



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

A G E N D A

**Thursday, August 18, 2022
6:00 PM**

PLEDGE OF ALLEGIANCE:

ROLL CALL AND DETERMINATION OF A QUORUM:

PUBLIC COMMENT:

PUBLIC HEARING:

- [1.](#) Comprehensive Plan Amendment for Chapter 9 Land Use

APPROVAL OF THE MINUTES:

- [2.](#) Approval of July 13, 2022 Meeting Minutes
- [3.](#) Approval of July 14, 2022 Meeting Minutes

NEW BUSINESS:

UNFINISHED BUSINESS:

INFORMATIONAL ITEMS:

COMMISSION COMMENTS AND REPORTS:

ADJOURNMENT

WORKSESSION



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Comprehensive Plan Amendment for Chapter 9 Land Use

ITEM TYPE: Public Hearing - Duly Advertised

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Interim Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Comprehensive Plan Amendment to amend Chapter 9, Land Use, to change the area on the north side and south side of Chase Street between Meadow Lane and A.P. Hill Boulevard currently designated as *Commercial* to *Low Density Residential*.

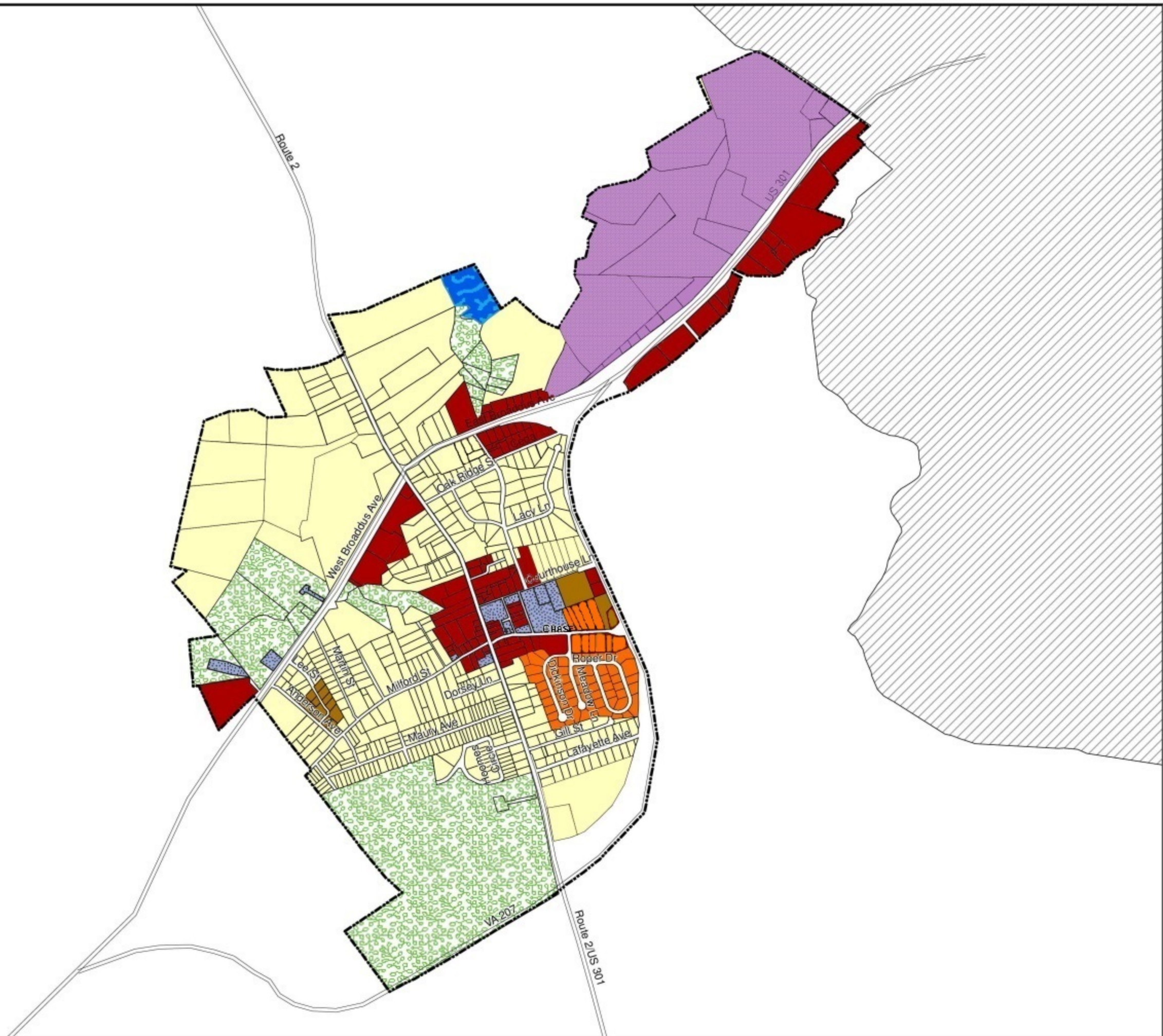
ATTACHMENTS:












