

**PLANNING COMMISSION  
AGENDA  
Monday, March 11, 2019  
6:00 p.m.**



**Council Chambers**

- 1. Call to Order**
- 2. Roll Call**
- 3. Review and Approval of Minutes of February 11, 2019 Meeting Minutes**
- 4. Public Hearings**
  - a. Case 2019-01RZ – Rezoning Request by Teddy Harrison Properties, LLC**
- 5. Old Business**
- 6. New Business**
- 7. Staff Report**
- 8. Adjournment**

**Reminder of Next Planning Commission Meeting – Monday, April 8, 2019 at 6 pm**



## MINUTES

Town of Pulaski Planning Commission  
February 11, 2019

- Commissioners Present:** Kevin Meyer, Chairman; David Clark; Terry Hale, Sr; Linda Hall; Janet Jonas; Melissa Thomas, Vice Chair
- Commissioners Absent:** Christopher Conner
- Town Staff:** Nichole L. Hair, Deputy Town Manager/Zoning Administrator  
Justin D. Sanders, Planner I
- Public:** Cherie Adams, Pulaski Medical

### 1. Call to Order

Chairman Meyer called the meeting to order at 6pm.

### 2. Roll Call of Commission

Following a roll call of the Commission, it was determined that a quorum was present.

### 3. Review and Approval of Minutes

#### November 13, 2018 Meeting Minutes

Commissioner Hall moved to approve the November 13, 2018 minutes as presented. Vice-Chair Thomas seconded the motion. **The motion passed unanimously.**

#### December 4, 2018 Meeting Minutes

Vice-Chair Thomas moved to approve the December 4, 2018 minutes as amended, removing a duplicate paragraph on page 2. Commissioner Hall seconded the motion. **The motion passed unanimously.**

#### January 14, 2019 Meeting Minutes

Commissioner Jonas moved to approve the January 14, 2019 minutes as presented. Commissioner Clark seconded the motion. **The motion passed unanimously.**

## **January 15, 2019 Meeting Minutes**

Vice-Chair Thomas moved to approve the January 15, 2019 minutes as presented. Commissioner Hale seconded the motion. **The motion passed unanimously.**

### **4. Public Hearings**

### **5. Old Business**

#### **Case 2018-02SE Request for Special Exception by Pulaski Medical (previously tabled on 12/4/2018)**

Commissioner Clark made a motion to untable the Request for Special Exception for discussion. Commissioner Jonas seconded. The motion.

Chairman Meyer then welcomed Ms. Cherie Adams from Pulaski Medical to the podium to answer any questions from the Planning Commission.

Chairman Meyer asked Ms. Adams to explain more about the partial hospitalization component that was included in the application. Ms. Adams clarified that this component would be new programming offered by Pinnacle Treatment Centers, and not as part of the expansion of services by Pulaski Medical.

She then described the structure of the proposed partial hospitalization program as a short term outpatient treatment program, lasting approximately 30 days in duration. The program would not dispense any medications as part of treatment. Ms. Adams continued to explain that after that 30 day time period, patients would step down to an intensive outpatient program lasting from 6-10 hours per week.

Chairman Meyer then asked how insurance covers this treatment. Ms. Adams explained this service is provided as many insurance companies are pulling away from in-patient care to the outpatient programs.

It was clarified through discussion that the application materials were for two separate uses, not one overarching expansion of services. Ms. Hair advised the Planning Commission that they should view the request that was submitted as such, separating the Pulaski Medical expansion of services from the proposed new outpatient services that would be provided by Pinnacle Treatment.

Commissioner Hall thanked Ms. Adams for her willingness to discuss questions and concerns with members of the Planning Commission, and wanted to express that she did understand the need for the services provided by Pulaski Medical in the community.

Vice-Chair Thomas asked about possible solutions for the applicant's increased patient load if the Special Exception was to be denied. Ms. Adams mentioned that hours have already been increased to accommodate the increased case load and that staffing has also increased, with the hiring of a Nurse Practitioner. The Nurse Practitioner is available on site five days per week, with a doctor on site one day per week. Vice-Chair Thomas expressed concern that the

proposed expansion would still not meet the needs of an increased case load as expressed by the applicant. Ms. Adams responded that they felt that the expanded space would have a positive impact on their ability to provide services and were adequate to meet the needs. Ms. Adams referenced the proposed added dispensary windows as one way that wait times would be reduced, explaining that it would create better flow through the facility.

