

**TOWN OF DAYTON
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS – DAYTON TOWN HALL
Thursday, May 19, 2022
6:00 PM**

AGENDA

- 1) Call to Order, Welcome & Invocation Chair Barnett

- 2) Approval of Minutes from the Planning Commission Meeting of April 21, 2022.

- 3) Review Capital Improvement Program for Recommendation to Dayton Town Council
 - a) Staff Report and Presentation Ms. Lawrence
 - b) Public Comment

- 4) Staff Reports / Action Items
 - a) Review of Rezoning Application Ms. Hall
 - b) Comprehensive Plan Review Update Staff Report & Presentation Ms. Lawrence

- 5) Unfinished Business

- 6) New Business

- 7) Public Comment

- 8) Adjournment

**TOWN OF DAYTON
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS, DAYTON TOWN HALL
April 21, 2022**

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

COMMISSION MEMBERS ABSENT: Colton Shifflett.

ALSO PRESENT: Town Manager Angela Lawrence and Community Development Coordinator and Town Clerk Christa Hall.

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

ELECTION OF OFFICERS: Chairperson Barnett stated that the Commission needs to elect a Chairperson and Vice-Chairperson as this must be done each year. Commission Member Dyjak moved to appoint Hunter Barnett as Chairperson and Lauren Rawley as Vice-Chairperson for the Planning Commission, the motion was seconded by Commission Member Swindle and passed unanimously.

APPROVAL OF MINUTES: Chairperson Barnett asked for a motion to approve the minutes from the Planning Commission Meeting of March 17, 2022 and the Special Called Meeting of April 11, 2022 as written. As there was no discussion or revisions to the minutes, a motion was made by Commission Member Rawley and seconded by Commission Member Swindle and passed unanimously by a vote of 4-0.

COMPREHENSIVE PLAN REVIEW UPDATE: Commission Chair Barnett turned the meeting over to Manager Lawrence for a review of the Comprehensive Plan Update. Manager Lawrence reviewed the following sections of the Comprehensive Plan: Natural Environment, Population and Housing and Employment and Commerce. She provided a staff report on suggested goals and received feedback from the Commission on their suggested future goals. These sections will be updated and sent to the Commission for their review and feedback prior to the next meeting. Community Development Coordinator Hall advised that the Commission will be asked to review and provide feedback for suggested goals for the following sections at their May meeting: Public Services to include Water Facilities Plan Goals, the Sewer Facilities Plan Goals, and Public Safety Goals; and the Parks and Recreation Goals.

REVIEW CAPITAL IMPROVEMENT PROGRAM: Manager Lawrence reviewed the process of the CIP and offered several potential Capital Improvement Projects. She then facilitated an activity for the Commission to prioritize capital projects. The CIP will be revised and brought back to the Commission at their May meeting for review and recommendation to the Town Council.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

PUBLIC COMMENT: None.

ADJOURNMENT: With there being no further business to come before the Planning Commission, Commission Member Rawley made a motion to adjourn and was seconded by Commission Member Dyjak and passed unanimously. Meeting adjourned at 8:21 p.m.

Respectfully Submitted;

Chairperson Hunter Barnett

Town Clerk, Christa Hall

Rezoning Application – 835 Mason Street

Discussion:

- Muddy Creek Investments owns a lot that fronts on Mason Street that is currently zoned as R-1. This is land that was annexed into the Town from Rockingham County and prior to that time, business use was allowed on the parcel.
- The lot is .588 acres.
- There currently are two businesses uses on the parcel: Dry River Plumbing and Carr Masonry Business office.
- The owners would like to lease the other side of the white block building where Dry River Plumbing is currently located to a hair salon for two hair stylists.
- As part of this, certain renovations and improvements would be made to the property, to include painting and new store front.
- There is plenty of parking to accommodate the hair salon clients.
- When the Town created the HB-1 zoning, it was done with Mason Street in mind.
- Rezoning of this lot and some of the other surrounding properties along the Mason Street corridor would allow for additional businesses to be located inside the Town limits.
- In order for the rezoning request to be formally considered, an advertised public hearing would be required. The public hearing may be held jointly with Town Council. Staff recommends a joint public hearing to be held on June 13th, followed by a Planning Commission meeting to make a recommendation to Town Council.