Maps

REQUESTED ACTION:

Hold Public Hearing and Recommend Approval or Denial of Amendment

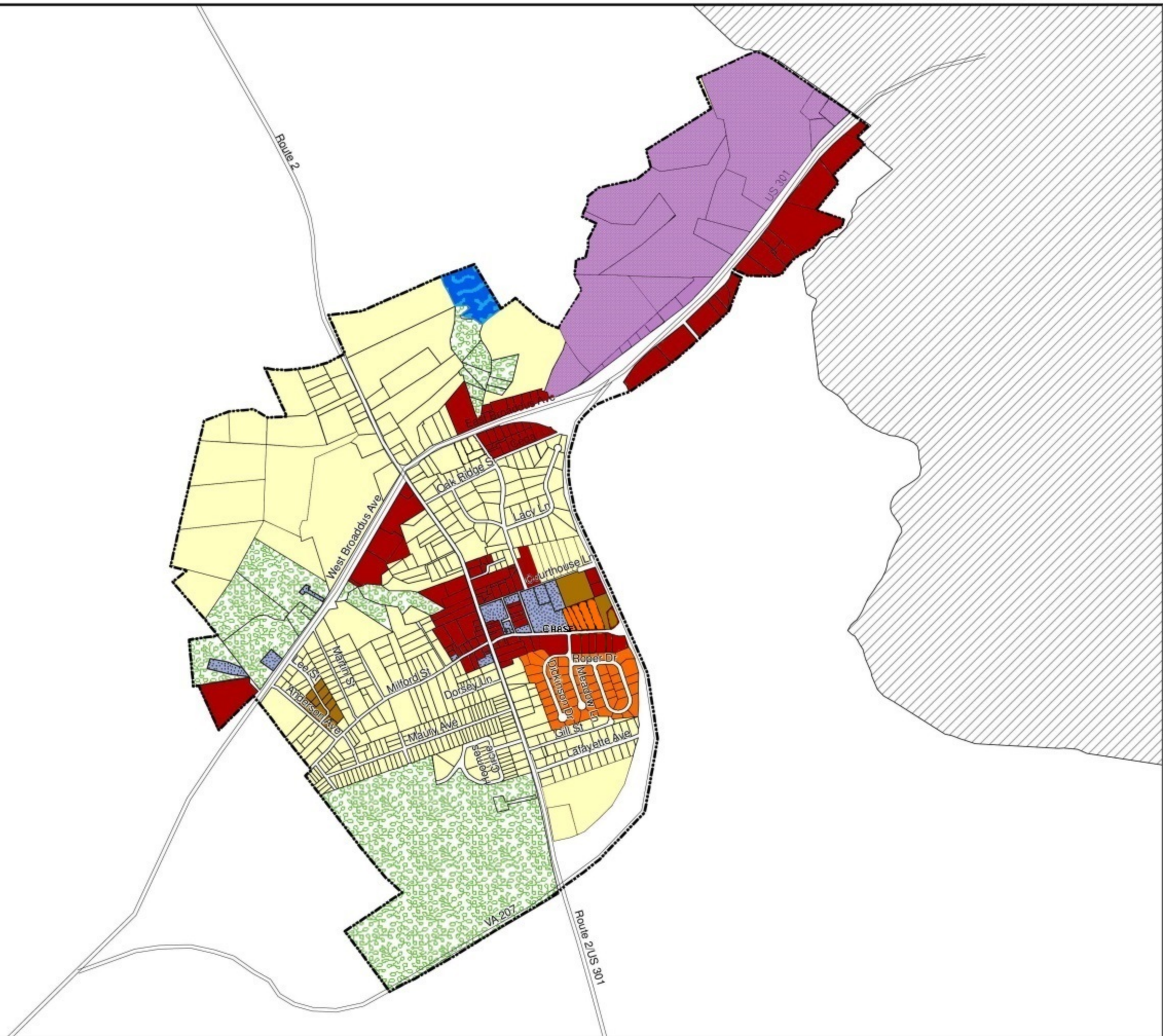
Town of Bowling Green
Comprehensive Plan
2022
Future Land Use














