

**Centreville Planning Commission**  
**September 15, 2021**  
**7:00 p.m.**

**MINUTES**

The September 15, 2021 Centreville Planning Commission meeting was called to order at 7:00 p.m. by Darren Brown, Chair, in the Liberty Building, second floor meeting room. The following members and staff were present: Darren Brown, Chair; Kara Voight, Vice Chair; Pat Fox, Secretary; Patricia Cipriano and Tim Zuella, Members; Tim McCluskey, Town Council President; Steve Walls, Town Manager; Sharon VanEmburch, Town Attorney; Chris Jakubiak, Town Planner; and Betty Jean Hall, Administrative Assistant.

**Review of Minutes from Previous Meetings**

- a. Mr. Zuella moved to approve the August 18, 2021 Planning Commission meeting minutes as submitted. Ms. Cipriano seconded the motion, which passed with 3 ayes, 0 noes, and 1 abstention.

**Citizen's Comments**

- No citizens provided comments.

**New Business**

- a. Informal Tentative Sketch Plan Review – Turpin Farms – Barry Griffith, Lane Engineering, LLC; Ashley Family Limited Partnership, Owner; Jack Ashley, Managing Partner  
Mr. Griffith gave an overview of the Turpin Farms tentative sketch plan submittal to include:
  - The development of 105 Turpins Lane which is approximately 60 acres.
  - The construction of 131 single family detached lots and 38 townhome units totaling 169 proposed residential units.
  - Approximately 5,000 sq ft. front-loaded lots, cars would approach these lots from the front and the homes would have front loading garages.
  - 77 alley-loaded cottage lots which range in size from 3200 – 4000 sq. ft.
  - 38 alley-loaded townhomes which are mixed in somewhat through the community.
  - The townhomes could be replaced with a mansion apartment; a building which appears to be one very large ornate single-family home but actually houses 4 – 6 apartments.
  - The property currently contains a homestead with historical significance. There are associated farm buildings, fields, a family cemetery and about 22 acres of woodlands. Less than 2 acres of these woodlands are slated to be cleared from the site.
  - Town standard streets, neighborhood greens serving as community space and pocket parks are to be included.
  - Multiple price points will be offered.
  - The main entrance is off of Banjo Lane, a road connection is suggested through the Ashley Family Limited Partnership's other properties to make a connection to Little Hut Drive and to Railroad Avenue.
  - Mr. Ashley stated the Turpin's family cemetery will be protected and he would like to see the Women's Museum in the house and would like to donate it to that organization or the Town.
  - Mr. Griffith added the farmhouse center green will either be community open space or a Town owned park. A dedicated town dedicated park would give more public access as opposed to just community access.
  - The lot sizes and widths as shown do not comply with the R-3 requirements. This development may need to be processed as a Planned Unit Development (PUD).
  - For a project like this there would have to be a Home Owners Association (HOA). Covenants and the responsibility for maintenance of the common areas would fall to the HOA.

## Unfinished Business

- a. Ordinance 12-2021 – Zoning Text Amendment Chapter 170 – for consideration and recommendation to Council  
The following changes were made during review of the zoning text amendment:
- 170-28 (B)(1)(g) change underlined sentence to read: This subsection (g) is intended to not limit commercial uses and development in PUDs located within the TND District.
  - 170-29.1(C)(12) change sentence to read: Personal service and wellness businesses dealing directly with customers such as spas, yoga studios, fitness studios, and similar service establishments.
  - 170-29.1(F)(2) Insert an additional close parenthesis after (as limited by the terms of the approved PUD).
- Mr. Brown moved to forward a favorable recommendation for Ordinance 12-2021 to the Town Council with amendments included. Mr. Zuella seconded the motion which passed unanimously.
- b. Ordinance 13-2021 – Zoning Text Amendment Chapter 138 – for consideration and recommendation to Council  
The following change was made during review of the zoning text amendment:
- 138-43 (A) change the minimum width of sidewalks from four feet to five feet.
- Mr. Brown moved to forward a favorable recommendation for Ordinance 13-2021 to the Town Council with amendments. Mr. Zuella seconded the motion which passed unanimously.
- c. Comprehensive Plan Discussion – Chris Jakubiak, Town Planner
- Mr. Jakubiak instructed Planning Commission members to review the first 40 pages of the September Working Draft of the Centreville Community Plan which was included in their packets to prepare for discussion at the next work session scheduled for October 6.

## Citizen Comment

- Steve Layden, Windsor Avenue provided comments.

## Council Member Report

Mr. McCluskey stated during the last Town Council meeting a new Town Manager was approved. His name is Charles ‘Chip’ Koogle and will begin shadowing Steve Walls on September 28, 2021. Mr. McCluskey wished Steve Walls a happy birthday.

## Adjournment

There being no further business, Ms. Voight moved to adjourn the September 15, 2021 Planning Commission meeting. Mr. Zuella seconded the motion, which passed unanimously. The meeting adjourned at 8:35 p.m.

Respectfully submitted,



Betty Jean Hall  
Administrative Assistant

## Action Items

- Approved the August 18, 2021 Planning Commission meeting minutes as submitted.
- Forwarded a favorable recommendation to the Town Council regarding Ordinance 12-2021 with amendments.
- Forwarded a favorable recommendation for Ordinance 13-2021 to the Town Council with amendments.