

**TOWN OF BOWLING GREEN  
PLANNING COMMISSION MEETING**

**MINUTES**

**Monday, September 21, 2020  
6:00 PM**

**ROLL CALL AND DETERMINATION OF A QUORUM:**

Chairman Voit called the meeting to order and determined a quorum was present.

**PRESENT**

Chairman Jeff Voit  
Vice Chairperson Lisa Gattie  
Commissioner Armando Flores  
Commissioner Arthur Wholey  
Commissioner Valarie Coyle

**PUBLIC COMMENT:**

There were no comments from the public.

**APPROVAL OF THE MINUTES:**

**August 17 2020 Planning Commission Minutes**

Motion made by Vice Chairperson Gattie, Seconded by Commissioner Coyle to approve the August 17, 2020 Planning Commission minutes with corrections as noted:

1. Page 2, line 13 add the word "to" following "Staff was directed"
2. Page 2, line 24 change the word "aske" to "asked"

Voting Yea: Chairman Voit, Vice Chairperson Gattie, Commissioner Wholey, Commissioner Coyle.

Motion passed.

**NEW BUSINESS:**

**Future Use Map – Public Input Meeting**

Staff presented a slideshow presentation to inform the public on the process and progress of the current Future Use Map update. Chairman Voit opened the floor to the public for comment and feedback.

Comments received:

Hon. Jason Satterwhite, Mayor, 145 S. Main St – the Mayor encouraged the public to remain involved throughout the entire Future Use Map update process.

Peggy Wholey, 134 Lafayette Blvd. – not in favor of high-density residential designation on the 11.5-acre parcel abutting Lafayette Ave.

Sandra Pelter, 328 N. Main St. – not in favor high density residential designation on the north side of W. Broadus Ave. due to potential for increased crime.

Ashley Adams, 140 Lafayette Ave - not in favor of high-density residential designation on the 11.5-acre parcel abutting Lafayette Ave. because it's not consistent with the historic district and Bowling Green Mansion.

Alex Bhagat, 18080 A.P. Hill Blvd. – asked the Commission to consider high density residential designation on both sides of A.P. Hill Blvd. as there as there been no interest in commercial development on the Rt 301 corridor.

Linda Sullivan, 161 S. Main St. – opposed to high-density residential designation on the 11.5-acre parcel abutting Lafayette Ave.

Mark Gaines, Vice-Mayor, 115 E. Broaddus Ave. – concerned about the strain high density development will have on the Town’s wastewater system.

Justin Boynton, 154 S. Main St – owner of 11.5-acre parcel abutting Lafayette Ave. addressed concerns of neighboring property owners over high density residential development.

Jeff Sili, Caroline County BOS. BG district representative, 205 Travis St. – expressed his concerns about high density zoning and its impact on public utilities.

Whitney Watts, 165 S. Main St. – opposed to high density residential zoning due to potential increase in traffic on Main Street.

Tara Byrd, 115 Lacy Ln. – opposed to high density residential designation on Cedar Lane.

John Byrd, 115 Lacy Ln. – expressed his concern about high density residential designation on Cedar Lane.

Commissioner’s and staff addressed concerns voiced by the public about high density residential development, the rezoning process, future growth, and capacity at the WWTP.

Commissioner Wholey – thanked the public for their attendance and participation in the meeting.

Commissioner Gattie – had no comment.

Commissioner Coyle – expressed her appreciation for the public’s attendance. She emphasized that the intent of the future use map is to plan for future growth.

Chairman Voit – addressed the concern raised about the relationship between the future use map and rezoning requests. He thanked the public for being involved and asked that they maintain their involvement throughout the process.

Motion made by Vice Chair Gattie, seconded by Commissioner Coyle to hold a work session on October 5<sup>th</sup> at 6 pm to discuss the public’s feedback on the future use map and to discuss mobile units in commercial zoning districts.

Voting Yea: Chairman Voit, Vice Chairperson Gattie, Commissioner Wholey, Commissioner Coyle

**REPORT OF THE ZONING ADMINISTRATOR:**

The Zoning Administrator reported was noted.

**COMMISSION COMMENTS AND REPORTS:**

Commissioner Wholey – asked about how the full build out of the Maury Heights II subdivision will impact the WWTP capacity.

Commissioner Gattie – had no comment.

Commissioner Coyle had no comment.

Chairman Voit – thanked everyone for coming.

**ADJOURNMENT**

Motion made by Commissioner Wholey, Seconded by Vice Chairperson Gattie to adjourn the meeting.

Voting Yea: Chairman Voit, Vice Chairperson Gattie, Commissioner Wholey, Commissioner Coyle