-  Agricultural/Rural/Historic Preservation
-  Commercial (B1, B2)
-  Low Density Residential (R1, A1)
-  Low/Moderate Density Residential (R1,2)
-  Moderate/High Density Residential (R3, PUD)
-  Public
-  Mixed Use (PUD)
-  Road Network
-  Town Boundary
-  Fort A.P. Hill
-  Lake



Town of Bowling Green
Comprehensive Plan
2022
Future Land Use



-  Agricultural/Rural/Historic Preservation
-  Commercial (B1, B2)
-  Low Density Residential (R1, A1)
-  Low/Moderate Density Residential (R1,2)
-  Moderate/High Density Residential (R3, PUD)
-  Public
-  Mixed Use (PUD)
-  Road Network
-  Town Boundary
-  Fort A.P. Hill
-  Lake





**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Approval of July 13, 2022 Meeting Minutes

ITEM TYPE: Action Item

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Minutes from July 13, 2022 Planning Commission Meeting

ATTACHMENTS:

7/13/2020 Meeting Minutes

REQUESTED ACTION:

Approve Minutes



**TOWN OF BOWLING GREEN
PLANNING COMMISSION WORKSESSION
DRAFT MINUTES**

July 13, 2022

6:00 p.m.

Town Hall

ROLL CALL AND DETERMINATION OF A QUORUM

Chairperson Lisa Gattie called the worksession called to order and noted a quorum was present.

The Pledge of Allegiance was recited.

MEMBERS PRESENT

Chairperson Lisa Gattie

Valerie Coyle

Tina Gambill

Scott Seigmund

Jeff Voit, Ex-Officio

MEMBERS ABSENT

None.

UNFINISHED BUSINESS

The Planning Commission discussed amendments to the Comprehensive Plan, Chapter 9, Land Use.

1) Commercial to Low Density Residential on the south side of East Broaddus Ave. between N. Main St. and Travis St.. Discussion included a current established residential land use and recent approval of a residential rezoning along the specific corridor and appropriate future areas for commercial corridors within the Town.

2) Definition of *Mixed Use*. The Town Manager presented a draft amendment. The Planning Commission revised the amendment to include specific standards for development.

ADJOURNMENT

The Planning Commission voted to adjourn the July 13, 2022 worksession.



