

PLANNING COMMISSION MEETING
A G E N D A

TOWN OF CHINCOTEAGUE, VIRGINIA

January 11, 2011 - 7:00 P.M. – Council Chambers - Town Hall

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

AGENDA REVIEW/DISCLOSURES:

1. Approval of November 9, 2010 minutes
2. Old Business
 - Work Plan – Zoning Ordinance/Map Revision
 - Work Plan - Sign Regulations – review banner/flag/pennant standards
 - Zoning provisions for temporary family health care structures
3. New Business
 - Addition to Downtown Robert Reed Park - Discussion
 - Work Plan for 2011 – Discussion
4. Commission Members Announcements or Comments
(Note: Roberts Rules do not allow for discussion under comment period)

ADJOURN

NOTE: DISCLOSURE FORMS MUST BE SIGNED AND SUBMITTED THIS MONTH!

THE BYLAWS (APPROVED 4/5/10) REQUIRE ELECTION OF OFFICERS AT THE FEBRUARY MEETING.

Draft Copy

PLANNING COMMISSION MEETING 9 November 2010 MINUTES

Members Present:

Mr. Ray Rosenberger, Chairman
Mrs. Mollie Cherrix, Vice Chairperson
Mr. Tripp Muth, Councilman
Mr. Gene Wayne Taylor
Mr. Steve Katsetos
Mr. Jeff Potts
Mr. Spiro Papadopoulos

Members Absent:

William Neville, Planning Director

CALL TO ORDER – Chairman Rosenberger called the meeting to order at 7:02 pm and established a quorum with all members in attendance.

INVOCATION AND PLEDGE OF ALLEGIANCE – Chairman Rosenberger led the invocation followed by the Pledge of Allegiance.

PUBLIC COMMENT

Mr. Tommy Clark presented several comments (suggested edits) after his review of the Planning Commission packet:

- Page 27/Section 7.7.2 of the Sign Ordinance requires that a non-conforming sign must be removed following a change in ownership. He requested an exemption for a change of ownership that occurs between generations of the same family. Chairman Rosenberger noted that this was a requirement of the current zoning ordinance and may not be considered at this meeting.
- Page 15/Comparison Chart of existing and proposed zoning districts does not show wayside stands/tailgate sales as a permitted use in the Historic Downtown District which may prevent the existing farmers market.
- Page 16 does not show aquaculture as a permitted use in C-1, C-2 or Historic Downtown where existing businesses are currently located.
- Page 15 proposes that higher density residential uses would change from a permitted use to conditional use permit, especially in the Historic Downtown district. He requests that townhouses or multi-family/condos would continue to be permitted by right.
- Zoning of Mr. Clark's property at Ridge Road and Lighthouse Lane was discussed, particularly the question of whether the proposed zoning change from C-1 to Resort Commercial would remove an existing proffered condition from his property.

Draft Copy

- The Downtown area was discussed and Mr. Clark expressed his concern about the term ‘historic’ and what kinds of controls would be created in the future that would limit his business use.

There were no other speakers. Chairman Rosenberger closed the public comment portion of the meeting.

AGENDA

1. Approval of October 4, 2010 and October 12, 2010 minutes

The minutes as submitted were reviewed with no corrections. Mr. Muth moved to approve the minutes of the last meeting, seconded by Mr. Katsetos. The motion was unanimously approved.

2. Old Business

Work Plan – Zoning Ordinance

Commissioners requested that the review of proposed zoning districts should be continued from where it was left off at the work session on November 3, 2010.

Mr. Neville presented an update to the previous discussion regarding naming of the new districts. It was agreed that zoning districts identified on the new zoning map which do not significantly change the purpose and intent or permitted land uses should retain the existing name of the zoning district. For example the existing R-1 district would be mapped as the R-1 Single Family Residential District. This approach would be more easily understood and is consistent with the Appendix A of the Town Comprehensive Plan. Under this plan the new zoning map will identify the following zoning districts:

- R-1 Single Family Residential
- R-2 One/Two Family Residential
- R-3 Mixed Use Residential
- R-4 Resort Residential
- C-1 Neighborhood Commercial* (proposed following meeting)
- C-2 Historic Downtown
- C-3 Commercial Corridor
- C-4 Resort Commercial
- PSP Public/Semi-Public
- P Park
- A Agriculture
- RC Resource Conservation

Councilman Muth and Commissioner Papadopoulos considered whether this numbering system would conflict somehow with Building Code standards for

Draft Copy

different construction standards. Commissioner Potts noted that neighborhood real estate value and density are often based a similar residential number system. The implications of the new districts should be discussed with the County Assessor's office to make sure there are no unintended changes or consequences in terms of property value.