Staff Recommendation:

Motion to recommend that this matter be set for a Joint Public Hearing with Town Council for Monday, June 13, 5:30 p.m.

MUST HAVE ONE COPY FOR EACH AGENCY

**TOWN OF DAYTON
ATTN: ZONING ADMINISTRATOR
125 B EASTVIEW STREET
DAYTON, VIRGINIA 22821**

Comments For:

_____ **Special Use Permit** _____ **Site Plan**
_____ **Subdivision** **HB-1 Rezoning**

THIS PAGE TO BE COMPLETED BY APPLICANT:

Agency Name & Address:

Town of Dayton

Applicant's Name, Address and Phone Number:

Muddy Creek Investments – 1556 Muddy Creek Rd. Harrisonburg, VA 22802
Phone – 540-746-0481

Name of Development and Description of the Request:

835 Mason St. Dayton, VA 22821

Location:

835 Mason St. Dayton, VA 22821

Tax Map #: 123 – (A) – L14

THIS PAGE TO BE COMPLETED BY AGENCY

Agency Comments:

Agency Signature _____ Date: _____

Title: _____

(NOTICE TO AGENCY – PLEASE RETURN THIS FORM TO THE APPLICANT)

Notice to Applicant

It is your responsibility to complete this form as accurately as possible in order to assist the agency with their review. Please attach a copy of the site plan and application form. The Virginia Department of Transportation needs 3 copies of the site plan and 1 copy of the application form.

AGENCY REVIEW LIST

Agencies requiring a comment will be identified by the Zoning Administrator during preliminary review conference:

- _____ Town of Dayton
125 B Eastview Street
Dayton, Virginia 22821
Attn: Christa Hall

- _____ Erosion & Sediment Control
Rockingham County Administration Center
20 East Gay Street
Harrisonburg, Virginia 22802
Attn: Mr. Adam Hancock

- _____ Rockingham County Planning & Zoning
Rockingham County Administration Center
20 East Gay Street
Harrisonburg, Virginia 22802

- _____ Rockingham County Community Development – Building Permits
Rockingham County Administration Center
20 East Gay Street
Harrisonburg, Virginia 22802
Attn: Ms. Rhonda Cooper

- _____ Virginia Department of Transportation
3536 North Valley Pike
Harrisonburg, Virginia 22802
Attn: Mr. Don Komara

- _____ Rockingham-Harrisonburg Health Department
110 North Mason Street
Harrisonburg, Virginia 22802

- _____ Rockingham County Fire Prevention Officer
Rockingham County Administration Center
20 East Gay Street
Harrisonburg, Virginia 22802
Attn: Mr. Jeremy Holloway

- _____ Rockingham County Public Schools
100 Mount Clinton Pike
Harrisonburg, Virginia 22802
Attn: Dr. Oskar Scheickl

- _____ Other: _____

TOWN OF DAYTON

Application for Rezoning/ Conditional Zoning/Special Use

1. Applicant Information:

Property Owner's Name: Muddy Creek Investments

Or Contract Purchaser's Name: _____

Address: 1556 Muddy Creek Road Harrisonburg, VA 22802 Phone: 540-746-0481

Owner's Representative: Brian Carr

Address: _____ Phone: _____

2. Description of Property: White block building where Dry River Plumbing is currently located.

Location (Please give exact address and/or directions): 835 Mason St. Dayton, VA

Tax Map Number: 123-(A)-L14 Deed Book & Page Number(s): 5195-368

Existing Zoning: Residential

Proposed Zoning: HB-1

Total Acreage: .588

3. Proposed Use: Additional location for a hair salon (it would be for two people)

4. It is proposed that the following buildings, additions, or improvements will be constructed:

Put a store front door on the left bay of 835 Mason St. building

5. Dimensions and height of buildings or proposed buildings:

The part of the building that will be receiving a front store front door is 12' x 22'

6. Has a previous application been made for this rezoning? [] YES [x] NO
If yes, give date: _____

7. Please supply an estimate of the traffic impact of the proposed use in relation to its access streets:

The space is big enough for two individuals to cut hair. For cutting hair, they would have around 10-15 additional people coming through (2-3 People at one time).