Vice-Chair Thomas referenced the geographic region served by the facility and asked if there had been any efforts to limit individuals from outside the immediate service area to help balance the number of patients. Ms. Adams noted that the facility is not bound by a set geographic area in which they provide services. She mentioned that the Commonwealth does not allow this type of restriction. Ms. Adams also mentioned that any claims of a specific service region by previous employees representing Pulaski Medical were not correct.

Commissioner Jonas asked for clarification from staff on the continued operations of Pulaski Medical if the Special Exception were to be denied. Ms. Hair stated that operations within the current footprint could continue even with the denial of the special exception. Ms. Hair also clarified that the applicant could not come forward with another request for special exception for 12 months after a denial by Council.

Chairman Meyer mentioned that during the tour of the proposed space, it was evident that construction on the expansion had begun before it had been stopped by town staff. He noted that this fact should not factor in to the decision-making process by Planning Commission.

Vice-Chair Thomas thanked Ms. Adams for her professionalism and openness to questions during the process.

Ms. Adams thanked the Planning Commission for their efforts to educate themselves about the operations of Pulaski Medical and expressed her hope that the community was better educated about the clinic's services as a result.

Vice-Chair Thomas then made a **motion to DENY the Request for Special Exception**. Ms. Hall seconded the motion. Chairman Meyer then opened the floor for any further discussion.

Vice-Chair Thomas stated that she hoped that Pulaski Medical would continue to work to identify another location to provide their services. She said that she felt a larger facility in a better location would be better for the applicant and would be a benefit to the Town as well.

With no further discussion, Chairman Meyer called for a vote on the motion to DENY the Request for Special Exception. **The motion passed (3-1-1) on the following roll call vote:**

Conner – Absent  
Clark – Aye  
Hall – Aye  
Hale – Abstain

Jonas– Nay  
Meyer – Non Voting  
Thomas - Aye

## **6. New Business**

## **7. Staff Report**

Ms. Hair reminded members of the Planning Commission about the upcoming Regional Planning Commissioners Training on April 11 at the Montgomery County Government Center. Staff will send information about registration for the event once it is released.

Mr. Sanders reminded members about the registration for the Revitalization Revival Conference being hosted in Pulaski May 1-2. He encouraged members to attend the conference and the Architectural Review Board training offered by DHR on Wednesday.

## **8. Election of Officers**

Chairman Meyer opened the floor for nominations for the position of Chair. Ms. Hall nominated Mr. Meyer as Chair. The motion was seconded by Vice-Chair Thomas. Mr. Meyer accepted the nomination.

Chairman Meyer then passed control of the meeting to Vice-Chair Thomas.

Vice-Chair Thomas then called for a vote on the nomination of Mr. Meyer as Chairman of the Planning Commission for calendar year 2019. The motion passed unanimously.

Vice-Chair Thomas passed control of the meeting back to Chairman Meyer.

Chairman Meyer then opened the floor for nominations for the position of Vice-Chair. Commissioner Hale nominated Ms. Thomas as Vice-Chair. Commissioner Hall seconded the motion. Ms. Thomas accepted the nomination.

Chairman Meyer then called for a vote on the nomination of Ms. Thomas to the position of Vice-Chair for calendar year 2019. The motion passed unanimously.

Chairman Meyer then opened the floor for nominations for the position of Secretary. Commissioner Hale nominated Ms. Hair for the position of Secretary. Commissioner Hall seconded the motion. Ms. Hair accepted the nomination.

Chairman Meyer then called for a vote on the nomination of Ms. Hair to the position of Secretary for calendar year 2019. The motion passed unanimously.

## **9. Adjournment**

With there being no further business to discuss, Chairman Meyer adjourned the meeting at 6:38 pm

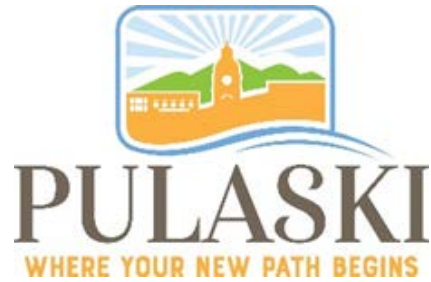
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Kevin Meyer, Chairman

ATTEST:

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Justin D. Sanders, Planner I



Town of Pulaski  
Planning/Zoning Staff Report

Planning Commission Public Hearing Date: March 11, 2019

Town Council Public Hearing Date: April 2, 2019

Application Type: Rezoning

Applicant: Teddy Harrison Properties, LLC

Application #: 2019-01RZ

The Town of Pulaski has received a rezoning request by Teddy Harrison Properties, LLC to rezone Tax Parcel 072-22-139-1 from B-3 (Central Business) to R-3 (Multi-Family Residential).

