

**PLANNING COMMISSION  
WORKSESSION MINUTES  
OCTOBER 2, 2008  
5:30 p.m.**

PRESENT:           S.N. Bridge, Chairman  
                      J. Shomo, Vice-Chairman  
                      T. H. Byerly  
                      T. Cole  
                      J. Curd  
                      W. F. Hite  
                      K. A. Shiflett

STAFF:             Dale Cobb, Director of Community Development  
                      Becky L. Earhart, Senior Planner

Mr. Bridge called the October 2, 2008 Worksession to order.

Ms. Earhart reviewed with the Commission the history behind the development of the Fishersville Small Area Plan. She stated the Planning Commission received several briefings and held a public hearing on the Plan. In August, they recommended that the County's Comprehensive Plan be amended to include the Fishersville Small Area Plan and that the Future Land Use Map for Fishersville replace the existing countywide land use designations for parcels in the Fishersville area. At the Board of Supervisors' public hearing on the Plan, concerns were raised about the two mixed use categories and the proposed definition of medium density residential. Mr. Coleman suggested having just one mixed use district, but defining it more than it is in the current Comprehensive Plan and reducing the density in Medium Density Residential areas to 3 to 4 units an acre countywide, which is the recommendation for Fishersville. Mr. Coleman asked for the Planning Commission's thoughts on his recommendations. At their September 9<sup>th</sup> meeting, the Commission discussed Mr. Coleman's recommendations, as well as Mr. Curd's suggestion that two districts may be appropriate, but the designations for the various parcels may need to be studied. Ms. Earhart reminded the Commission that they tabled the matter to give themselves more time to consider the topic and carried it over to the worksession. Ms. Earhart concluded by saying the Commission needed to first decide how many mixed use designations they wanted to have on the Future Land Use Map and then review the parcels to see what designation fit which parcels.

The Commission debated the various merits of having one or two mixed use districts and a planned residential category. After significant discussion, a

consensus was reached that two categories appeared to be most appropriate. However, if more small area plans were developed, it should be with the understanding that the plans utilize the existing definitions and didn't create or modify existing classifications. The proposed definitions are:

**Neighborhood Mixed Use** may include a variety of residential uses at a density of four to eight dwelling units per acre and convenience retail and office uses on up to 15% of the total land area; will be found only in the Urban Service Areas.

**Community Mixed Use** may include a variety of residential uses at a density of six to twelve dwelling units per acre and, on up to 40% of the total land area, retail and office uses and in some, but not all, cases industrial uses. Community Mixed Use will be found only in the Urban Service Areas.

**Planned Residential** may include a variety of residential uses at a density of four to eight dwelling units per acre; will be found only in the Urban Service Areas.

**Medium Density Residential** may include detached residential units at a density of between three and four dwelling units per acre; will be found only in the Urban Service Areas.

The Commission then reviewed the various sites designated for Mixed Use on the current countywide Future Land Use Map. The Commission requested that additional information be provided on many of the sites included aerials and acreage figures. They also requested to view many of the sites at their October 14<sup>th</sup> meeting. Tentative consensus was reached on the following sites:

	<b>Map</b>	<b>Property Owner</b>	<b>Planning Commission Consensus on 10/2/08</b>
1.	Weyers Cave	Route 11 North- East- Dharti and Weaver	Community Mixed Use
2.	Weyers Cave	Route 11 North- West	Business to the creek
3.	Weyers Cave	Route 256 North- Houff	Community Mixed Use
4.	Weyers Cave	Roller & Blosser	Planned Residential
5.	Weyers Cave	Triangle Drive Extended	Mixed Use (at least until the road plans are finalized)

	<b>Map</b>	<b>Property Owner</b>	<b>Planning Commission Consensus on 10/2/08</b>
6.	Weyers Cave	Blosser and Cave View	<b>VIEW</b>
7.	Weyers Cave	Various Owners south of BRCC	Community Mixed Use
8.	Route 340 North	East Side/ Gore Family	Community Mixed Use
9.	Verona	Baker	Business
10.	Verona	Staunton- Beverley Road LLC and Moore	Business
11.	Verona	Ironwood and Brannon	<b>VIEW</b>
12.	Route 11 South	Dahl	<b>VIEW</b>
13.	Route 11 South	Various Owners	<b>VIEW</b>
14.	Route 11 South	Glen Burnie/Spring Lakes, Various Owners	Planned Residential
15.	Route 11 South	Frontier Drive South- Boyd Homes and others	Business and Planned Residential based on existing zoning
16.	Route 11 South	Frontier Drive- Roller and Todd	Community Mixed Use
17.	Route 11 South	Eavers Brothers	Community Mixed Use
18.	Route 11 South	Eavers Brothers/MEG	Business

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19.	EXPO	Marshall, Henderson, Bremont, and Crossroads Baptist Church	Planned Residential
20.	Craigsville	By prison	Planned Residential
21.	Craigsville	South of Town, Various Owners	Mixed Use Parcel south of railroad tracks-MDR
22.	Stuarts Draft	Indian Ridge and Railroad Tracks	Planned Residential
23.	Stuarts Draft	Stoney Run and others	Planned Residential
24.	Stuarts Draft	Shenandoah Acres	<b>VIEW</b>
25.	Stuarts Draft	Route 340 North Across from Schools	<b>VIEW</b>
26.	Stuarts Draft	Stone Valley and Others	<b>VIEW</b>
27.	Stuarts Draft	Route 340 North to Kindig Road	<b>VIEW</b>
28.	Stuarts Draft	Route 340 North Kindig to Conner	<b>VIEW</b>
29.	Stuarts Draft	Route 340 North Conner to Ladd	<b>VIEW</b>
30.	Stuarts Draft	Mt. Vernon to Shalom Road north of Hall School	<b>VIEW</b>
31.	Stuarts Draft	Hall School and Shalom Road	<b>VIEW</b>

	<b>Map</b>	<b>Property Owner</b>	<b>Planning Commission Consensus on 10/2/08</b>
32.	Stuarts Draft	Shalom to Route 631	<b>VIEW</b>
33.	Fishersville	Route 250 and Sangers Lane	Community Mixed Use
34.	Fishersville	Route 250- Crescent	Community Mixed Use
35.	Fishersville	Route 250 south- Hoy and Arehart	Community Mixed Use
36.	Fishersville	Route 250 and Route 640- Elm Spring, LLC	Community Mixed Use
37.	Fishersville	Teaverton	Planned Residential
38.	Fishersville	Village Green at the Lake with the airport	Neighborhood Mixed Use
39.	Fishersville	Terrell	Planned Residential
40.	Fishersville	Ivy Ridge	Business, Industrial, and MDR; match the zoning

There being no further business to come before the Commission, the meeting was adjourned.

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Chairman

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Secretary