

Centreville Planning Commission
July 20, 2022
7:00 p.m.

MINUTES

The July 20, 2022 Centreville Planning Commission meeting was called to order at 7:00 p.m. by Kara Voight, Chair, in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Voight, Chair; Tim Zuella, Vice Chair; Mitchell Delaney, Secretary; and Wendy Emerson, Member; Steven K. Kline, Town Council President; Chris Jakubiak, Town Planner; Charles (Chip) Koogler, Town Manager and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

- a. Ms. Voight moved to approve the June 15, 2022 Planning Commission meeting minutes as amended. Mr. Delaney seconded the motion, which passed unanimously.

Citizen's Comments

- No citizens provided comments.

Unfinished Business

- a. Comprehensive Plan Discussion – Chris Jakubiak, Town Planner
 - The last meeting centered on the impacts of traffic and questions about whether the large tracts of land should be developed at their current zoning intensities or should they be scaled back. The Commission thought it would be important to look at growth impacts for the schools and water and sewer impacts as well.
 - Traffic volumes for the years 2000, 2010, 2019 and 2020 were reviewed. 2020 counts were not used for Mr. Jakubiak's calculations due to impacts of Covid-19.
 - It has been reported by Centreville residents that over the past several years, northbound traffic congestion on Rt. 213 from Rt. 301 has been increasing with noticeable back-ups during peak afternoon rush hours and school dismissals. These back-ups sometimes extend to the entrance of Symphony Village.
 - Chesterfield Avenue has traffic backups from 7-9 am and again during afternoon dismissal of Centreville Elementary due to personal vehicle trips to the school, school buses, and commercial trucks making local deliveries.
 - Between 2010 and 2019 the largest traffic volume increase occurred on Rt. 213, south of MD Rt. 18 of an additional 2,470 vehicles per day, an 18% increase. Southbound Liberty St. at Water Street saw an additional 723 vehicles, an increase of 12% in the same time range.
 - The Commission members brought up the water/wastewater infrastructure project on Liberty and Commerce Streets that could have skewed the numbers in 2019 because people were avoiding traveling those streets. Mr. Jakubiak will look at 2017 – 2018 traffic counts for comparison.
 - Centreville's population increased by 2,845 between 2000 – 2020. 1,039 households were constructed during this same time frame. A total of 1,846 households are within Centreville, a 129% increase in residential dwelling units in the previous two decades.
 - Projections of household growth could follow three different tracks. The largest growth is seen using the 2000 – 2020 period adding 2,374 units and the smallest growth assuming the fixed share of county households at 9.9% would add 444 units.
 - If residential development continues within the Town like it did in the past decade at 1% per year, by 2040 the elementary school and middle schools will be at 94% capacity, the high school will be at 105% capacity.
 - In terms of sewer capacity growth at 1% per year the town would need a wastewater treatment plant of 1.25 million gallons per day.

- Distribution of commercial is very important. If everything is clustered in one area people will flock there and will go there increasingly in peak periods intermixing with the commuter flows which will worsen traffic congestion.

Citizen Comment

- No citizens provided comments.

Adjournment

There being no further business, Ms. Voight moved to adjourn the July 20, 2022 Planning Commission meeting. Mr. Zuella seconded the motion, which passed unanimously. The meeting adjourned at 8:54 p.m.

Respectfully submitted,

Betty Jean Hall

Betty Jean Hall
Administrative Assistant

Action Items

- Approved the June 15, 2022 Planning Commission meeting minutes as amended.