

Centreville Planning Commission

May 19, 2021

7:00 p.m.

MINUTES

The May 19, 2021 Centreville Planning Commission meeting was called to order at 7:01 p.m. by Kara Voight, Chair, in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Voight, Chair; Darren Brown, Vice Chair; Joseph Cichocki, and Tim Zuella, Members; Tim McCluskey, Town Council President; Sharon VanEmburch, Town Attorney; Chris Jakubiak, Town Planner; and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

- a. Ms. Voight moved to approve the April 21, 2021 Planning Commission meeting minutes as amended. Mr. Brown seconded the motion, which passed with 3 ayes, 0 noes, and 1 abstaining.
- b. Ms. Voight moved to approve the May 5, 2021 Planning Commission work session minutes as presented. Mr. Zuella seconded the motion, which passed unanimously.

Citizen's Comments

- No citizens provided comments.

Appearances

- a. Variance Request – 107 Price Street; Christina Roseberry, Owner
 - Mr. Jakubiak advised the Planning Commission that the Zoning Ordinance provides that the Planning Commission review variance requests as to its consistency with the Comprehensive Plan and provide a recommendation to the Board of Appeals.
 - The applicant's house is close to the side property line. The improvements that she would like to make are already within the required yard. That yard happens to coincide with the rear yard of a home that faces Railroad Avenue so the impact would be quite minimal.
 - Any new construction within the side yard requires a variance. If you are enclosing a deck to make a screened in porch it triggers the need for a variance, it is construction within the side yard.
 - Ms. Voight moved to advise the Board of Appeals in writing that the requested variance is consistent with the Centreville Community Plan. Mr. Cichocki seconded the motion, which passed unanimously.

New Business

- a. Ordinance 07-2021 – Zoning Text Amendment – Carter Farm – for consideration and recommendation to Council
 - Mr. Jakubiak stated the topic of the Carter Farm has come up a couple of times over the years as a project that may come to the Planning Commission as a site plan or a subdivision plat. The current developer is seeking a series of zoning amendments to the text of the zoning ordinance that they feel is necessary to bring their vision of the project to fruition.
 - Mr. Jakubiak stated the Carter Farm property is zoned Traditional Neighborhood Development (TND) and is recommended as TND in the Comprehensive Plan. The current proposal is not TND. The draft ordinance steps a bit beyond what we feel comfortable with to bring a project like this forward.
 - Mr. Jakubiak stated the changes that are proposed by this zoning amendment are substantial, they basically would supersede the TND zone. In fact, they have rezoned the property to what is called an "agri-hood" or agriculture neighborhood zone. A zone that doesn't exist yet that would be created. It changes the underlying zoning so substantially that it is almost like a map amendment in that it is a policy change. It is a policy change that has not been discussed and has not been a part of the Comprehensive Planning update.
 - Mr. Jakubiak's opinion is that a streamlined, targeted set of amendments to the current Planned Unit Development (PUD) regulations are probably enough. The developer may not be able to have the

maximum flexibility to reach their vision but it still keeps the essence of the TND in place and allows the project to develop with a great deal of flexibility.