Chairman Rosenberger asked about the C-2 Historic Downtown district to make sure that wayside stands were still allowed and to reconsider the proposed limitation on conversion of commercial structures to residential use.

Commissioner Papadopoulus inquired about small wind energy systems.

A continuation of the prior Commission review included:

- ✓ R-4 Resort Residential district should be described in the Purpose and Intent section to make it unique from the R-3 mixed use district even though the zoning requirements will remain the same. Mr. Taylor asked about the area regulations for R-4 and whether they would refer back to the R-3 district (Section 4.1.40). Review additional standards that may be required for mobile homes or camper/travel trailer parks.
- ✓ C-3* Neighborhood Commercial district (based on C-1 ordinance) should also include additional Purpose and Intent description and clarification of area regulations for any permitted residential uses. (*suggested as C-1 district following meeting)
- ✓ C-4 Commercial Corridor district is a combination of the existing C-1 and C2 district. Mr. Neville identified this as the most permissive district and at the same time the one the Town may be most concerned about in the future as the entry corridor into the community. Without revising the district regulations, the Planning Commission may want to consider other voluntary programs such as an architectural awards program or design guidelines that promote good site planning and design solutions. Chairman Rosenberger identified a Town sponsored landscape improvement program as another example of non regulatory action that is possible. Mr. Papadopoulus questioned why the Purpose and Intent includes a reference to 'heavy trucking' and suggested that the description should address the specific activities expected along the entry corridor. Mr. Taylor asked about where contractor yards will be permitted. (neighborhood and resort commercial)
- ✓ C-5 Resort Commercial district needs clarification of the PUD option in the second paragraph and remove reference to public sewer. Chairman Rosenberger asked for clarification about proffers and whether the Town of Chincoteague can accept them by State Code. Determination from the Town Attorney and a policy by Town Council may be required.

Draft Copy

- ✓ PSP Public/Semi Public district must be clarified to clearly state that no private ownership parcels will be included. Several example parcels were reviewed.
- ✓ P Park and Open Space district will only include existing Town parks. Councilman Muth noted that the difference between the P and PSP districts was the expectation of what could be developed in the future and that certain areas should be designated for only park use. Commissioner Papadopoulus commented that section 3.1.7 did not need to include 'business signs' for park use.
- ✓ RC Resource Conservation district is based on the A district with limited development options in order to protect the marshlands surrounding the island. Mr. Neville recommended that certain planning areas (such as change of use area #13/ south end marsh) may not meet all of the criteria to support the revised zoning to the RC district. The Planning Commission may want to propose an alternate district, such as Agriculture, or recommend an individual property exception to the comprehensive zoning map amendment.
Commissioner Potts recommended again to check on the assessed value of parcels that are proposed for a change of use/zoning to confirm the potential consequences of significant change. Commissioner Taylor stated that the same state or federal limitations on development in marshland would apply whether a property was zoned R-3, Agriculture or Resource Conservation and therefore the Town does not need to change the zoning in this area. Commissioner Papadopoulus asked about the Comprehensive Plan description of the Resource Conservation planning area. Commissioners agreed that an exception to the comprehensive zoning change should be considered for area #13.
- ✓ A Agriculture has no changes proposed.

Mr. Neville will revise the matrix comparing old and new districts prior to the next meeting and recommends that it should be used as a presentation tool but not adopted as a part of the zoning ordinance.

Mr. Taylor requested further discussion of residential use above commercial uses in the Historic Downtown district (add to matrix), higher density residential uses are permitted by right (correct the information in matrix).

Mr. Papadopoulus pointed out the area proposed for R-3 mixed use residential between Chicken City Road and Deep Hole Road and asked if this zoning would limit the property owner's ability to raise chickens and goats. Commissioners did not believe that the district regulations would be a limitation.

Draft Copy

Chairman Rosenberger indicated that a review of the corrected districts should occur in December in order to keep this work plan item on schedule. December 14th was potentially too close to the holidays, so Commissioners agreed to meet on Thursday December to continue review of the zoning districts in a work session format. This would allow a more informed report to the Town Council at their regular meeting on December 6th.

