

**Town of Stephens City Planning Commission
Minutes
Tuesday, September 25, 2012 (7:30p.m.)**

The Town of Stephens City Planning Commission held their regular scheduled meeting on Tuesday, September 25, 2012 at 7:30 p.m.

Attendees:

Chairman, Butch Fravel
Vice-Chairman, Bob Wells
Commissioner Susan Boyd
Commissioner Bill Copp
Commissioner Lisa Bauserman
Commissioner Jason Nauman
Commissioner Aaron Whitacre

Absent:

Staff Present:

Brian Henshaw, Town Planner

Also Present:

Call to Order:

With a quorum present, Chairman Fravel entertained a motion for approval of the minutes from July 31, 2012. Commissioner Copp made a motion to approve the minutes. Commissioner Whitacre seconded the motion. The motion was approved.

Chairman Fravel entertained a motion for the adoption of the agenda. Commissioner Whitacre made a motion to adopt the agenda. Commissioner Boyd seconded the motion. The agenda was adopted.

Discussion Items:

A. Old School:

Mr. Henshaw briefly described what the purpose of this discussion topic and where the Town was in the process of settling on the Old School with the County and what work has been completed with regard to working with potential investors/interested parties to assist the Town with the project. The purpose of tonight's discussion is to brainstorm ideas about what the old school complex could be utilized for.

Potential Uses: (in no particular order)

- Medical Office complex.
 - Urgent Care
 - Senior Health Facility
- Artist Co-op (Quilters Guild, Art Council, Museum, etc.)
- Community Room for area...
- Professional Offices
- Educational opportunities with local colleges

- Restaurants- Consideration would need to be given to retro fitting kitchen facilities into the complex.
- Exercise facility/ Gym
- Municipal Office Space
- Home Security
- Homeland Security
- Firearms (Sales and shooting range?)
- Museum (much like what was discussed with regard to the Discovery Museum)

Issues of a Stigma Associated with Development in Town: (in no particular order)

- Stephens City can't support business
- Parking along Main Street and no public parking lots.
- Sidewalks? Walkability, not pedestrian friendly.
- Viability is only across the I-81 Bridge.
- Traffic congestion at intersection of Fairfax Street and Main Street (Stoplight).

In General:

- TAX REVENUE!!!- Generation of tax revenue should be a major consideration.
- Does the Town want to be Landlords?
- This opportunity, should lead to a creation of other opportunities throughout Town.
- Continue working with outside sources based upon success in this process.

B. Business Creation and Retention:

Mr. Henshaw briefly addressed the issue of a few local businesses closing and/ or relocating. This is becoming a concern for the Council and it was briefly discussed by the planning commission as to ideas and potential solutions. The general consensus was that this is a product of the stagnant economy. Another general concept that was discussed was absentee landlords and the need for improved maintenance on existing locations.

Mr. Henshaw stated that he had received some really good ideas from the VML Conference he recently attended and that he would be sharing with the Council in the near future.

C. Update on the Zoning Ordinance:

Mr. Henshaw briefly informed the Commissioners as to where he is on the re-write/ re-organization of the Zoning Ordinance. At this point he is hoping to have the complete draft version to the commissioners at the beginning of the New Year. He will be asking the Commissioners to review the entire document for read ability, grammar and consistency.

D. Update on the Fee Schedule:

Mr. Henshaw briefly explained that the Fee Schedule revision would just be held off until the review and public hearing of the entire Zoning Ordinance, which includes the revised fee schedule.

E. North Main Street Enhancement Grant Project Update:

Mr. Henshaw briefly updated the commissioners on the progress of the North Main Street Enhancement Grant.

Citizen Comment Period:

There was no citizen's comment.

Hearing no comments, Chairman Fravel entertained a motion to adjourn.

Commissioner Wells made a motion to adjourn. Commissioner Boyd seconded the motion.

Chairman Copp adjourned the meeting at 8:45 pm