8. Briefly discuss how the proposed use and improvements are designed and arranged to fit into the development of the adjacent property and neighborhood and will not be detrimental to the immediate neighborhood: _____

The block building is going to be repainted and the new store front door installed. There will be plenty of parking for the salon customers next to the building. This would bring in other possible customers to businesses on Mason St.

9. Additional Comments:

The building currently has Dry River Plumbing in part of it. To add an additional business (salon), there would need to be little work done. The person came to us desperately looking for a new spot for herself and one other person. Her landlord is going to be using her current space for something different. We are trying to get this process done as quickly as possible so that she would have a place to have her salon. She is currently leasing a building in Dayton -2130 John Wayland Highway (In His Image Hair Design).

10. A site plan must be submitted with this application. The Zoning Administrator will supply a checklist of the information that is required, which shall include, but is not limited to, the following:

- (a.) Boundaries of the entire area
- (b.) Total area of the property
- (c.) Location and size of all existing and proposed structures (including signs)

- (d.) All required minimum yards and the distances of all existing and proposed structures to the lot lines
- (e.) Public right(s)-of-way, indicating names and/or route numbers
- (f.) Proposed means of ingress and egress to and from the property from a public street
- (g.) Size and location of all existing and proposed off-street parking spaces, indicating minimum distance from the nearest property line(s)
- (h.) Proposed screening, landscaping, and fencing
- (i.) The existing use and zoning designation of adjacent properties

11. Provide the names and complete addresses of all adjacent landowners, including landowners across any road (use an additional sheet if necessary):

NAME	ADDRESS	TAX MAP #
<u>Keith Whetzel</u>	<u>819 Mason St.</u>	<u>123 – (A) – L15</u>
<u>Glenna Harper</u>	<u>855 Mason St.</u>	<u>123 – (A) – L13</u>
<u>Belmont Builders Inc.</u>	<u>2801 Eversole Rd. Rockingham, VA</u>	<u>123 – (A) – L1</u>

12. Any proffers that the applicant wishes to present for consideration should be attached to this application.

13. The fee for a zoning request is \$350.00, plus \$50 per acre. This fee must be paid to the Town upon submission of this zoning application form and related papers.

I (we), the undersigned, do hereby certify that the information provided is accurate to the best of my (our) knowledge and hereby apply for a zoning request under the provisions of the Code of the Town of Dayton. I (we) understand that, after due notice and public hearing, the Town Council may approve, approve with conditions, or deny this application. I (we) authorize the Town to go upon the property for the purpose of making site inspections.

Applicant(s) Signature(s): 

Date: 5/12/2012

Mailing address: 829 Mason St. Dayton

Telephone Number: 540-746-0481

FOR TOWN USE ONLY:

Amount of Fee: \$350.00

Date Paid: 5/12/2022

Public Hearing Date: _____

Planning Commission Recommendation:

APPROVE DENY Date: _____

Town Council Action:

