

HISTORICAL OVERLAY COMMITTEE

MAY 3, 2023

7:00 P.M.

PRESENT

Chair:	Timothy Bradshaw
Vice Chair:	Scott Cannady
Planning Commission Members:	Dianna Carneal
	Elaine Hilowitz
	Yvonne Vaughan
Community Development/Zoning Administrator:	Connie Dalton
Secretary:	Patsy K. Scates

ABSENT

Planning Commission Member:	Maria Pitts
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VISITORS:

Greg Huff, Ross Simpson Properties

CALLED TO ORDER

Chair Bradshaw called the meeting to order.

- **REVIEW ROSS SIMPSON PROPERTIES FENCE PERMIT # 2903**

Chair Bradshaw recognized Greg Huff.

Greg Huff stated that you have before you a proposal for a fence permit for Ross-Simpson located at 314 South Water Lane, 1710 Tavern. He stated that the sign that was approved is now installed and the next step is to complete the buffer zone requirements.

Greg Huff stated that he is proposing a variety of fencing for their consideration. He stated that he is requesting one hundred and eighty-three (183) feet of four (4) foot tall of fencing for the perimeter of the property at a ten (10) foot setback from the property line and that will satisfy the needs of the buffer zone requirements, on the side that borders the property of Scott and Maria Cannady. He reported that there will be two sets of fencing, one is the four (4) foot tall picket fence that will go to the right and a six (6) foot privacy fence to be painted white once the wood cures a little bit that will go along the property line between his property and Scott and Maria Cannady property to provide them with an additional layer of privacy on top of the buffer zone requirements. (See attachments)

Commission Member Cannady stated that he would prefer the proposed six (6) foot tall fence be required to be an eight (8) foot tall fence.

There was some discussion regarding fence height restrictions.

Connie Dalton provided the Tappahannock Zoning Ordinance that states, "In any residential or commercial zone a wall or fence of not more than 3 ½ feet in height may be erected or maintained within a front yard or a side street yard. A fence or wall of not more than 6 feet in height may be erected in any

other yard. No height restriction shall be placed on a wall or fence erected or maintained in any industrial zone. In any commercial zone a wall or fence of not more than 8 feet may be erected or maintained in any yard subject to the applicable site plan provisions. A wall or fence erected or maintained adjoining a residential zone shall be required to meet the applicable buffer yard requirements.”

Chair Bradshaw asked for any other questions.

Commission Cannady asked about the fence being constructed with PVC.

Greg Huff stated that he had looked at purchasing PVC material but it was expensive and did not look pleasing. He stated that he would paint the wooden fence white once the natural finish weathers.

There was some discussion regarding the fence and the planting of bushes.

Commission Cannady asked Mr. Huff if he would remove the existing concrete post that holds the wire mesh and remove the wire mesh.

Greg Huff stated that he would.

There was some discussion.

- **PERMIT # 2903 APPROVED WITH A CONDITION**

On motion of Scott Cannady, seconded by Dianna Carneal the members voted to approve the permit as presented except that the proposed six-foot privacy fence facing the Cannady property be required to be eight foot tall and that the wooden fence is to be painted white no later than May of 2024.

Votes were cast as follows:

Dianna Carneal:	Aye	Timothy Bradshaw:	Aye
Elaine Hilowitz:	Aye	Scott Cannady:	Aye
Yvonne Vaughan:	Abstain		

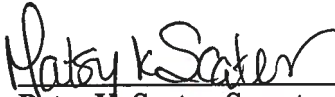
- **ADJOURNED**

On motion of Elaine Hilowitz, seconded by Dianna Carneal, the members voted to adjourn the Historical Overlay Committee meeting at 7:15 p.m.

Votes were cast as follows:

Dianna Carneal:	Aye	Timothy Bradshaw:	Aye
Elaine Hilowitz:	Aye	Scott Cannady:	Abstain
Yvonne Vaughan:	Aye		


Timothy Bradshaw, Chair


Patsy K. Scates, Secretary