Work Plan - Sign Regulations

Upon recommendation from the Town Council, the topic of banners and flags in the current sign ordinance has been referred to the Planning Commission for consideration. Mr. Neville requested the Commission to help clarify the intended change desired so that revisions could be proposed at the next meeting. It was unclear whether changes should support the business owner's desire for more signage or the community resident's desire for limits on the total number and size of signs per property.

Councilman Muth cautioned against changing the current ordinance too much even though some correction may have proven necessary since it was adopted. Chairman Rosenberger noted the level of competition between business owners to have more signs than the others actually suggests a total limit on all forms of signage with flexibility to select which sign type best meets the need. Mr. Taylor raised the example of business owners with multiple properties that could be used for directional signs.

Mr. Muth suggested just looking at one issue at a time and limiting the discussion to banners and flags only. There seems to be a definition and an enforcement issue to be worked out. Chairman Rosenberger read the ordinance provisions and then discussed other challenges such as moving banners and vehicle mounted banners. Commissioners discussed other issues such as permitted size/dimension of commercially available banners, quantity per business or lot based on road frontage or building frontage, method of measurement, allow flexibility for business owners to adapt to market conditions, accessory items like picnic tables/umbrellas, seasonal decorations like red/white/blue pennants, and grandfathering of existing signs. It was agreed that changes to the sign ordinance should consider the recurring violations and recommendations of Zoning Administrator Lewis.

Mr. Neville advised that work on definitions is a good start. The challenge is to find a simple, well understood way to have successful businesses and have an attractive commercial corridor to the beach. Adding more layers of regulation to the existing sign ordinance may not be the best way to achieve the desired endpoint.

Chairman Rosenberger commented on the previous community survey that led to the sign ordinance indicated a preference for less signs rather than more. Further

Draft Copy

discussion touched on the Town Managers report that business revenue are up compared to last year. Commissioner Katsetos pointed out that higher costs have kept net income at best the same as 2 years ago. A member of the public asked: why change, if Chincoteague is doing well in a difficult economy? Councilman Muth responded that this discussion is in response the number of zoning violations from this last summer.

Commissioner Katsetos commented that additional signage, including along the causeway, is not as important for attracting people to his business since everyone drives past on Maddox Boulevard. Off site directional signs were discussed.

Commissioner Papadopoulos called for a clear identification of the issue or problem to be solved. A variety of views were expressed. The example of signage approval by special permit like Washington DC was offered to make the point that our attempt to modify a complicated sign ordinance to be all inclusive and satisfy everybody is not doable or practical.

Mr. Neville suggested that the Town Council has indicated a concern for the total number of signs that are permitted in different categories and that there is no overall cap for either number of signs or square footage. Commissioner Papadopoulos added his concern about how many types of signs are permitted. Chairman Rosenberger clarified that the ‘peripherals’ that do not require a sign permit were causing the problem, not the traditional business sign. Councilman Muth asked that Zoning Administrator Lewis provide a summary of the number and type of sign ordinance infractions in order to define the problem and how serious it really is. Does the number of violations actually warrant a revision to the ordinance or is this the normal process of informing new business owners of the rules.

Commissioner Papadopoulos raised the barbeque business at the Circle as an example of how the definition of signs and advertising can be blurred to the point that being in conformance with traditional sign regulations can be a competitive disadvantage.

Staff will prepare a more detailed report with recommendations based on the discussions of this meeting for the next regular Planning Commission agenda.

3. New Business

Zoning Provisions for Temporary Family Health Care Structures

This item was provided for consideration by the Planning Commission. Chairman Rosenberger asked if the Commissioners had questions or comments and noted that the BZA has already considered a request for a temporary trailer for family care, so the need has been demonstrated.

Draft Copy

The Town is required by State Code effective July 2010 to accommodate these structures as a permitted use. Other communities have taken one of the following approaches:

- a) Adopt the entire State Code section into the Zoning Ordinance
- b) Revise existing zoning ordinance to permit this use as an accessory structure subject to State Code by reference and requirements of each district
- c) Zoning Administrator's interpretation regarding this use as similar to other permitted uses.

Commissioner Potts asked if the temporary unit would be required to connect to the Town water system and septic.

Councilman Muth asked if the Town had a choice to adopt this provision based on the State Code legislation. It was agreed that this was a requirement in any case.

