



CHARLES CITY COUNTY

PLANNING COMMISSION

MEETING

January 27, 2022

Government Administration Building

7:00 P.M.

Notice is hereby given that the Charles City County, Virginia, Planning Commission will hold a public meeting on **Thursday, January 27, 2022, at 7:00 P.M.** or as soon thereafter as possible in the Government Administration Building, 10900 Courthouse Road, Charles City, Virginia 23030.

I. CALL TO ORDER

II. DETERMINATION OF A QUORUM

III. RE-ORGANIZATION

IV. PUBLIC HEARING

TXT Amendment-01-2022: Charles City County To repeal Division 2, Section 5-4 Area Requirements, 5-5 Setback Requirements, 5-6 Width Requirements, 5-7 Yard Requirements, 5-8 Height Requirements, 6-4 Area Requirements, 6-5 Setback Requirements, 6-6 Width Requirements, 6-7 Yard Requirements, 6-8 Height Requirements, 7-4 Area Requirements, 7-5, Setback Requirements, 7-6 Width Requirements, 7-7 Yard Requirements, 7-8 Height Requirements, 8-4 Area Requirements, 8-5 Setback Requirements, 8-6 Width Requirements, 8-7 Yard Requirements, 8-8 Height Requirements, 9-4 Area Requirements, 9-5 Setback Requirements, 9-6 Width Requirements, 9-7 Yard Requirements, 9-8 Height Requirements, 10-4 Area Requirements, 10-5 Setback Requirements, 10-6 Width Requirements, 10-7 Yard Requirements, 10-8 Height Requirements, 11-4 Area Requirements, 11-5 Setback Requirements, 11-6 Width Requirements, 11-7 Yard requirements, 11-8 Height Requirements, 12-4 Area Requirements, 12-5 Setback Requirements, 12-6 Width Requirements, 12- Yard Requirements, 12-8 Height Requirements, 13-4 Area Requirements, 13-5 Setback Requirements, Section 13-6 Width Requirements, 13-7 Yard Requirements, 13-8 Height Requirements 14-4 Area Requirements, 14-4 Setback Requirements, 14-6 Width Requirements, 14-7 Yard Requirements, and 14-8 Height Requirements and adopt a new section entitled *Section 34 Lot Area and Bulk Requirements* which shall contain a comprehensive list by zoning district of all Lot Area and Bulk Requirements. This new section will contain the setbacks, lot sizes, lot frontage, lot coverage, lot width, building height, and lot depth for all existing Zoning Districts in a single section of the ordinance. These requirements are spread though different sections of the ordinance and the new section brings these items into a new single section of the ordinance. The new section clarifies the existing lot and bulk area requirements. By placing them in a single section of the ordinance it will assist in the administration of the ordinance and to provide clear transparency of ordinance requirements. This new section also includes a setback averaging process for pre-existing lots in the Agricultural Zoning District.

TXT Amendment-02-2022: To amend *Section 3 Definitions* of the Charles City Zoning ordinance by addition of several new definitions for terms used in the ordinance for which there is no definition. The terms being proposed for addition are buffer, lot frontage, and VDOT.

TXT Amendment-03-2022: To Amend Section 3 Definitions of the Charles City County Zoning Ordinance by revisions and additions to the following terms: Lot Area and Bulk Area, Ultimate VDOT Right-of-way (ROW), Ultimate ROW Determination, lot, Building - principal, Building - accessory and setback.



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ORDINANCE APPLICATION NO. 01-2022: An application to repeal and reenact the Charles City County, Virginia Flood Zone Ordinance. The proposed ordinance adopts the April 20, 2022, Flood Insurance Rate Maps (FIRM), establishes Floodplain Districts, requires the issuance of permits for development and provide factors and conditions for variances to the terms of the ordinance. The case information can be reviewed during regular business hours, Monday to Friday, 8:00 a.m. to 4:30 p.m. in the Department of Community Development located at the address above. Questions concerning the application may be directed to the Charles City County Community Development Staff at 804-652-4707. All written comments are encouraged to be submitted to the Charles City County Community Development Department, P.O. Box 66, Charles City, VA 23030, by fax to (804) 829-5819.

V. MINUTES

August 26, 2021

September 09, 2021

VI. UNFINISHED BUSINESS

VII. NEW BUSINESS

Re-adopt Planning Commission Bylaws

VIII. DIRECTOR'S REPORT

Special Use Permit term limits

Roxbury Road Comprehensive Rezoning

Update SUP-02-2021 – Application by Bardon, Inc. dba Aggregate Industries

Proposed Amendment – Short Term Rentals

IX. PUBLIC COMMENTS

X. ADJOURNMENT