



MINUTES OF THE PLANNING AND ZONING COMMISSION
COMPREHENSIVE PLAN WORK SESSION
JULY 10, 2019

Chairman Foltz, called the meeting to order at 7:05 pm. In attendance were Commission Members; Larry Brown, Robert Gray, Cynthia Greengold, Laura Blackwelder, and Charlie Fink. Planning and Zoning Administrator Christopher Jakubiak, and Planning and Zoning Clerk, Fran Addicott.

I. APPROVAL OF THE PLANNING AND ZONING AGENDA.

MOTION: Mr. Gray moved to approve the Agenda. Seconded by Mrs. Greengold, all in favor.

II. APPROVAL OF THE MINUTES OF THE JUNE 12, 2019 PLANNING AND ZONING MEETING.

MOTION: Mrs. Greengold moved to approve the June 12, 2019 Planning and Zoning Minutes. Seconded by Mr. Gray, all in favor.

III. COMPREHENSIVE PLAN AND WORK SESSION.

Mr. Jakubiak guided the Planning Commission through a power point presentation on the Land Use Plan.

There was an open discussion on the three kinds of main strategies for ways of organizing any changes that might occur over the next 20 years.

They are Commercial mix use center, Conservation of resource lands and Focus on conserving and protecting existing neighborhoods.

Commercial mix use was identified as a Gateway Center, which would be located at the entry of Rt 260 heading into the Town where there is commercial development today. Town Center is where Town Hall is located, and The Hilltop Center is just south of Town where there is commercially zoned property on both sides of the road and is partially developed. This is where public capital improvements can have the greatest benefits for creating conditions supportive of businesses. Mr. Jakubiak shared the following key principles for these Commercial mix use centers.

- They should be compact and walkable
- It should allow residences to live above commercial property to capitalize on the scenic views of the water.
- Manage traffic and parking. For instance, have an area that is shared by multiple development sites, allowing density close together so people can walk and have a compact walkable community.

- Create a unified center with landscaping, signage and building design for a broad design and planning principles that would be recommended in the Comprehensive Plan.

The next topic was the Planned Resource Conservation. Mr. Jakubiak showed areas on the map with quite a bit of woodland forest lands like major HOA's, environmental set asides, and forest conservation areas in Bayview Hills, Richfield Station and Chesapeake Village. There is also quite a bit of steeply sloped and wooded terrain areas. The key principle would be to protect underlying environment and the natural functions. To protect public safety by limiting use of steep slopes and floodplains. Acknowledge conversions underway due to sea level rise.

The last topic was Focusing on conservation and existing neighborhoods by improving infrastructure and residential amenities. Encourage development that is compatible with its location. Focus on allowable "housing types" rather than more abstract notions of "density". Encourage a variety of housing types suitable to the location within the Town and lifecycle housing needs.

In closing, Mr. Jakubiak said that the plan is a low-density measured restricted plan for the Town. The consensus from the Planning Commission spoke in favor of it and supports the plan. Commissioner Blackwelder had concerns with the density involved in the proposed plan and the high-density types of housing.

A draft of the plan will be sent out to the Planning Commission soon.

PUBLIC COMMENT: No public comments were received.

There being no further business, the meeting adjourned at 9:55 p.m. on a motion by Mr. Gray. Seconded by Mr. Fink, all in favor.

Submitted by,



Fran Addicott
P&Z Clerk