

**Planning Commission Public Hearing
Wednesday January 21, 2009
Hamilton Town Office**

The Public Hearing was called to order at 7:00 PM. The Pledge of Allegiance was followed by Roll Call. Present: Chairman Robert McCann, Vice Chairman Les Carlson, Mr. William Gallant, Mr. Russell Beal, Ms. Melodie Baxter, Mr. James T. Rollins.

Also Present: Ms. Maureen Gilmore, Town Attorney, Mr. David Beniamino, Zoning Administrator.

Mr. McCann read the public notice for the hearing, after which Mr. McCann advised that the two options are mutually exclusive. During the meeting which will follow the hearing the Commission will need to recommend one of the two options to the Town Council for action.

The options available for comment are:

By-Right Option: Zoning Ordinance Text Amendment (ZTA) proposed to amend Article 4, Section 6.2 of the C-2 District Regulations of the Hamilton Zoning Ordinance to add single family residential use by Special Use Permit within the C-2 Zoning district.

Special Use Permit Option: Zoning Ordinance Text Amendment (ZTA) proposed to amend Article 4, Section 6.2 of the C-2 District Regulations of the Hamilton Zoning Ordinance to add single family residential use by right within the C-2 Zoning district.

Public Comment

Ms. Vicki Gallant spoke in favor of the Special Use Permit option, emphasizing the need for the town to review changes to ensure they meet town requirements and is in agreement with the Town goals.

Mr. Brent Campbell spoke in favor of the By-Right option, noting other county towns allow some family residential By-Right, (materials were passed out and are attached to this report). Mr. Campbell also reviewed the current Hamilton Ordinance, Article 10, Special Use Permits and Commission permits, as well as tabulation of the commercial property in Hamilton.

Mayor Ray Whitbey shares the concerns Ms. Gallant expressed and believes that Special Use is better for the Town, but needs additional clarification of what is allowed and how can we simplify the steps required to get the permit.

Mr. Beniamino introduced Mr. Timothy Clites, a member of the Middleburg Planning Commission and is taking part in the Virginia Certified Commissioners Training Program and is attending this meeting as part of this training.

The Public Hearing was closed at 7:15 PM.


Chairman Robert McCann


Mr. William Gallant/Ms. Mary Trussing