

Planning Commission Meeting

Wednesday, October 2, 2024

Present: Rick Webster, Lee Adams, Dan Malloy, Amber Durand, Vicki Lowman-Griffith, Bill Staker, Tonya Lockwood, Rob Bernstine

Absent: Susan Trentham,

Chair Rick Webster called the meeting to order at 6:30 pm , followed by the pledge of Allegiance to the Flag of the United States of America.

Approval of Minutes:

August 7, 2024

Motion Lee Adams made a motion, seconded by Dan Malloy to approve the minutes from the August 7, 2024, Meeting. All in favor, motion carried.

Action Items:

File 2024-024 – 104 Biddle Street – New Single-family Residence

JR from Avalon was here to discuss the project. It will be a single-family residential dwelling. It will require a 10% Critical Area improvement. The dwelling will need a parking area for 2 spaces. There will also need to be a Water/Sewer Connection Fee paid before the permit can be issued.

Motion: Lee Adams made a motion, seconded by Amber Durand to approve File 2024-024 – 104 Biddle Street – New Single-family Residence. All in favor, motion carried.

Discussion Items:

File 2024-02 – Chesapeake Village II – 66 Villa Style Residential Dwellings

Morris & Richie Associates, Inc. on behalf of LGI Homes, has submitted the following: Concept Site Plan, Site Investigation Report, Project Area Schematic, Application for Zoning Certificate, and an Owner Authorization Letter for the Concept Review of 68 Villa Style Residential Dwellings on the Chesapeake Village II Lot off N. St. Augustine Road. Notification letters were sent to the applicants and all adjoining property owners, as well as those property owners directly across the street.

Amy DiPietro was here to discuss the Concept Plan with the Planning Commission. The units will be 27 ft wide rather than the standard 20 ft. The expected price range will be from the upper 400s to the upper 600s. There is no State or Federal funding attached to this project. They are planning to have an HOA for the community. They will request a waiver from the 300 ft buffer requirement, if they can meet the listed finding of facts. Several residents were in attendance for the presentation, and they expressed their concerns. The largest concern seems to be the increase in traffic on N. St. Augustine Road. In addition, a few were concerned with the density, however, it is well below the allowed number of approximately 150 units.

Draft Comprehensive Plan – Introduction and Discussion

A Draft of the Comprehensive Plan was sent to the State and other local agencies for review on August 19, 2024. Tonight, the Planning Commission has formally introduced the Draft. A joint Public Hearing, with the Mayor and Town Council will be scheduled for Wednesday, November 6, 2024, at 6:30 pm. An advertisement will be placed in the local newspaper, on the Town Website and doors, on or before October 22, 2024.

Zoning Administrator Report:

The Zoning Administrator approved one sign. No report was distributed to the Commission this month, Rob will add it to next month's report.

Adjourn:

Motion: Bill Staker made a motion, seconded by Amber Durand to adjourn the meeting at 8:04 pm. All in favor, motion carried.

**An audio recording of this meeting is available upon request.*

Respectfully Submitted,

Tonya Lockwood

Rick Webster, Chair