

BROADWAY PLANNING COMMISSION
April 12, 2021

The Broadway Planning Commission met on April 12, 2021 electronically via zoom. Commission Members present were Kathy Boase, David Jordan, Eddie Long, Brenda Pultz. and Steve Shifflett. Staff members present were Kyle O'Brien and Andrea Fulk.

Chairman Kathy Boase, called the meeting to order at 7:00 p.m.

Approval of Minutes:

Eddie Long moved, seconded by Steve Shifflett, to adopt the minutes of the November 9,2020 session of the Planning Commission. The motion was approved with the following recorded vote:

Kathy Boase	Aye	David Jordan	Aye
Eddie Long	Aye	Brenda Pultz	Aye
Steve Shifflett	Aye		

New Business: Sunset Drive Rezoning: .

Town Manager Kyle O'Brien familiarized everyone with a rezoning request the Town has received for property located on the west side of Rt. 617/South Sunset Drive, approximately 2,000 feet north of Rt.786/ Cedar Run Trail and 1,000 feet south of W. Springbrook Road, in Rockingham County just outside of the town of Broadway, Virginia. The property was annexed into the town years ago and was zoned Conservation (C-1), not knowing what type of development would be proposed. The current property owners are requesting the property be rezoned to R1 for a single-family development with approximately 21 lots available.

Some Questions that arose from Planning Commission members were:

- Is this property in the flood plain?
- Does the Town know what the approximate value of the homes will be?
- Has the Town had any concerns from the adjacent landowners?

Mr. O'Brien responded to the questions by stating:

- This property is not on a flood plain.
- The exact value is not currently known but the Town is estimating that the homes will be \$250,000.00 and up. Eddie Long agreed with Mr. O'Brien and stated looking at the Concept Plan and the multiple roof lines on each home, he believed it to be those values.
- The Town has not heard concerns from the adjacent landowners and does not anticipate any opposition after the notifications are made.

Mr. O'Brien stated that the rezoning request requires a Joint Public Hearing of the Town Council and Planning Commission, the earliest of which could be held in May due to notification and advertising requirements. He advised that following the hearings, the Planning Commission would provide a recommendation to the Council, followed by Council action.

There being no further business, the meeting was adjourned.

Andrea Fulk, Town Clerk