

**Planning Commission**

**WORK SESSION MINUTES**

**March 21, 2024**

**Members Present:** Bobb Carson, Dave Long, Neil O’Brien and Nicole Zane.

Mr. Carson called the meeting to order at 7:03 p.m. and opened with the Pledge of Allegiance.

**MINUTES**

Motion made by Mr. Long, seconded by Mr. Carson to adopt the February 15, 2024, minutes. Motion made by Mr. Carson, seconded by Mr. Long to adopt the March 6, 2024, minutes as amended.

**BUSINESS ITEMS**

**Planning Commission Member Introductions** – Members who were present provided some background information on themselves.

**Discussion of Planning Commission Recommendations to the Board of Supervisors regarding the Comprehensive Plan** – The Comprehensive Plan recommendation summary for assessments (Appendix C) was discussed. The recommendation to prioritize and perhaps spread out the assessment time frames further over the next ten years was endorsed. Members questioned whether the Bursonville and Gallows Hill hamlets should be classified as enhancement areas, and whether the proposed Residential Flex (Growth) Areas around them were too large. There are several recommendations in the Comprehensive Plan regarding design and implementation of centralized water and wastewater systems for Village Centers. The Planning Commission members discussed the possible effect on suburban development if centralized water and wastewater systems were extended beyond adjacent Village Residential (VR) zoning districts or the proposed “Residential Flex (Growth Areas)” proposed in the Comprehensive Plan. Concerns with The Future Land Use map were discussed and how it related to the existing zoning map. Lot size and possible subdivision requirements in Agriculture District were considered as important factors in preserving existing farmland. The roads identified in Figure 14 need to be double checked for accuracy. Mr. Carson will submit the list to Manager Pursell tomorrow to present to the Board of Supervisors.

**CORRESPONDENCE**

None

**PLANNING COMMISSION COMMENTS & PROJECTS**

None

**ADJOURNMENT**

Motion by Ms. Zane, seconded by Mr. O’Brien and unanimously carried to adjourn the meeting at 8:35 p.m.

Respectfully submitted,

Lisa Gerhart