Commissioner Taylor inquired about whether a larger lot would allow multiple structures. It was agreed that this use was a temporary structure for the specific purpose of care for a family member and the State Code criteria would not allow for a multiple unit commercial facility.

Commissioner Papadopoulus stated that the Town should have some control over where they may be placed if the person receiving care has a contagious disease and a hazardous condition would be created based on proximity to neighboring properties.

Issues of access for delivery and adequate lot size were also mentioned.

Staff was directed to keep the item on the work plan for further consideration.

4. Commission Member Announcements or Comments

Councilman Muth updated the Planning Commission on plans to purchase a property adjacent to the Downtown Robert Reed Park. He requested that consideration be given toward the future use of the land and suggested that discussion of this item should be placed on the Work Plan.

Chairman Rosenberger mentioned that CPEAV training should continue to be offered to new Planning Commission members and requested that Staff include adequate funding in next year's budget for continuing education.

Public comment received from residents of Marsh Island has highlighted safety concerns for access from the new bridge spur. This item should be considered by the Planning Commission and Town Council separately from the comprehensive

Draft Copy

zoning action with regard to concerns over the potential use of the existing C-1 zoning for a marina or other commercial use in the short term.

Mr. Neville suggested that Marsh Island may need to be considered for a recommended exemption from the comprehensive zoning action if there is a conflict between the residential and commercial property owners on the island that would delay the rest of the process.

ADJOURN

Vice Chairperson Cherrix moved to adjourn the meeting, seconded by Commissioner Katsetos. The motion was unanimously approved.

Ray Rosenberger, Chairman



STAFF REPORT

To: Chincoteague Planning Commission

From: Bill Neville, Director of Planning

Date: January 11, 2011

Subject: Work Plan – Zoning Ordinance

The Planning Commission has completed a preliminary review of those zoning districts, recommended by the Comprehensive Plan 2010, which must be created or modified to align with the recommended land use planning areas. The strategy to prepare zoning revisions over the next several months and to update the Official Town Zoning Map was discussed at the September, October and November 2010 meetings with several issues still remaining for further consideration before public workshops may be scheduled:

1. Review of Zoning Ordinance – District Regulations
 - ✓ New Districts (How are they different from each other, do they implement the intended land use recommendation)
 - ✓ Table of Land Uses/Lot Requirements (to be included as separate for information only)
 - Impact to other Sections (Definitions, sign ordinance, description of district areas)
2. Review of Zoning Map
 - ✓ Comments and Issues from Areas of Change (1-15)
 - ✓ Property Owner List
 - ✓ Review New Kent County example
3. Discuss Next Steps in the Process
 - ✓ Report to Town Council
 - Joint work session with Town Council
 - Presentation to selected groups

- Peer Review, Town Attorney Review
- Public Hearing
- 4. Discuss Other Issues
 - Design Guidelines
 - Mixed Use versus Separate Uses (improved district descriptions)
 - Housing Types/Mix
 - Density
 - Potential impact of Sewer Service
 - Floodplain Overlay District
 - Special Use Permits
- 5. Recommendations to Staff

Staff recommends that work on these remaining issues should be continued and resolved before the Commission begins its public outreach efforts. Updated copies of the proposed district ordinances including revisions from the last several meetings will be distributed at the meeting.



STAFF REPORT

To: Chincoteague Planning Commission

From: Bill Neville, Director of Planning

Date: January 11, 2011

Subject: Work Plan – Sign Ordinance (Banners, Flags, Pennants)

Following discussion at the November Planning Commission meeting, a strategy for reviewing the Sign Ordinance (amended 6/19/08) was proposed.

- Minor corrections to the Sign Ordinance may be necessary based on a review of violations and business community requests from the last 3 years. A comprehensive review may create as many problems as it would solve, so it was determined to narrow the current review to only Banners, Flags and Pennants as requested by Town Council.

Zoning Administrator Kenny Lewis was consulted about the code compliance issues that he has repeatedly encountered. His recommendations for Planning Commission review include the following issues:

1. Increase the maximum size of banners from 30 square feet to 32 square feet in order to align with standard format vertical signs that are popular with Town businesses.
2. Banners are currently permitted for two separate 4 week periods with two applications and two fees required. Most business owners apply for these permits over one continuous period during the summer season. A single permit and single fee for the 8 weeks (or extended for the full season) would benefit businesses without significant change to the method of current code compliance.
3. Increase the maximum allowable height of commercial signs from 12 feet, to 12 feet or a maximum of xx feet if the sign is attached to the primary structure,

- beneath the top roof line or gable, and is in proportion to other architectural details. Other performance standards may be proposed. This would address an ongoing issue that is currently being decided by the BZA on a case by case basis.
4. Pennants should clearly be allowed or not allowed for commercial uses.
 5. The sign ordinance needs to include a standard for determination of the difference between ART and SIGNS.

