

Minutes of the Town of Bedford

**PLANNING
COMMISSION**

The Planning Commission held a regularly scheduled meeting on Thursday, November 3, 2022, at 5:30 p.m. in the Town Municipal Building Council Hall.

Planning Commission members present: Lonnie R. Bailey, Chair; Jason Horne, Vice Chair; Darren Shoen, Town Council Representative; Frances Coles, Secretary; Cynthia Gunnoe; and Brock Malcolm

Planning Commission members absent: One vacancy

Town Staff present: Bart Warner, Town Manager; Mary Zirkle, Director of Planning and Community Development; and Cathy Johnson, Clerk of the Commission

Town Staff absent: None

CALL TO ORDER:

The Chair called the meeting to order at 5:30 p.m.

DETERMINATION OF QUORUM:

The Chair announced that a quorum was present to conduct business with five members present when the meeting was called to order. Mr. Malcolm arrived at 5:35 p.m., and there is still a vacancy on the Commission.

REMARKS BY CHAIRMAN & MEMBERS:

None.

APPROVAL OF MINUTES:

Upon a motion by Ms. Coles and seconded by Mr. Shoen, with five members present voting aye, the October 6, 2022, minutes were approved as presented.

STAFF & COMMITTEE REPORTS:

None.

PUBLIC HEARING:

The Chair opened the public hearing to consider a request for a conditional use permit to install a roof mounted solar array for Sidney Jackson located at 2179 McGhee Street, Bedford, VA (Tax

Parcel 159-A-2C T). The requester is Freedom Forever Virginia, LLC, 4312 Eubank Road, Henrico, VA 23231.

Mr. Othmane Laghlimi with Freedom Forever Virginia, LLC, on behalf of Sidney Jackson, was present via Zoom. There being no one present to speak for or against, the Chair closed the public hearing.

NEW BUSINESS:

The Chair opened with new business to recommend or not recommend a consideration of a request for a conditional use permit at 2179 McGhee Street, Bedford, Virginia (Tax Parcel 159-A-2C T) to install a roof mounted solar array for Sidney Jackson. The request is being made by Freedom Forever Virginia, LLC.

The Chair asked for a motion. Mr. Shoen moved to recommend approval for a conditional use permit to install a roof mounted solar array at 2179 McGhee Street, Bedford, Virginia (Tax Parcel 159-A-2C T). Ms. Gunnoe seconded.

Mr. Shoen was concerned about glare, but staff stated that only the electric substation across the street owned by the Town may be affected. Ms. Zirkle stated that John Wagner, Director of the Electric Department, was aware of the project and had no objections.

With five members present, the Planning Commission voted 5-0, with one member not yet present and one vacancy, to recommend approval for a conditional use permit to install a roof mounted solar array at 2179 McGhee Street, Bedford, Virginia (Tax Parcel 159-A-2C T) to Town Council.

UNFINISHED BUSINESS:

Mr. Brock Malcolm arrived to the meeting at 5:35 p.m.

Mr. Todd Gordon, Senior Planner of EPR, PC, was present to discuss the continuation zoning ordinance updates. Mr. Gordon reviewed the Town of Bedford Zoning Ordinance Review dated November 3, 2022, the Discussion of PUD Elements & Examples with the Commissioners.

The Planning Commissioners discussed the recommendations presented by EPR, PC. The following were questions and/or concerns:

- Since the PUD is a rezoning application, the developer can offer proffers but the Commission may not impose conditions.
- Mr. Gordon suggested that the Commission should require development phases
- The Planning Commission should consider requirements versus guidelines
- Approval of other agencies should be a requirement at the concept plan review level
- Commissioners agreed to require pre-application meetings before the application submittal
- Water, sewer, and utilities assurance before the Planning Commission meeting
- Staff agreed conversation or communication is important with developers

- Commercial uses that serves the development
- Mixed uses comparable to the surrounding and existing uses surrounding the project
- Tone down the material details, but ask the developer to use quality building materials
- Remember what is adopted runs with the property

Mr. Shoen left at 6:22 p.m., and Mr. Warner left the meeting at 6:32 p.m.

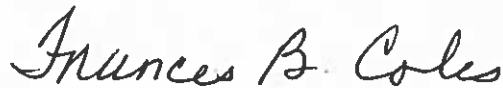
Mr. Gordon stated that he will return on a future date to continue the Planned Residential District discussion and he wanted the Planning Commission to consider the PUD intent. Mr. Gordon stated that the Planning Commission is on schedule with the zoning ordinance updates.

ADJOURNMENT:

There being no further business, the meeting adjourned at 6:50 p.m. The next regularly scheduled meeting is Thursday, December 1, 2022.

Respectfully submitted,
Cathy Johnson, Clerk of the Commission

Approved on December 1, 2022.



Frances B. Coles, Secretary