

May 14, 2013

**KILMARNOCK PLANNING COMMISSION
Tuesday May 14, 2013
Town Hall
Kilmarnock, VA**

Regular Meeting Minutes

1. Call to Order

Vice-Chair Spivey called the regular meeting to order at 7:00 pm with the following members present:

Les Spivey, Vice-Chair
Steve Bonner

Lindsay Gardner
Joan Gravatt

Members Absent:

Dr. Curtis H. Smith, Chair
Shawn Donahue, Council Liaison
Ann Towner

Staff Present:

Marshall Sebra, Zoning Administrator/Planning Director
Joan N. Kent, Minutes Clerk

2. Recognition of Guests:

Vice-Chair Spivey welcomed Kilmarnock residents, business owners and guests. Mr. Spivey recognized the Councilmembers who were seated in the audience.

3. Acceptance of the Agenda

ACTION: Commission Member Bonner made a motion to accept the May 14, 2013 Planning Commission meeting agenda as presented, seconded by Commission Member Gardner; and carried unanimously.

4. Minutes: Approve, Correct or Amend the Minutes for the March 12, 2013 Planning Commission Meeting.

ACTION: Commission Member Gardner made a motion to

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**approve the minutes for the March 12, 2013
Planning Commission meeting as presented,
seconded by Commission Member Gravatt; and
carried unanimously.**

5. Public Forum:

Vice-Chair Spivey opened the public forum by inviting members of the audience to voice their concerns or ideas in regards to planning issues. Each speaker was limited to 3 minutes.

There were no public comments.

6. Commissioner Comments

Commission Member Gravatt commented on how well the Town was doing. Mrs. Gravatt went shopping with her daughter who was excited about how the Town had grown. Mrs. Gravatt said that they walked from shop to shop on Main Street and met many people from out of Town who were doing the same.

Vice-Chair Spivey commented that he had done the same adding that he went to Lee's Restaurant on Saturday for lunch and the place was packed.

Commission Member Gardner commented that she had participated in the Montessori School 5K Race which brought people in from Yorktown who seemed eager to eat breakfast and shop.

7. Old/Unfinished Business

Comprehensive Plan

Zoning Administrator/Planning Director Sebra advised Commission Members that there was a rough draft of Chapter 1 in their packets which had been condensed and made more specific to the Town deleting a lot of filler material. Mr. Sebra advised they were now moving off of Chapter 1 to Chapter 2. Map updates and data had been provided for Commission Members to review prior to the next meeting.

Commission Members became involved in a general discussion regarding what they felt was needed in the Town. Ideas such as a truck stop and more multi-family housing were mentioned. It was suggested that maybe Council could provide some incentives for such. The housing study conducted by Virginia Tech in 2009 was brought up, noting that in order to have workforce housing there had to be high density. One member felt that multi-family housing needed to be considered if they hoped to attract the right type of people to the Town. There was concern by another member who noted that in the

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Comprehensive Plan the loss of 25 to 50 year olds was almost cast as a positive due to the tax benefit when it more or less meant that the Town didn't have a workforce and suggested that more balance be given to that area. They also discussed the margin of error concerning the poverty level and it was suggested that the free and reduced lunches be included to show validity.

8. New Business

A. Overview of Kilmarnock Watershed Assessment Report

A brief overview of the Kilmarnock Watershed Assessment Report was given by Zoning Administrator/Planning Director Sebra. Each Commission Member was provided with a CD containing the full report and maps. A majority of interest was centered around capturing and utilizing rainwater to water Town plantings.

B. Zoning Log Report

A copy of the Zoning Log Report was included in each Commission Member's packet.

9. Adjournment

ACTION: Commission Member Gravatt made the motion to adjourn, seconded by Commission Member Gardner; and carried unanimously.

Meeting adjourned at 7:50 PM

Prepared by:

Joan N. Kent

Lesley Spivey, Vice-Chair