

Centreville Planning Commission
Work Session
April 3, 2024
7:00 p.m.

MINUTES

The April 3, 2024 Centreville Planning Commission work session was called to order at 7:00 p.m. by Kara Willis, Chair; in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Willis, Chair; Tim Zuella, Vice Chair; Mitchell Delaney, Secretary; Pat Fox, and Wendy Emerson, Members; Daniel B. Worth, Town Council Member; Sharon VanEmburch, Town Attorney, Stacey Dahlstrom, Town Planner and Betty Jean Hall, Administrative Assistant.

Discussion

a. Zoning Map Amendments

- Ms. Dahlstrom started the work session with the parcels in the current Planned Business District (PBD) Zoning currently occupied as Walgreens, Food Lion shopping Center, McDonald's, and AutoZone. These parcels are designated commercial on the Future Land Use Map. The Planning Commission by consensus agreed to leave the parcels as PBD.
- Ms. Dahlstrom located a few parcels within the Central Business District (CBD) which front on South Commerce Street just north of Fayette Street that are partially CBD and partially R-2.
- Ms. Dahlstrom shared examples of existing 'built densities' in various places throughout Centreville as provided by Sam Stanton of Queen Anne's County Zoning. The densities are based on the parcel sizes and does not take into consideration open space.
- Ms. Willis asked if the density of dwelling unit per acre on the schedule of zone regulations is based on net or gross numbers. The original site plans for Northbrook and Symphony Village will be reviewed to determine which was used.
- The Critical Area Commission has been updating the Critical Area regulations. The purpose of the update is to ensure all chapters will have modernized text. A deadline of Monday, April 15 for comments has been issued. Ms. Hall will forward the draft by email to the Planning Commission members.
- Ms. VanEmburch stated the Priority Funding Area uses a net calculation.

Council Member Report

- Mr. Worth stated there will be a wastewater treatment plant update at the next Council meeting and Chief Robert Hobbs is expected to introduce the new K-9 officer, Cash.

Adjournment

There being no further business, the work session adjourned at 7:53 p.m.

Respectfully submitted,

Betty Jean Hall

Betty Jean Hall
Administrative Assistant