

MINUTES – 11-13-12

TOWN OF BOWLING GREEN

PLANNING COMMISSION

SPECIAL MEETING

MINUTES

November 13, 2012

MEMBERS PRESENT: Chairman Martin Hauser, Vice-Chairman Matt Rowe, Johnson Coleman, Gene Self, Chad Webb

MEMBERS ABSENT: Jean Davis, Armando Flores

OTHERS PRESENT: Joyce and Julian Carter, and Zoning Administrator Stephen Manster.

Chairman Hauser called the meeting to order at 7:00 PM and determined that a quorum of the Planning Commission was present.

The Chairman recognized Mr. Manster who noted that a revised list of proffers had been submitted by Ms. Carter to substitute for the original list submitted with the application for Conditional Rezoning of the property at 218 North Main Street. The revised list of proffers is attached to these minutes. Mr. Manster noted that he had several questions to clarify the intent of some of the proffers. He then read the list of revised proffers. Mr. Manster noted that the list of proffered uses had been expanded to include the original Flower and gift Shop, and also Restaurant, Barber and Beauty Shop, Offices, and Bakery. He also noted that several of the proffered conditions had already been accomplished by the applicant. In responding to Mr. Manster's questions, Ms. Carter noted that the maximum of four full-time employees applied to all proffered uses; that the occupancy of a maximum of 600 square feet of the first floor only applied to the Flower and Gift Shop; and that the statement relating to operating hours applied only to the Flower and Gift Shop.

Chairman Hauser noted that the new list of proffered uses seemed to create a higher level of activity than the original list. He noted that the Commission had to consider the impact of all proffered uses on adjacent and nearby properties. He said that the adjoining property on one side was low-density residential property and some of the proposed uses could have a detrimental impact on these properties. The original proposal was for a Flower and Gift shop and this use represented a fairly low level of activity on the property with little impact on adjoining properties. He noted that the use of such transitional properties at the boundary of zoning districts will always be a difficult consideration for the Commission. He said that the Commission had to be concerned about the property next door to the one being considered for rezoning.

Chairman Hauser continued by noting that when considering a rezoning, the Commission must consider the rezoning and development of the property and not just the structure that currently exists on the property. The property must be considered as if it were an empty lot even though

the proposal is for activity within the current structure. They must consider what is allowable on the property and we need to be careful in making zoning changes on property that is transitional. Mr. Rowe stated his feeling that the problem we have is due to the fact that the Town does not have a specific transitional business zoning district. This would be a district classification that would permit less intense business uses in a new B-4 classification in a designated transitional zoning district. He noted that the Commission needs to consider this type of district. We can't keep expanding more intense business areas and adversely impacting residential areas.

The Chairman noted that the next step in the process was to schedule a public hearing on the revised application. On MOTION by Mr. Self, seconded by Mr. Coleman, the Planning Commission, by unanimous vote scheduled a Special Meeting and Public Hearing on the matter of Conditional Rezoning and a Special Use Permit for a residential unit behind the main structure at 218 North Main Street, for Wednesday, November 28, 2012 at 7:00 PM in Town Hall, and authorized the Town Manager to advertise the Special Meeting and Public Hearing.

Mr. Rowe then restated his thought that the creation of a transitional business zoning district should be placed on the Commission's agenda for discussion at the next regular Commission meeting.

Upon the Chairman's request for additional comments from Commission members, Mr. Webb stated that he had been approached by a resident who questioned why the speed limit entering Town on Route 2 went from 45 miles per hour down to 25 miles per hour a quickly as it does without a gradual reduction. He asked whether the current 25 mile per hour limit could be raised to 35 miles per hour offering a smoother transition in speed with the 25 mile per hour limit starting as one proceeded further into Bowling Green. Mr. Manster noted that VDOT had conducted speed studies some time ago and determined that the current speed limit designations were appropriate for the road. Mr. Manster stated that he would relay the comment to VDOT for consideration.

There being no further business to come before the Commission, on MOTION by Mr. Rowe, seconded by Mr. Self, and by unanimous vote, the meeting was adjourned at 7:55 PM.

Respectfully submitted:

Approved:

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Stephen Manster

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Martin Hauser