Planning Commission Minutes
February 8, 2006

Planning Commission Members Present:

Harry Armbruster	Madelyn Dixon	Wayne Printz	Wake Gooden
Jeremy Ream	Marty Shifflett	Daniel Talbot	
Excused:	Charlotte Shifflett		
Staff Present :	Dennis Donachy,		

Capital Improvement Plan

General Fund:

- Dennis passed out copies of the planned CIP Budget
- General discussion of what each category is and where the finances are coming from.
    - Bathroom – being completed this year
    - Furniture – replace Town Hall office furniture
    - Community Center – all money spent here this year
    - Police vehicles – discussed the use of patrol units
- Remodel Police Offices – when Council moves to Community Center the Police Department will take over the first floor.
- Police Radios – not going to happen this year

Public Utilities:

- Pentecostal Hill - $1.4 million to be spent out and work completed this year
- Sewer Plant Upgrade – original guesstimate for upgrade was $2.5 MM, looks like it is going to be more like $5-7 MM and going to take three years
    - Preliminary Engineering Report – expect in Nov 2006
- Life Well Connection – work on re-drilling and placing in service and
- Roof at Reservoir – replace metal roof on floor
- Metal Shed –
- Upgrade water lines – maintenance on line
- Equipment/Vehicle Replacement

Comprehensive Plan

- Recommended Changes – all items listed appear to be what the Commission wanted to see.
    - 26. Delete Minutes of Council Strategic work session.
    - Some discussion around the location of the school.

- Edit 110-709C
    - Each townhouse building shall front on a street. The streets including curbs, gutters, and sidewalks…
        - Motion made by Harry to make changes pending legal review, seconded by Dan Talbot

Pathforward(s):

- Provide an updated version of CIP budget
    - Responsibility: D. Donachy
- Schedule updating a Final Draft proposal of the Comprehensive Plan
    - Responsibility: D. Donachy
- Set up combined public hearing with Town Council
    - Responsibility: D. Donachy
- Make a proposal changing the meeting day from second Wednesday to second Thursday
    - Responsibility: M. Shifflett

Signature/Chair

Signature /Secretary

- Written Goals –
    - 1. We established the fact that businesses need to carry the tax burden instead of the homeowners.
        - Add a item b
        - B. offer flexible initiatives for alternatives to allow business/commercial development
    - 2. Want to move houses out of business districts and businesses out of residential areas.
    - 3. Need to look at incentives in certain areas that area flexible to certain uses and not create liabilities with our zoning.
    - 4. Maintain Small Town Atmosphere
        - 80% single family
        - 12% multi family less than 4
        - 8% multi family more than 4
    - 5. Ensure development/zoning of property…
        - c. Develop Town standards and work with Rockingham County around compatibility issues for development outside of Town limits.

Zoning Needs

- Countryside Market – bring into Town as A1, nonconforming use
- Catholic Church – zone to B2 to align with surrounding zoning
- Taylor Property – zone R-8
- Pham Property – zone R-8
- Hiram Kite – zone R-8
    - Marty made motion to accept zoning as discussed, seconded by Wake and passed 5-0.

Plan Review

- Pastor's Cove
    - Lot frontage doesn't conform to R-2 zoning
        - Lot 1
        - Lot 3
        - Lot 6
        - Lot 7
        - Lot 8
        - Lot 11
    - Cul-de-Sac needs to be 100' in diameter

Private Streets

- Clearly Define what a Private Street is
    - STREET, INTERNAL – change to STREET, PRIVATE (page 11023)
        - Defined as - no more than three lots or six dwelling units and must meet VDOT standards…