- The PUD is a floating zone, it modifies the development of the zone and is now allowed in R-1, R-2 & R-3 zones. What Mr. Jakubiak is suggesting is it may also apply to the TND zone and in that it would have consistency with the Comprehensive Plan. The TND zone is not just torn up, it would be refined by planning and development so there is a manner of consistency. However, if the concept is worthy of a full-scale revision it is probably best to go with a Comprehensive Plan amendment along with a zoning amendment to keep things fully consistent, so a public hearing would talk about changing the policy for that property as well as the zoning standards.
- Mr. Jakubiak listed three major concerns and seven smaller concerns about the draft text amendment in his memorandum dated May 17, 2021 as a result of conversations with Town staff and the Town Attorney.
- Mr. Jakubiak stated at the staff level we would imagine a slightly different project than what is currently on the plan. With targeted changes to the PUD we could get to a plan where staff would feel it is consistent with the Town's planning policies. The current plan is very infrastructure light in the sense that there's very little public roads which departs from the traditional neighborhood design approach considerably. Some physical changes to the site layout are very important. A trail project that has been a policy of the Town for decades is currently omitted in the proposal.
- Ryan Showalter on behalf of Green Development Inc., which is the contract purchaser of the property and the applicant. Ernie Sota, Green Development Inc. / Sota Construction Services Inc., and Rebecca Flora, ReMake Group LLC were also in attendance.
- Mr. Showalter stated they understand from the brief discussion that they would not be receiving a favorable recommendation on the text amendment. There are a number of different components of the design that are very important to the vision and if the town does not share those visions we would like to know that and that we have a misalignment and it is not going to work. What we need are some direction and clarity about your perspectives on the planning concepts. We don't have a plan that aligns perfectly with the TND and if for example the town said we would only accept grid street patterns on this project that probably means we are not a good fit for this property and if that is where we are then we would rather be efficient and know that rather than spend everyone's time talking about a text amendment that doesn't get us there.
- Mr. Jakubiak asked if this development scheme concept proposal is something that the Planning Commission is willing to work with and if so, he would attempt to move it a little closer to the traditional TND. Within the PUD there is flexibility to work out some solutions and that flexibility would be applicable anywhere in town that qualified as a PUD. Creating an Ag-hood zone means that every annexation that comes around may show up with one road and 200 houses and that is not a stable development for a municipality.
- Ms. Voight reflected to the work on the TND and Design Standards and what they stand for. She also stated the Comprehensive Plan promotes connectivity throughout the town whereas this concept is an oasis unto itself.
- Mr. Cichocki has concerns about public safety and does not see this as a continuation of the town.
- Mr. Zuella doesn't see this concept as being the Centreville that he envisions for the future.
- Mr. Brown feels this concept can be made to work as a TND with a PUD overlay without the need for creating a new Agriculture Neighborhood District as a floating zone.
- Mr. Showalter stated the applicant should table the proposed text amendment, take the time to revise it with PUD refinements and resubmit.
- Ms. Voight moved to forward an unfavorable recommendation to the Town Council for Ordinance 07-2021 – Zoning Text Amendment – Carter Farm as it is not consistent with the Comprehensive Plan. Included with this recommendation is a memo written by Chris Jakubiak dated May 17, 2021 and additional comments and recommendations by the Town Planner and Town Attorney as a result of the May 19, 2021 Planning Commission meeting appearance. Mr. Zuella seconded the motion, which passed unanimously.

b. Election of Officers

- Ms. VanEmburch opened the floor for nominations for the office of Chair.
- Ms. Voight nominated Mr. Brown. Mr. Zuella seconded the nomination, which passed unanimously.

- Ms. VanEmburch opened the floor for nominations for the office of Vice Chair.
- Mr. Brown nominated Ms. Voight as Vice Chair. Mr. Cichocki seconded the nomination, which passed unanimously.
- Ms. VanEmburch opened the floor for nominations for the office of Secretary.
- Ms. Voight nominated Ms. Fox as Secretary. Mr. Zuella seconded the nomination, which passed unanimously.

Unfinished Business

- Accessory buildings – Chris Jakubiak, Town Planner
 - Deferred to the next Planning Commission work session scheduled for Wednesday, June 2nd.

Citizen Comment

- No citizens provided comments.

Council Member Report

Mr. McCluskey stated Nick Rowdon, the former Chair of CEDA, came before the Town Council with a presentation to change the code from a special exception to a by-right for short-term rentals. Town Council approved the buffer yard ordinance at their last meeting and will be having a public hearing for the museum ordinance in June.

Adjournment

There being no further business, Ms. Voight moved to adjourn the May 19, 2021 Planning Commission meeting. Mr. Cichocki seconded the motion, which passed unanimously. The meeting adjourned at 9:35 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant

Action Items

- Approved the April 21, 2021 Planning Commission meeting minutes as amended.
- Approved the May 5, 2021 Planning Commission work session minutes as presented.
- Forwarded a favorable recommendation to the Board of Appeals as the requested variance at 107 Price Street by Christina Roseberry is consistent with the Centreville Community Plan.
- Forwarded an unfavorable recommendation to the Town Council for Ordinance 07-2021 – Zoning Text Amendment – Carter Farm as it is not consistent with the Comprehensive Plan.
- Planning Commission Chair, Darren Brown; Vice Chair, Kara Voight; and Secretary, Pat Fox were elected for 2021-2022.