Planning Commission members also raised other issues that would affect the use of banners, flags and pennants as follows:

6. Designate a cap for the total size and number of signs allowed per property and/or business, but allow choice and flexibility for choice of type of sign
7. Number and total area of signs permitted should be adjusted above the minimum standards based on the size of property and/or the length of road frontage
8. The method of measurement for all signs should be clearly established

Staff requests that the Commission review these issues to confirm or revise the proposed corrections to the Sign Ordinance that would be recommended for Town Council action. Draft ordinance language is being prepared for the PC meeting and can be modified with your comments prior to the 11th.



STAFF REPORT

To: Planning Commission
Zoning Administrator
Town Manager

From: William Neville, Director of Planning

Date: November 9, 2010

Subject: Temporary Family Health Care Structures

Virginia HB 1307, which was approved on April 8, 2010 and took effect on July 1, 2010, adds a new section (15.2-2292.1) to the State Code that requires local jurisdictions to incorporate zoning provisions for temporary family health care structures. Under certain circumstances a ‘temporary family health care structure’ of no more than 300 gross square feet is permitted as an accessory use in any single family detached zoning district, and are not required to obtain a special use permit.

The Town of Chincoteague Zoning Ordinance currently permits accessory building/structures in the residential districts as follows:

Definitions

Section 2.1 Accessory structure/use

A structure or use incidental or secondary to the principal structure or use on the same lot. An accessory building/structure shall be detached from the main structure. May be considered a main structure if meeting the required front setback for the area. See “Main use”.

Residential Districts

Section 3.1.4, 3.4.6, 3.7.15, 3.10.10

Accessory building/structure

- (1) No accessory building/structure may be closer than five feet to any side or rear property line. No accessory building/structure may be closer than 25 feet from*

the front property line or more than the average setback of the structures on either side.

- (2) The use of semi-trailers, trailers or other types of vehicles or parts of vehicles as storage or accessory structures is not allowed.*

Other communities in Virginia have started to adopt revisions to their Code of Ordinances with both simple changes such as a zoning determination, as well as complex changes including the full adoption of the State Code language and revision to accessory use provisions. For the Town of Chincoteague, a small revision similar to that adopted by Rappahannock County would appear to meet the needed change.

Add to the Definitions section:

Temporary Family Health Care Structures-a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§ [36-70](#) et seq.) and the Uniform Statewide Building Code (§ [36-97](#) et seq.).

Add to the listing of permitted Accessory Uses in each residential zoning district:

(3) Temporary Family Health Care Structure, subject to the standards of §15.2292.1 of the Code of Virginia, 1950, as amended.

Staff Recommendation

Following review by the Planning Commission and the Town Zoning Administrator, the Commission may recommend to the Town Council that a public hearing should be held to consider this revision to the Zoning Ordinance.

HB 1307 Family health care; zoning provisions for temporary structures.

STATUS: Approved

SUMMARY AS INTRODUCED:

Zoning provisions for temporary family healthcare structures. Provides that zoning ordinances for all purposes shall consider temporary family healthcare structures (i) for use by a caregiver in providing care for a mentally or physically impaired person and (ii) on property owned or occupied by the caregiver at his residence as a permitted accessory use in any single-family residential zoning district. Such structures shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized accessory structures. A caregiver shall be either related by blood, marriage, or adoption to or the legally appointed guardian of the mentally or physically impaired person for whom he is caring.

Virginia State Code

§ 15.2-2292.1. Zoning provisions for temporary family health care structures.

A. Zoning ordinances for all purposes shall consider temporary family health care structures (i) for use by a caregiver in providing care for a mentally or physically impaired person and (ii) on property owned or occupied by the caregiver as his residence as a permitted accessory use in any single-family residential zoning district on lots zoned for single-family detached dwellings. Such structures shall not require a special use permit or be subjected to any other local requirements beyond those imposed upon other authorized accessory structures, except as otherwise provided in this section. Such structures shall comply with all setback requirements that apply to the primary structure and with any maximum floor area ratio limitations that may apply to the primary structure. Only one family health care structure shall be allowed on a lot or parcel of land.

