

Centreville Planning Commission
November 19, 2014
7:00 p.m.

MINUTES

The November 19, 2014 Centreville Planning Commission meeting was called to order at 7:00 p.m. by Elizabeth Brice, Chair, in the Liberty Building, second floor meeting room. The following members and staff were present: Elizabeth Brice, Chair; Bob Elliott, Vice Chair; Penny Lins, Secretary; Kara Dunham, Dale Anderson, and Norma Coursey; Members; Jim Beauchamp, Council Member; Steve Walls, Town Manager; Sharon VanEmburch, Town Attorney; John Fury, Zoning Administrator/Watershed Manager; and Betty Jean Hall, Administrative Assistant.

Review of Minutes from Previous Meetings

- Ms. Brice stated she was appointed by the Commissioners to serve on the Circuit Courthouse Committee.
- Mr. Elliott moved to approve the October 15, 2014 Public Meeting Minutes, as amended. Ms. Coursey seconded the motion, which passed with 5 ayes, 0 noes, and Ms. Brice abstained.

Appearances

- a. Greg Sparhawk, GPS Designs, LLC – Growth Allocation and Concept Plan
 - Mr. Sparhawk stated the partners' inability to budge on the density of the concept plan lead to the dissolution of the partners. One of the partners remained with the project. Condominiums were removed and replaced with single family homes and townhomes reducing the number from 195 to 139 total including a variety of four different single family homes. Some lot sizes have been increased slightly and the level of open space has been retained. A member of the family is interested in living in the existing home on the Carter Farm. Mr. Sparhawk is seeking tentative sketch plan approval.
 - Mr. Elliott moved to give tentative approval of the sketch plan depending on public comment and actions taken at a public hearing for growth allocation. Mr. Anderson seconded the motion, which passed with 5 ayes, 0 noes, and Ms. Brice abstained.

Unfinished Business

- Ms. Brice stated the Board of Appeals approved the Serenity Enhancement Center's application for a special exception.
- Mr. Anderson questioned if Verizon had submitted any permits for small cells. Mr. Fury stated Verizon has been in contact with him and intends to submit a building permit application for the installation of a small cell in the near future. No other cellular companies have been in contact.

New Business

- Ms. Brice stated there is a property on Commerce Street with a large junk pile thrown down the hill in the front of the property. She requested the owner of the property be contacted to purchase a bulk waste sticker so the items can be removed.
- Mr. Fury stated 7-11 and PlanetAid has moved the donation box adjacent to the trash enclosure to remedy visibility issues that were present at its former location.
- Mr. Fury stated the property owner of the lot on Little Kidwell has an issued building permit that is in effect until May 2015. The property owner has until that time to break ground or begin construction/demolition for a new single family dwelling. Yard maintenance and grass cutting will be monitored.
- Mr. Fury stated FEMA adopted the Town's new Floodplain Ordinance, a letter was sent to the Town Council.

Public Comment

- Denise Malueg, Chesterfield Avenue, provided public comments.

Council Member Report

- Mr. Beauchamp stated the Town Council, within the confines of closed session, has interviewed candidates to fill the vacancy on the Planning Commission. No decision has been made.

Adjournment

There being no further business, Ms. Dunham moved to adjourn the November 19, 2014 Planning Commission meeting. Mr. Elliott seconded the motion, which passed with 5 ayes, 0 noes and Ms. Brice abstained. The November 19, 2014 Planning Commission meeting adjourned at 7:50 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant

Action Items

- Approved the October 15, 2014 Planning Commission Public Meeting minutes, as presented.
- Tentative approval of Carter Farm site sketch plan depending on public comment and actions taken for growth allocation at a public hearing.