

**TOWN OF BOWLING GREEN**

**PLANNING COMMISSION MEETING**

**DRAFT MINUTES**

July 14, 2022

6:00 p.m.

Town Hall

**ROLL CALL AND DETERMINATION OF A QUORUM**

Chairperson Lisa Gattie called the meeting called to order and noted a quorum was present.

The Pledge of Allegiance was recited.

**MEMBERS PRESENT**

Chairperson Lisa Gattie

Valerie Coyle

Tina Gambill

Scott Seigmund

Jeff Voit, Ex-Officio

**MEMBERS ABSENT**

None.

**PUBLIC COMMENT:**

Chair Gattie opened the public comment period.

No comments.

Chair Gattie closed the public comment period.

**PUBLIC HEARINGS:**

1) Comprehensive Plan Amendment to amend Chapter 9, Land Use, to 1) change the area on the south side of East Broaddus Ave. between N. Main St. and Travis St. currently designated as *Commercial* to *Low Density Residential* and 2) to add a definition of *Mixed Use.*

Town Manager provided information about amending Chapter 9, Land Use for 1) area between Main Street and Travis Street due to established residential land use pattern and consistency with recently approved rezoning and 2) to add a definition of Mixed Use. The Comprehensive Plan was updated in 2021 to add Mixed Use as a future land use along A.P. Hill Boulevard. To date, Mixed-Use had not been defined. The proposed definition was compiled from research and similar definitions as provided in Comprehensive Plans for Towns throughout Virginia and the surrounding localities.

Chairperson Gattie opened the public hearing at 6:10 pm.

No one spoke on the issue.

Chair Gattie closed the public hearing at 6:11 pm.

The Planning Commission discussed the issue. The Planning Commission supports Mixed-Use with integrated land uses in planned unit development (PUD). Suggestion to amend the zoning classifications following the adoption of the amendment.

On motion by Scott Seigmund, seconded by Tina Gambill, which carried a vote of 4-0, the Planning Commission voted to recommend approval to the Town Council of the Comprehensive Plan amendment with corrections as noted. Unanimous. No discussion.

2) RZS-2022-002: 133 Chase Street, Milton D. & Shelia J. Harrison, Owner/Applicant: Request a Rezoning from B-1, Business (no specified density) to R-1, Residential (with a gross density of no more than 3.63 dwelling units per acre) on tax map #43A2-15-1 consisting of .909 acres +/-. This property is located on the north side of Chase St. approximately 50 ft. from the intersection of Chase St. and Meadow Ln. in Bowling Green, VA., Bowling Green Voting District. Proposed Use: Residential. The 2021 Comprehensive Plan designates this area as Commercial.

Town Manager provided the staff report.

Applicant was not present to speak.

Chair Gattie opened the public hearing at 6:46 pm.

No one spoke on the issue.

Chair Gattie closed the public hearing at 6:47 pm.

The Planning Commission discussed the issue. The corridor has not transitioned to commercial and seems to continue the pattern of residential.

On motion by Tina Gambill, seconded by Scott Seigmund, which carried a vote of 4-0, the Planning Commission voted to recommend approval to the Town Council of the rezoning of 133 Chase Street to R-1, Residential. Unanimous.

**OTHER MATTERS**

On motion by Tina Gambill, seconded by Scott Seigmund, which carried a vote of 4-0, the Planning Commission voted to consider this meeting held July 14, 2022 as the regular meeting for the Planning Commission for the month of July and the regular meetings of the Planning Commission hereafter will occur on the third Thursday of each month at 6 pm. Unanimous. No discussion.

**ADJOURNMENT**

On motion by Scott Seigmund, seconded by Valarie Coyle, which carried a vote of 4-0, the Planning Commission voted to adjourn the July 14, 2022 meeting at 7 pm.