

**TOWN OF DAYTON
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS, DAYTON TOWN HALL
November 17, 2022**

COMMISSION MEMBERS PRESENT: Chair Hunter Barnett, Vice Chair Lauren Rawley, Bradford Dyjak, and Aaron Swindle.

COMMISSION MEMBERS ABSENT: Colton Shifflett.

ALSO PRESENT: Town Manager Angela Lawrence, Community Development Coordinator and Town Clerk Christa Hall, Central Shenandoah Planning District Commission (CSPDC) Transportation Planners Ansley Heller and Zach Beard, and Ed Blackwell of Blackwell Engineering.

CALL TO ORDER: Chair Hunter Barnett called the meeting to order at 6:00 p.m., welcomed guests and led the invocation.

APPROVAL OF MINUTES: Chair Barnett asked if everyone had reviewed the minutes from the Planning Commission meeting of October 20, 2022. Commission Member Dyjak made a motion to approve the minutes from the October 20, 2022, meeting as written. The motion was seconded by Commission Member Rawley and passed unanimously by a vote of 4-0.

COMPREHENSIVE PLAN REVIEW UPDATE: Chair Barnett asked Community Development Coordinator Hall for a staff update. CDC Hall stated that the CSPDC has prepared a draft of the Transportation Chapter for the Commission to review. She stated that it is staff's hope that the Commission will approve the draft plan and advise the CSPDC to submit the plan to VDOT for approval. She then asked Ms. Ansley Heller, Transportation Planner with the CSPDC to present the Transportation Chapter to the Commission. Ms. Heller reviewed the draft Transportation Chapter, Manager Lawrence reviewed the changes to the Future Land Use Map and Zach Beard reviewed the addition of the Urban Development Area designation to the Land Use Chapter. After some discussion and some minor edits to the text and ensuring that all Tables will be revised with the most up-to-date information, Planning Commission approved the draft plan to be submitted to VDOT for approval. The CSPDC will make the final edits and submit the plan to VDOT.

REZONING APPLICATION: Chair Barnett stated that the next item on the agenda was to hear a request for the rezoning of a 3.19-acre portion of Tax Map Number 123-(A)-L9A containing a total of 10.494 acres. This land is currently zoned as R-1. The request is to rezone 3.19 acres to R-2 zoning to allow for the development of eight duplex dwellings (16 total units). The remaining 7.304 acres would remain as R-1 zoning. Community Development Coordinator Hall stated that a Joint Public Hearing was held with the Commission and Town Council on

November 14th and five people spoke out against the rezoning and the Town received no comments in favor of granting the rezoning. She further stated the land subject to rezoning was located adjacent to agricultural zoning, and the increase in traffic without the creation of an immediate left turn lane would create safety and traffic flow issues on Mason Street. Therefore, it is staff's recommendation that the Commission recommend denial of the request to the Town Council. The Commission proceeded to discuss the request and reached an agreement that they were all in favor of denying the request. Chair Barnett stated that "finding that the proposed rezoning is not consistent with public necessity, convenience, general welfare, and good zoning practices, and particularly taking into account the effect of the proposed rezoning on traffic congestion and related safety concerns, I move to recommend to the Town Council that the rezoning be denied." Commission Member Rawley seconded the motion and the motion passed by a roll call vote of 4-0, the voting recorded as follows: BARNETT: AYE; RAWLEY: AYE; DYJAK: AYE; SWINDLE: AYE; SHIFFLETT: ABSENT.

CDC Hall stated that this recommendation would be passed along to the Town Council and placed on the December agenda as an action item for consideration. She further asked Council Liaison Dyjak to share this recommendation with the Town Council at the December meeting. Mr. Blackwell thanked the Commission for their time and consideration and stated that if the Commission has any comments regarding the development of the subdivision in that area to please pass along any feedback to him and the developer and they would try to be accommodating.

UNFINISHED BUSINESS: None.

NEW BUSINESS: Council Member Dyjak asked about the driveway requirements that are stated in the Town's subdivision ordinance. Planning Commission asked staff to review the subdivision ordinance and to put it on the agenda for the next meeting to discuss some possible changes.

PUBLIC COMMENT: None.

ADJOURNMENT: With there being no further business to come before the Planning Commission, Commission Member Swindle made a motion to adjourn and was seconded by Vice Chair Rawley and passed unanimously. Meeting adjourned at 6:48 p.m.

Respectfully Submitted.


Chair Hunter Barnett


Town Clerk, Christa Hall