

**TOWN OF DAYTON  
PLANNING COMMISSION MEETING MINUTES  
COUNCIL CHAMBERS, DAYTON TOWN HALL  
October 20, 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 Planner Ansley Heller.

**CALL TO ORDER:** Chair Hunter Barnett called the meeting to order at 6:01 p.m.

**APPROVAL OF MINUTES:** Chair Barnett asked if everyone had reviewed the minutes from the Planning Commission meeting of September 15, 2022. Vice Chair Rawley asked for one revision in the minutes: as written under approval of minutes, the minutes sated "Vice Chair Barnett" and that should be revised to read "Vice Chair Rawley". Accordingly, Vice Chair Rawley made a motion to approve the minutes from the September 15, 2022 meeting as revised. The motion was seconded by Commission Member Dyjak and passed unanimously by a vote of 4-0.

**REZONING APPLICATION:** Chair Barnett turned the meeting over to Community Development Coordinator Hall for a staff report on an application received for a rezoning request. Ms. Hall stated that application had been made to request 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 8 duplex dwellings (16 total units). The remaining 7.304 acres would remain as R-1 zoning. A copy of the staff report and the rezoning application is made part of these minutes. Coordinator Hall stated that a Public Hearing is required to hear citizen input on the application and it is the recommendation of Town staff to hold a Joint Public Hearing with the Planning Commission and the Town Council and asked the Commission for a motion to schedule the hearing for November 14, 2022 at 6:00 p.m. Commission Member Dyjak made the appropriate motion and Vice Chair Rawley seconded the motion. Motion passed unanimously with a 4-0 vote.

**COMPREHENSIVE PLAN REVIEW UPDATE:** Chair Barnett welcomed Ms. Ansley Heller, Transportation Planner from the Central Shenandoah Planning District Commission to the meeting and invited her to address the Commission with an update on the status of the Transportation Chapter of the Town's Comprehensive Plan. Ms. Heller addressed the Commission and presented the updates that have been made to the Plan. She reviewed a chart with proposed projects and studies to be included in the Plan and asked that the Commission and Town Staff rank the projects in order of priority. Once she receives the requested input, the CSPDC will finalize the plan and it will be sent to the Commission in early November with the hopes to have a finalized draft approved for submission to VDOT at the November 17<sup>th</sup> meeting.

At the conclusion of Ms. Heller's presentation, a Future Land Use Map was introduced to the Commission. Town Manager Lawrence addressed the Commission to review and discuss the map. She stressed that this is a draft map, and she is asking for Commission input. She stated that this is to provide direction for possible future uses for land in and around the Town. She wanted to make clear that the Town is not proposing any changes to the Town's current zoning and that the Town is not trying to make any changes to Agricultural land as it is currently zoned. Several changes and updates were discussed, and these revisions will be shared with the CSPDC. The revised map will be presented at the November meeting as it will need to be part of the submittal to VDOT.

**UNFINISHED BUSINESS:** None.

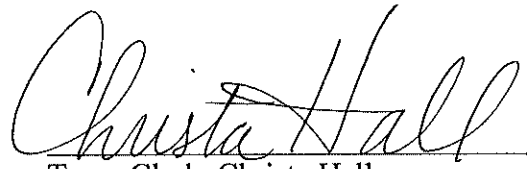
**NEW BUSINESS:** Manager Lawrence stated that the Town had met with Rockingham County officials, engineers and developers for land located on Route 42 next to the WoodmenLife property. The Town anticipates that an application for rezoning will be made for this land. This is a 9+ acre lot that is currently zoned Rockingham County B-1 as it was never converted to Town zoning after annexing the land from the County. The developers are proposing the development of an upscale apartment complex containing up to 168 units, which would require R-3 zoning. This will also require a Public Hearing. She requested Commission direction on their preference for holding a Joint Public Hearing with them and Town Council or holding two separate public hearings. It was the desire of the Commission to hold two separate public hearings, with the first being with the Commission and the second with the Council in case any changes needed to be made to the application before Council would make a decision on the rezoning. This also allows the public two opportunities to comment.

**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 7:16 p.m.

Respectfully Submitted.

  
Chair Hunter Barnett

  
Town Clerk, Christa Hall