The .45 acre property is located at 37 South Washington Avenue, and is the site of an existing, vacant single-family home. Adjacent parcels along the northern property line are zoned B-3 (Central Business). The eastern adjoining parcel (072-22-139-6), is also owned by the applicant and is currently zoned R-3 (Multi-Family Residential). Properties located across First Street Southeast are zoned R-3 (Multi-Family Residential), while those located across South Washington Avenue are zoned B-3 (Central Business).

Adjacent properties located across First Street Southeast consist primarily of single-family homes. Properties to the north and across South Washington Avenue contain a variety of commercial uses, including a vacant meeting lodge and vacant service station.

The Pulaski Planning Commission and Town Council are asked to evaluate and take action on the proposed rezoning request.

Comprehensive Plan

The property is designated as Residential in the Future Land Use Map of the Comprehensive Plan.

Summary

The application shall be evaluated on compatibility with the Comprehensive Plan and to official Town policies, including the purposes and development requirements of the Zoning Ordinance. The Planning Commission is to make a recommendation to Town Council upon review of the submitted application materials, the criteria for the special exception, public comment received at the hearing, and any information provided. The Planning Commission may recommend any conditions necessary to ensure that the proposal meets the criteria established by the Zoning Ordinance.

Planning Commission Recommendation to Town Council

The Planning Commission will make a recommendation to Town Council following the public hearing and vote on March 11. Town Council will consider the Planning Commission's recommendation when reviewing the case on April 2.

**REZONING APPLICATION**

Town of Pulaski  
42 1st Street, NW  
Pulaski VA 24301

Phone: 540-994-8696  
Fax: 540-994-8699



**PULASKI**  
**VIRGINIA**

# Request for Rezoning

Date of Application: 1/11/19

| Property Owner Information |                        |
|----------------------------|------------------------|
| Property Owner(s) Name     | <u>Teddy Harrison</u>  |
| Owner's Mailing Address    | <u>6399 Ruebush Rd</u> |
| City/State/ZIP Code        | <u>Dublin Va 24084</u> |
| Telephone Number           | <u>(540) 616-6235</u>  |

| Agent or Applicant Information |                                      |
|--------------------------------|--------------------------------------|
| Agent or Applicant Name        |                                      |
| Business Name (if applicable)  | <u>Teddy Harrison Properties LLC</u> |
| Mailing Address                |                                      |
| City/State/ZIP Code            |                                      |
| Telephone Number               |                                      |

| Property Information                         |  |
|--|--|
| Property Address/Location                    | <u>37 South W</u>  |
| Deed Book Number                             | <u>2017</u> Page Number <u>1616</u>  |
| Tax Parcel Number                            | <u>072-22-139-1</u>  |
| Total Area                                   | <u>16,875</u> <input type="checkbox"/> Acres <input checked="" type="checkbox"/> Square Feet |
| Current Use of Property                      | <u>Vacant</u>  |
| Description of Existing Buildings/Structures | <u>Vacant single Family Residence</u>  |

| Requested Change              |           |
|-------------------------------|-----------|
| Current Zoning Classification | <u>B3</u> |
| Desired Zoning Classification | <u>R3</u> |

| Required Attachments                |   |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Sketch of property*, including the following information:<br>1. Property boundaries outlined<br>2. Location of existing buildings and structures<br>3. Date<br>4. North Arrow<br>5. Scale<br>6. Streets, driveways, intersections, curb cuts, and turning lanes of subject property |
| <input checked="" type="checkbox"/> | Vicinity Map* showing the property in relation to the adjacent area.  |
| <input checked="" type="checkbox"/> | \$350.00 fee  |

\*The sketch and maps may be from tax maps on file in the Engineering Department. The Town may provide if necessary.

**Payment of Public Notice Charges**

Under the Code of Virginia 15.2-2204 (B) costs of any legal notices that are required are the responsibility of the applicant and will be billed to the applicant. The Town will provide a list of adjacent property owners and bill the applicant for the certified mailing costs for each adjacent property owner at \$6.67 per property.