B. For purposes of this section:

"Caregiver" means an adult who provides care for a mentally or physically impaired person within the Commonwealth. A caregiver shall be either related by blood, marriage, or adoption to or the legally appointed guardian of the mentally or physically impaired person for whom he is caring.

"Mentally or physically impaired person" means a person who is a resident of Virginia and who requires assistance with two or more activities of daily living, as defined in § [63.2-2200](#), as certified in a writing provided by a physician licensed by the Commonwealth.

"Temporary family health care structure" means a transportable residential structure, providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person, that (i) is primarily assembled at a location other than its site of installation, (ii) is limited to one occupant who shall be the mentally or physically impaired person, (iii) has no more than 300 gross square feet, and (iv) complies with applicable provisions of the Industrialized Building Safety Law (§ [36-70](#) et seq.) and the Uniform Statewide Building Code (§ [36-97](#) et seq.). Placing the temporary family health care structure on a permanent foundation shall not be required or permitted.

C. Any person proposing to install a temporary family health care structure shall first obtain a permit from the local governing body, for which the locality may charge a fee of up to \$100. The locality may not withhold such permit if the applicant provides sufficient proof of compliance with this section. The locality may require that the applicant provide evidence of compliance with this section on an annual basis as long as the temporary family health care structure remains on the property. Such evidence may involve the inspection by the locality of the temporary family health care structure at reasonable times convenient to the caregiver, not limited to any annual compliance confirmation.

D. Any temporary family health care structure installed pursuant to this section may be required to connect to any water, sewer, and electric utilities that are serving the primary residence on the property and shall comply with all applicable requirements of the Virginia Department of Health.

E. No signage advertising or otherwise promoting the existence of the structure shall be permitted either on the exterior of the temporary family health care structure or elsewhere on the property.

F. Any temporary family health care structure installed pursuant to this section shall be removed within 30 days in which the mentally or physically impaired person is no longer receiving or is no longer in need of the assistance provided for in this section.

G. The local governing body, or the zoning administrator on its behalf, may revoke the permit granted pursuant to subsection C if the permit holder violates any provision of this section. Additionally, the local governing body may seek injunctive relief or other appropriate actions or proceedings in the circuit court of that locality to ensure compliance with this section. The zoning administrator is vested with all necessary authority on behalf of the governing body of the locality to ensure compliance with this section.

(2010, c. [296](#).)



