

Centreville Planning Commission
Work Session
September 4, 2024
7:00 p.m.

MINUTES

The September 4, 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; Mitchell Delaney 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. Proposed Updates for Site Plan Standards
 - Ms. Dahlstrom provided the proposed updates to 170-47 Site Plans E. Procedures for processing. The proposed updates are an attempt at making the process more clearly defined.
 - Mr. Worth asked if the Technical Advisory Committee is defined in the Zoning Code. Ms. Dahlstrom responded if there is not a definition currently one will be added.
 - Ms. Willis stated the Planning Commission will formally look at the proposed updates at their September 18 meeting.
 - Ms. Dahlstrom stated this is a first attempt to get language into the Code that is needed. Everything will be more comprehensively reviewed, including finding definitions for concept review for example.
- b. Transect Overview
 - Ms. Dahlstrom explained the history of transects and how they are used.
 - Transect zones provide the basis for real neighborhood structure, which requires walkable streets, mixed-use, transportation options, and housing diversity.
 - T-zones are intended to be balanced within a neighborhood structure based on pedestrian walksheds, so that even T-3 residents may walk to different habitats.
 - Mr. Dahlstrom shared his copy of the SmartCode he sometimes uses when helping plan communities. He stated using SmartCode gives the developers some certainty of what they can propose, and it gives the residents some certainty of what is going to come to them.
 - Discussion regarding street types, housing types, and density surrounding the T-zone topic continued.
- c. Tiny Cottages Research & Review
 - Ms. Dahlstrom described Katrina cottages. 60 of which are in Mississippi.
 - These cottages were used as temporary shelters for families after hurricane Katrina in place of trailers that were provided by FEMA. After the cottages were no longer needed, they were moved to Mississippi.
 - Ms. Dahlstrom will email a link to a video about the cottages.

Council Member Report

- Mr. Worth stated the Town Council will be holding public hearings for Ordinance 05-2024 Zoning Map Amendment and Ordinance 06-2024 Zoning Text Amendment as well as Resolution 14-2024 Annexation of the lands of Providence at Centreville, LLC at the September 5 meeting. The second reading of Ordinance 08-2024 Temporary Moratorium and Ordinance 09-2024 Cannabis Provisions is also on the agenda.

Adjournment

There being no further business, the work session adjourned at 9:16 p.m.

Respectfully submitted,



Betty Jean Hall
Administrative Assistant