



CENTREVILLE PLANNING COMMISSION

September 16, 2020

Liberty Building - 2nd Floor

107 North Liberty Street

7:00 p.m.

A G E N D A

- I. **CALL TO ORDER** – Kara Voight – Chair
- II. **Chair’s Announcements**
- III. **Review of Minutes from Previous Meetings**
 - a. August 19, 2020 meeting minutes
- IV. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- V. **Appearances**
- VI. **New Business**
- VII. **Old Business – Chris Jakubiak, Town Planner**
 - Community Plan, Confirming Land Use Policies
- VIII. **Zoning Issues – Discussion**
- IX. **Miscellaneous Business / Correspondence**
 - a. Approved Building Permits list issued August 2020
- X. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- XI. **Council Member Report**
- XII. **Adjournment**

MEMORANDUM

To: Planning Commission
From: Christopher Jakubiak, AICP, Town Planner
Re: Community Plan, Confirming Land Use Policies
Date: September 9, 2020

Introduction

This memo sets the stage for our Community Plan discussion on September 16. I will do a power point presentation on the topic: Confirming the Main Land Use Policies and Recommendations--Existing and Planned Residential Development. The main focus will be on housing and residential development goals, policies/recommendations for the plan update.

Discussion: Residential Land Use Policies in the Current Community Plan

The plan provides general policy guidance and zoning recommendations on infill development and on how large tracts should be developed.

Infill refers to developing vacant lots or tracts of land, and redeveloping lots, within town limits. Because infill development can generally be served by existing streets and existing water and sewer lines, it can often capitalize on the infrastructure already in place. This means fewer public works to maintain over time. Infill development, whether it be an individual house on a single vacant lot or a whole neighborhood, can frequently be served with police, fire, and public education at lower costs than far-flung development.

The adopted Community Plan recommends the manner in which large tracts of land would be developed for residential use. They could be either single family, multiple family, Traditional Neighborhood Development (TND), Mixed Use Development (MUD), or Planned Unit Development (PUD). The last three are mentioned below first because they are less conventional and may be less familiar to the Planning Commissioners.

TND: The Plan recommends, and the Town adopted, a TND zoning district and related regulations (see Section 170-290.1 of the Zoning Ordinance). The TND District is a zoning district drawn on the Zoning Map like other districts, except that it is restricted to tracts of 40 acres or larger. It has been applied to one property; the property known as the Carter Farm on Chesterfield Road. As its name suggests, TND regulations seek to bring about a pattern of neighborhood development that reflects an older way -- small lots, shallow front yards, narrow streets, alleys, and an overall pedestrian orientation.

MUD: The Plan recommends that the Locust Hill Farm, the large undeveloped tract centered on Turpin Lane just north of downtown, be developed with a mix of uses—that is residential, commercial and probably institutional too. The Town does not have a zoning district called Mixed Use Development. To some extent the PUD standards (see below) allow for mixing land uses, but the Plan seems to envision a more substantial mixing, which could be achieved to some degree by applying multiple zoning districts, side by side. Currently the property is zoned commercial and R-3, which allows mostly for high density residential uses, such as townhouses and apartment buildings, and Planned Unit Developments.

PUD: The Plan recommends that PUD's be used to direct the development of tracts of land near or beyond town limits. The PUD approach has long been used in municipal zoning to create flexibility with the objective of creating more attractive and varied residential areas than would be possible with standard Euclidian zoning districts. Unlike

the TND District, the Town's PUD district is a floating district, hovering over the R-1, R-2 and R-3 zones. Developers of land in these zones can petition the Town for approval of a planned unit development.

Single Family: The Providence Farm subdivision is developing under the single-family zoning approach as did the Northbrook subdivision north of the Town's center. In each case, the developer obtained Planning Commission approval of a land subdivision which created uniformly sized single-family lots, as well as the rights-of-way for public streets. The Town's Subdivision Regulations provide minimum standards and guidelines for subdivision design. Highly desirable, walkable and beautiful neighborhoods can be developed under standard residential districts like R-1 or R-2 if good town planning principles are followed.

The Plan also recommends that the Town develop "incentives to encourage affordable housing in some new or revitalized communities". It also suggests that TND "techniques" be used in single-family subdivision to integrate them into the existing patterns of the Town.

Multi-Family Areas—The Plan identifies the area along both sides of the now ironically named Little Hut Drive for multi-family development (e.g. apartment buildings). This area has since been partially developed under the R-3 zoning district regulations. However, the Town has zoned substantially more land than that R-3, including all the land extending from the backyards of the houses facing Commerce Street eastward to and beyond Little Hut Drive, a distance of over 6/10 of a mile. This R-3 zone encompasses the previously mentioned Locust Hill Farm. There is no guidance on the development of multi-family projects.

Conclusion

At the meeting on September 16, I will seek your input on the current Plan's recommendations as described above and guide a discussion about how the new Plan might best guide the development of Centreville's neighborhoods for the foreseeable future.

ISSUED BUILDING PERMITS
August 1 - 31, 2020

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-89-20	Bozek, Inc.	Shore Family Properties, LLC	117 Bristol Lane	SFD	8/3/2020
BP-90-20	MD Residential by Lacrosse	Pete Shaeffer	208 Providence Ln	SFD	8/5/2020
BP-91-20	MD Residential by Lacrosse	Pete Shaeffer	212 Providence Ln.	SFD	8/5/2020
BP-92-20	MD Residential by Lacrosse	Pete Shaeffer	216 Providence Ln.	SFD	8/5/2020
BP-103-20	Final Touch Exteriors LLC	Shirley Moore	207 Concerto Ave	roof	8/10/2020
BP-104-20	Ronald C. Houghton	Ronald C. Houghton	110 Hammond St	shed & repair porch roof	8/10/2020
BP-106-20	Ruben Mejia/R & G Permits LLC.	Shore United Bank	109 N. Commerce	replace ATM	8/10/2020
BP-107-20	Coastal Pools	Lindsay Goldfeder	154 Long Creek Way	inground pool	8/10/2020
BP-108-20	JES Construction LLC	Wendy Taylor	201 chesterfield Ave.	support beam	8/14/2020
BP-109-20	Jeff Kiel	Jeff & Deborah Kiel	2912 4-H Park Rd	deck	8/20/2020
BP-110-20	Final Touch Exteriors LLC	Jason Eckert	208 Providence Court	replace roof	8/21/2020

* based on the approval date by Zoning Administrator