I/We agree to pay all related advertising and mailing costs of the required legal notices and adjacent property owner notification letters as required under the Code of Virginia 15.2-2204 (B)

[Signature] Teddy Harrison 1/11/19  
Signature of Applicant Printed Name of Applicant Date

**Owner and Agent Signatures**

Both the applicant/agent and property owner must sign the application. Applicants are to complete the required Planning Commission process before beginning any construction, remodeling, demolition or other significant activities permitted under the Town's Zoning Regulations.

I/We affirm and certify that I/we understand and will comply with the provisions and regulations of the Town of Pulaski Zoning Ordinance. I/we further certify that the statements in this application and any plans or papers submitted are true to the best of my/our knowledge and belief.

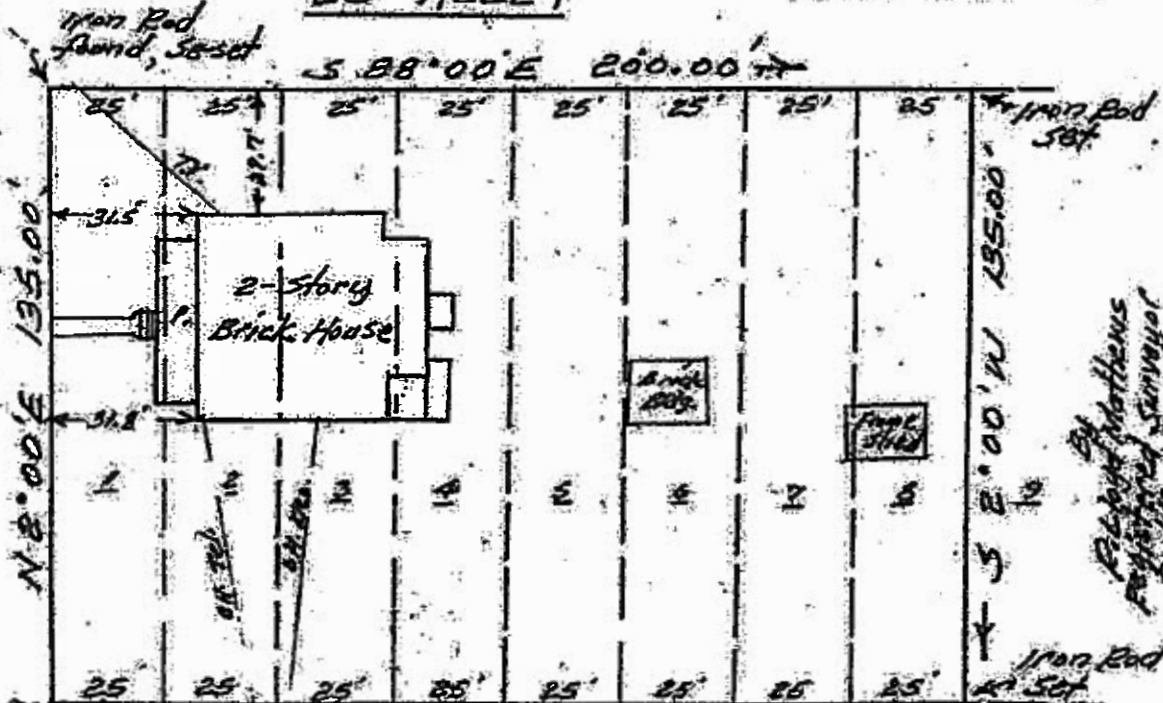
[Signature] Teddy Harrison 1/11/19  
Signature of Property Owner Printed Name of Property Owner Date

[Signature] Teddy Harrison 1/11/19  
Signature of Applicant/Agent Printed Name of Applicant/Agent Date



BOOK 0472 PAGE 223

SOUTH WASHINGTON AVE. 60' R.W.



25' ALLEY

N 88° 00' E 200.00'

N 8° 00' E 135.00'

S 5° 00' W 135.00'

N 88° 00' W 800.00'

FIRST STREET SE. 40' R.W.

Notes: Not in a Flood Plain Zone A or B.

PHYSICAL SURVEY  
 of Lots Nos. 1 through 8, in Block 139, map  
 of the Town of  
PULASKI PULASKI COUNTY, VA.  
 for  
 G.P. JOHNSTON



By R. Lloyd Mathews  
 Registered Surveyor  
 Pulaski, Virginia

This plat is a part of a Deed to  
 property being sold to  
 Johnathan A. H. et al.  
 on 1/16/1929  
 R. L. Mathews  
 223  
 Clerk



Project Location

# Project Vicinity Map



Project Location



R-3 Residential



B-3 Central Business

# Area Zoning Map



