

**TOWN OF DAYTON
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS, DAYTON TOWN HALL
September 14, 2023**

COMMISSION MEMBERS PRESENT: Chair Lauren Rawley, Aaron Swindle, Colton Shifflett, Jeremy Holland, and Bradford Dyjak.

COMMISSION MEMBERS ABSENT: None.

ALSO PRESENT: Meggie Roche, Community & Economic Development Coordinator. Brian Wilfong and Carl Snyder were also in attendance to represent Wilfong 3049, LLC.

CALL TO ORDER: Chair Lauren Rawley called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES: Chair Lauren Rawley asked for a motion to approve the minutes from the Regular Planning Commission Meeting and Public Hearing of August 17, 2023. A motion to approve the minutes was made by Commission Member Dyjak and seconded by Commission Member Shifflett and passed unanimously by a vote of 5-0.

DISCUSSION OF REZONING APPLICATION – WILFONG 3049, LLC JOHN WAYLAND HWY REZONING APPLICATION

Chair Lauren Rawley invited Carl Snyder with Valley Engineering, representing Wilfong 3049, LLC to the podium to discuss the project. Mr. Snyder introduced three proffers to the Commission. The first proffer states that the number of dwelling units on the property shall not exceed 114 units within the R-3 portion of the site. The second proffer guarantees the general site layout as indicated on the “Conditional Zoning Plan” – included as an attachment to the minutes. The developer reserves the right to adjust elements of the site plan such as vehicular access points, pedestrian connections, parking, planting islands, dumpster locations, stormwater facilities etc., however the general locations of the proposed buildings, parking and open space shall be in general conformity with the conditional zoning plan. The third proffer states that there shall be a natural buffer of one large deciduous tree every sixty linear feet of the exterior property line for the proposed R-3 portion of the property. Trees shall be planted within 10 feet of the property line. At the time of planting, tree sizes shall be a minimum of 1-1” caliper.

Commission Member Swindle asked Mr. Snyder how the existing creek would impact the development. Mr. Snyder informed the Commission that “creek” is considered a “wet weather channel” according to DEQ standards and will not be an issue.

Commission Member Holland asked Mr. Snyder if the commercial entrance will be built to VDOT standards and if a southbound turn lane would be required. Mr. Snyder informed the Commission that the commercial entrance will be built to VDOT standards, and that the need for a southbound turn lane will be determined at the site plan level as it is dependent on the commercial user.

Chair Lauren Rawley asked Mr. Snyder if the developer had any potential commercial tenants. Mr. Snyder informed the Commission that the developer has spoken with potential commercial tenants.

Commission Member Shifflett asked Mr. Snyder if there were plans for the layout of the apartments yet. Mr. Snyder informed the Commission that the current plans called for one- or two-bedroom apartments ranging from 700 – 900 square feet. My Snyder also informed the Commission they would be shotgun style apartments and would resemble townhomes on the exterior.

Commission Member Dyjak states that the rezoning request is consistent with the Town's comprehensive plan and will provide certainty for future development along the Route 42 commercial corridor. A motion to recommend approval to the Town Council for the rezoning request for approximately 6.5 acres of R-3 Conditional Zoning, with the proffers as submitted, and approximately 3 acres of B-1 Zoning was made by Commission Member Dyjak and seconded by Commission Member Shifflet and passed by a roll call vote of 4-1.

<i>Lauren Rawley</i>	<i>Aye</i>
<i>Colton Shifflett</i>	<i>Aye</i>
<i>Aaron Swindle</i>	<i>Nay</i>
<i>Jeremey Holland</i>	<i>Aye</i>
<i>Bradford Dyjak</i>	<i>Aye</i>

ELECTION OF OFFICERS: Chair Lauren Rawley stated that the Commission needed to elect a new Vice-Chair, following her appointment to Chair at the August 17, 2023, meeting which left the Vice-Chair position vacant. A motion to appoint Colton Shifflett as Vice-Chair was made by Commission Member Holland and seconded by Commission Member Dyjak and passed unanimously by a vote of 5-0.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

PUBLIC COMMENT: None.

ADJOURNMENT: With there being no further business to come before the Planning Commission, Commission Member Holland made a motion to adjourn which was seconded by Commission Member Swindle and passed unanimously. The meeting adjourned at 6:27 p.m.

Respectfully Submitted;

Chair Lauren Rawley

Secretary, Meggie Roche