or at such time that I would request it be terminated.

If any official of the town would like to view the house, please let me know. I would be happy to show them around.

Thank you for your consideration of this request.


**Philip C. Bauserman
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540-459-4425**