

**Centreville Planning Commission**  
**Work Session**  
**June 5, 2024**  
**7:00 p.m.**

**MINUTES**

The June 5, 2024 Centreville Planning Commission work session was called to order at 7:00 p.m. by Kara Willis, Chair; in the Liberty Building, second floor meeting room. The following members and staff were present: Kara Willis, Chair; Tim Zuella, Vice Chair; Nancy Emerick, Secretary; Mitchell Delaney, Wendy Emerson and Kyle Farabaugh, Members; Daniel B. Worth, Town Council Member; Sharon VanEmburch, Town Attorney, Stacey Dahlstrom, Town Planner and Betty Jean Hall, Administrative Assistant.

**Discussion**

- a. Draft Annual Report
  - Ms. Dahlstrom reviewed the draft Annual Report that will be officially considered at the June 26 meeting for official submission.
  - Mr. Farabaugh reported he completed the Planning Commission educational training course as required.
- b. Proposed Text Amendment for TND discussion
  - Ms. Dahlstrom reported the documents for the Providence Farm annexation would be considered by Town Council the next evening and would be forwarded to the Planning Commission for their consideration during the June 26 meeting.
- c. Summary and more discussion of TND May 15 workshop concepts
  - Mr. Dahlstrom reviewed the common elements of the two concepts that were created at the May 15 meeting which included a perimeter buffer trail with permeable components, bike path, club house/community center, active open space/parks, passive open space/rain garden, denser housing (3-stories/smaller lots), assisted housing, multi-family residential, duplex housing, townhouses, single-family/cottages, connecting road from Vincit to Taylor Mill, and completion of Taylor Mill extension.
  - Further discussion surrounded tiny homes, mixed uses (ground floor retail, 3-story), stream daylighting, round-a-bouts, tree-lined streets, community gardens, and sidewalk lighting.
- d. Visioning discussion – infill sites, 60 acres, Turpin Farm, Complete Neighborhood and/or R-3.
  - Ms. Dahlstrom requested the Planning Commission’s input of what they would like to see on the 60-acre parcel behind the railroad tracks (known as the Turpin Farm).
  - Exploring TND with a diversity of housing types and sizes is not out of the question, however some of the members voiced concern with commercial within the TND in that close of a proximity to the downtown area.

**Council Member Report**

- Mr. Worth stated the Council is starting to work on amending the zoning text for dispensaries.

**Adjournment**

There being no further business, the work session adjourned at 9:08 p.m.

Respectfully submitted,



Betty Jean Hall  
Administrative Assistant