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
AGENDA ITEM REPORT**

AGENDA ITEM: Approval of July 14, 2022 Meeting Minutes

ITEM TYPE: Action Item

PURPOSE OF ITEM: Decision - By Motion

PRESENTER: Allyson Finchum, Town Manager

PHONE: (804) 633-6212

BACKGROUND / SUMMARY:

Minutes from July 14, 2022 Planning Commission Meeting

ATTACHMENTS:

7/14/2020 Meeting Minutes

REQUESTED ACTION:

Approve Minutes



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING
DRAFT MINUTES**

July 14, 2022

6:00 p.m.

Town Hall

ROLL CALL AND DETERMINATION OF A QUORUM

Chairperson Lisa Gattie called the meeting called to order and noted a quorum was present.

The Pledge of Allegiance was recited.

MEMBERS PRESENT

Chairperson Lisa Gattie

Valerie Coyle

Tina Gambill

Scott Seigmund

Jeff Voit, Ex-Officio

MEMBERS ABSENT

None.

PUBLIC COMMENT:

Chair Gattie opened the public comment period.

No comments.

Chair Gattie closed the public comment period.

PUBLIC HEARINGS:

1) Comprehensive Plan Amendment to amend Chapter 9, Land Use, to 1) change the area on the south side of East Broaddus Ave. between N. Main St. and Travis St. currently designated as *Commercial* to *Low Density Residential* and 2) to add a definition of *Mixed Use*.

Town Manager provided information about amending Chapter 9, Land Use for 1) area between Main Street and Travis Street due to established residential land use pattern and consistency with recently approved rezoning and 2) to add a definition of Mixed Use. The Comprehensive Plan was updated in 2021 to add Mixed Use as a future land use along A.P. Hill Boulevard. To date, Mixed-Use had not been defined. The proposed definition was compiled from research and similar definitions as provided in Comprehensive Plans for Towns throughout Virginia and the surrounding localities.

Chairperson Gattie opened the public hearing at 6:10 pm.

No one spoke on the issue.

Chair Gattie closed the public hearing at 6:11 pm.

The Planning Commission discussed the issue. The Planning Commission supports Mixed-Use with integrated land uses in planned unit development (PUD). Suggestion to amend the zoning classifications following the adoption of the amendment.

On motion by Scott Seigmund, seconded by Tina Gambill, which carried a vote of 4-0, the Planning Commission voted to recommend approval to the Town Council of the Comprehensive Plan amendment with corrections as noted. Unanimous. No discussion.

2) RZS-2022-002: 133 Chase Street, Milton D. & Shelia J. Harrison, Owner/Applicant: Request a Rezoning from B-1, Business (no specified density) to R-1, Residential (with a gross density of no more than 3.63 dwelling units per acre) on tax map #43A2-15-1 consisting of .909 acres +/- . This property is located on the north side of Chase St. approximately 50 ft. from the intersection of Chase St. and Meadow Ln. in Bowling Green, VA., Bowling Green Voting District. Proposed Use: Residential. The 2021 Comprehensive Plan designates this area as Commercial.

Town Manager provided the staff report.

Applicant was not present to speak.

Chair Gattie opened the public hearing at 6:46 pm.

No one spoke on the issue.

Chair Gattie closed the public hearing at 6:47 pm.

The Planning Commission discussed the issue. The corridor has not transitioned to commercial and seems to continue the pattern of residential.

On motion by Tina Gambill, seconded by Scott Seigmund, which carried a vote of 4-0, the Planning Commission voted to recommend approval to the Town Council of the rezoning of 133 Chase Street to R-1, Residential. Unanimous.

OTHER MATTERS

On motion by Tina Gambill, seconded by Scott Seigmund, which carried a vote of 4-0, the Planning Commission voted to consider this meeting held July 14, 2022 as the regular meeting for the Planning Commission for the month of July and the regular meetings of the Planning Commission hereafter will occur on the third Thursday of each month at 6 pm. Unanimous. No discussion.

ADJOURNMENT

On motion by Scott Seigmund, seconded by Valarie Coyle, which carried a vote of 4-0, the Planning Commission voted to adjourn the July 14, 2022 meeting at 7 pm.