APPROVE DENY Date: _____

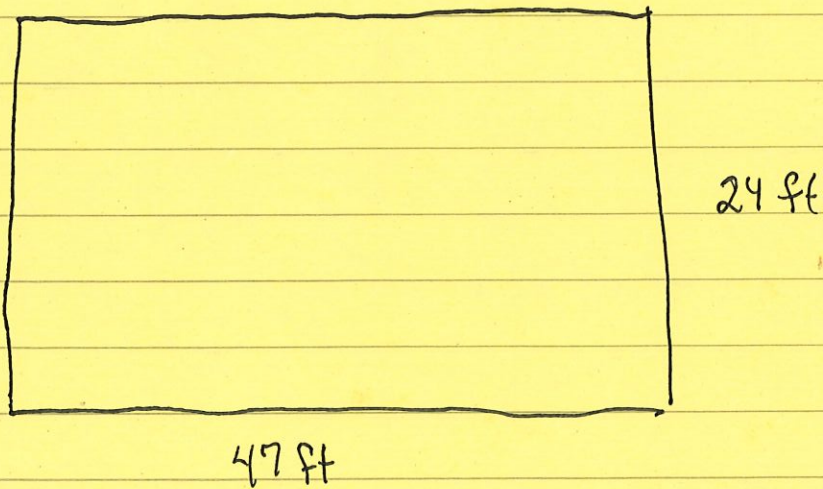
Special Conditions: _____

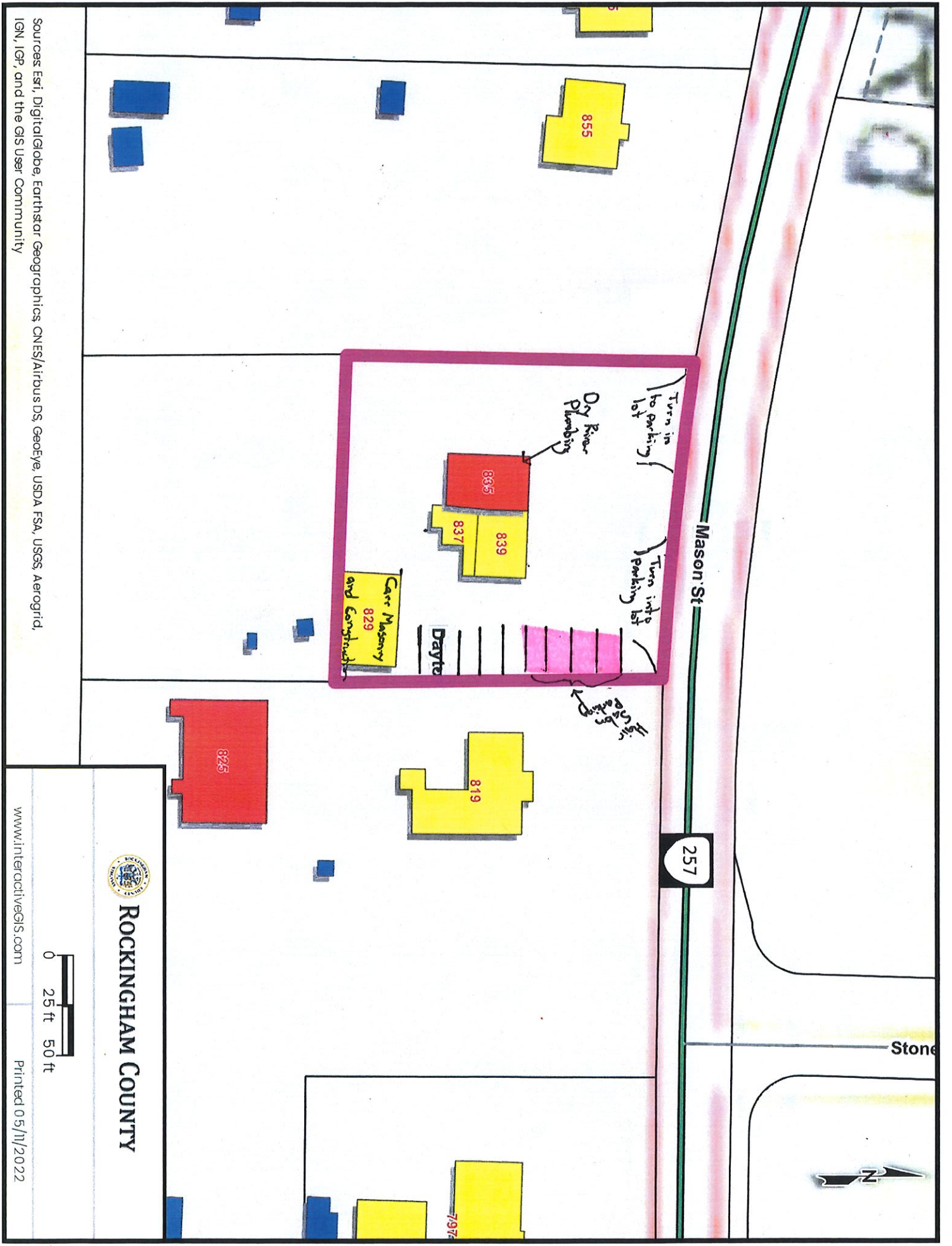
Zoning Administrator's Signature

825 Mason St



829 Mason St





Mason St

257

Stone



Turn in to parking lot

Turn into parking lot

Handicap parking

Dry Knot Plumbing

Carr Masonry and Construction 829

Dayto

Sources: Esri, DigitalGlobe, Earthstar Geographics, CNES/Airbus DS, GeoEye, USDA FSA, USGS, AeroGRID, IGN, IGP, and the GIS User Community



ROCKINGHAM COUNTY



www.intercativegis.com

Printed 05/11/2022