PARKING

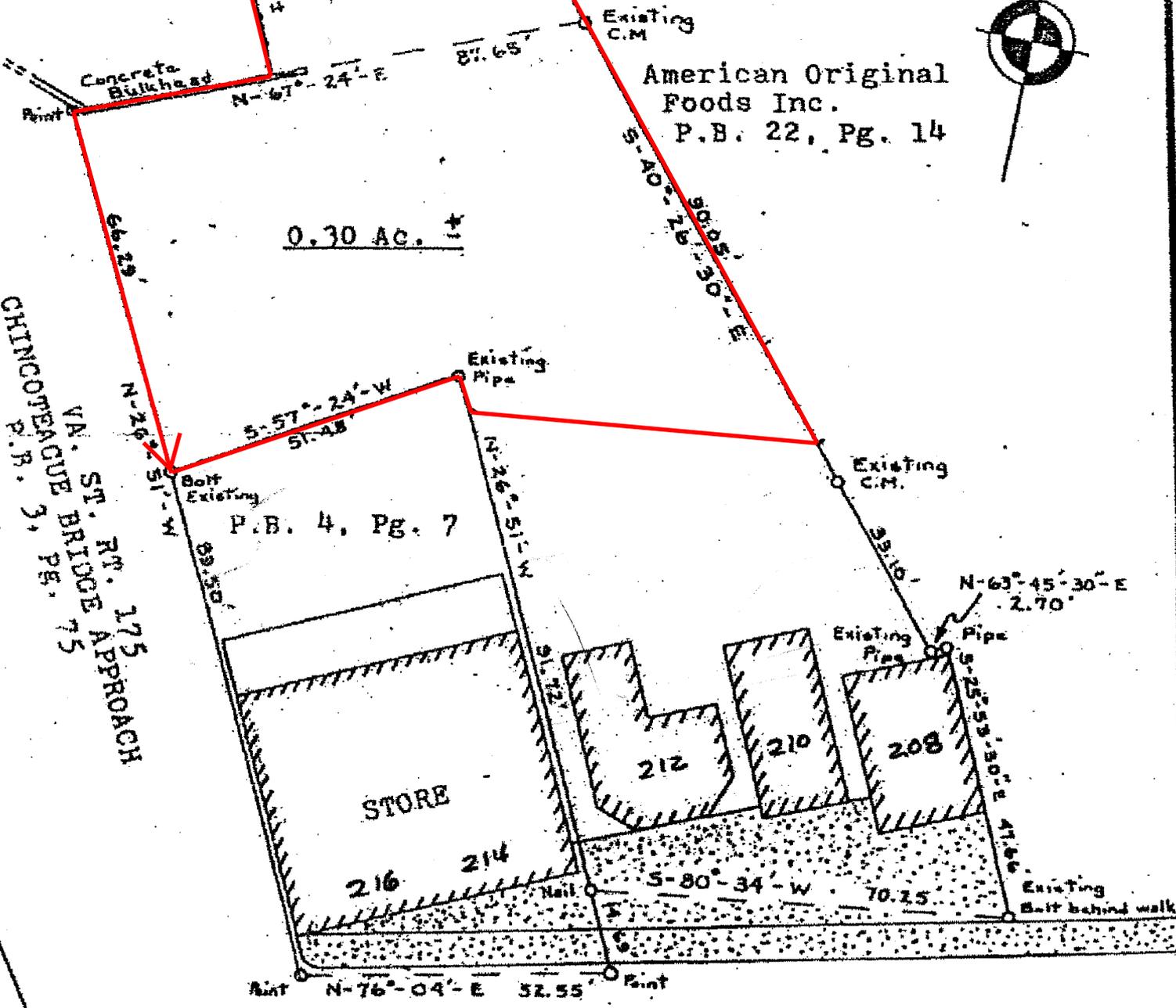
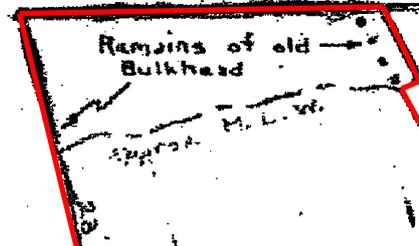
DON'S SEAFOOD

MAIN STREET

WATERFORD ST.

CHINCOTEAGUE CHANNEL

New Bulkhead



American Original Foods Inc.
P.B. 22, Pg. 14

0.30 Ac. *

CHINCOTEAGUE BRIDGE
VA. ST. BRIDGE APPROACH
P.B. 3, Pg. 75

P.B. 4, Pg. 7

SOUTH MAIN STREET
P.B. 4, Pg. 2

Planning Commission Work Plan - 2011

■ Zoning District Conformance with Comprehensive Plan 2010

- Review comparison chart between existing zoning districts and land use planning areas.
- Develop strategy for preparation of new zoning classifications recommended by the Plan
- Historic Downtown (based on C-2)
- Resort Residential (new mixed use master planned development)
- Neighborhood Commercial (based on C-1)
- Commercial Corridor (possible overlay district)
- Resort Commercial (based on C-1 plus new PUD option for redevelopment)
- Prepare revised zoning map, district regulations and hold public hearings

■ Sign Ordinance Review

- Banners, Flags, Pennants

■ Ordinance Control of Fill/Drainage/Flooding Issues

- Review of Planning Report and Draft Drainage Master Plan
- Develop Public Information strategy for Drainage (Nuisance and Zoning Permits required)
- Prepare revisions to Land Development Ordinance for Drainage Master Plan and Design Standards

■ Ordinance Control of Private Street Maintenance

- Consider holding work sessions with community neighborhoods to encourage private agreements
- Establish priorities for research and mapping of ownership/easements

■ Capital Improvements Program

- Review of Comprehensive Plan 2010 recommendations for the Capital Improvements Program and provide recommendations, studies and budget information to the Town Council

■ Hazard Mitigation Plan

- Update Town hazard mitigation plan and coordinate with County committee. Provide to Council for adoption on or about July 2010

■ Staff/Consultant Projects (Potential)

- Architectural Design Awards Program/Guidelines
- Sidewalk Master Plan
- PUD Ordinance
- Infill Policy/Guidelines
- Public Information Brochures