

**Town of Broadway
Planning Commission
Meeting Minutes
Monday, June 10, 2024
7:00 p.m.**

The Broadway Planning Commission met in the Council Chambers of the Broadway Town Hall on Monday, June 10, 2024. Planning Commission members present were Eddie Long, Tim Schmoyer, Travis Driver, Elizabeth Fawley and Scott Campbell. Staff members present were Town Clerk, Donna Lohr.

Chairman Eddie Long called the meeting to order at 7:00 p.m. and established a quorum with all members present.

Approval of Minutes:

Mr. Travis M. Driver made a motion to approve the minutes from the May 13, 2024, meeting of the Planning Commission, as presented. Ms. Liz Fawley seconded the motion which passed with the following recorded vote:

Elizabeth Fawley	Aye	Tim Schmoyer	Aye
Travis Driver	Aye	Scott Campbell	Aye
Eddie Long	Aye		

New Business:

a. Comprehensive Plan Update

Mr. Jeremy Crute, with the Central Shenandoah Planning District Commission (CSPDC), advised Planning Commission members that a draft of the complete Comprehensive Plan 2045 was provided to them for their review. Mr. Crute asked Planning Commission members to review the plan and if they have any changes, questions, or suggestions, to please send those to him prior to the July 8, 2024, public input session. He stated that some updates still need to be made to the Land Use Goals and objectives, the list of Tables and Maps in the Table of Contents, the Housing Goals, and Appendix A, which will include a summary of the Public Engagement that informed the development of the plan. He advised that he will make those changes within the next week and send out a fully updated draft of the plan by next Monday.

Mr. Crute then moved on to discuss the Land Use map which he had updated based on comments from the previous Planning Commission meeting. He asked Planning Commission members to review it one more time and determine any additional changes. After some discussion regarding town boundaries, Mr. Crute advised that he would bring the annexation area to the forefront and make the delineation clear between what is in-town and what is not. A copy of the map is included on file with the minutes.

Mr. Crute then proceeded to discuss the Land Use Goals and objectives. He provided a handout to Planning Commission members with a draft of the Land Use Guiding Principles. The handout also included the 2017 Land Use Goals as well as the updated goals and objectives. A copy of the handout is on file with the minutes. Mr. Crute stated that he had provided some options for additional objectives for Land Use Goal #1 and asked Planning Commissioners to review them and see if they would like to include any of them. Planning Commission members agreed to keep all four of the additional objectives with a few minor changes to the wording. They requested the wording be changed on the second objective under Goal #1 to read "Enforce Code

enforcement regulations to keep small-town character. Planning Commission members also agreed to remove the words "at a reasonable rate" from the first objective listed under Goal #1. Mr. Crute then reviewed Goal #2 and the objectives with Planning Commission members. Planning Commission members agreed to keep all three objectives listed under Goal #2 but to change the wording on the first objective to state "support business development expansion, rather than just "support business expansion". They also requested that the verbiage "and other designated areas" be added to the second objective. Mr. Crute stated that he believed it best to remove the wording "that are balanced with surrounding uses" from the third objective. Planning Commission members were in agreement. Planning Commission members also agreed to not add the options listed for additional objectives under Goal #2.

Under Goal #3, after some discussion, Planning Commission members decided to change the word "support" under the third objective to "encourage" or "foster". Planning Commission members also requested that Mr. Crute amend the second objective. Mr. Crute advised that he would change it to something along the lines of "Promote mixed-use development where appropriate, particularly along Main Street and other corridors within the Town's commercial districts." Planning Commission members agreed to also add the additional objective listed under Goal #3.

Mr. Crute moved on to the fourth goal, stating that it was pulled verbatim from the previous comprehensive plan. After some discussion, Planning Commission members agreed that the first sentence, "There are no plans for annexation at this time" should be removed. The second sentence "If annexation occurs, develop Phase II annexation by developers extending utilities in that area" will be used as Goal #4.

Mr. Crute requested that Planning Commission members review the plan and send him any additional revisions or questions. He advised that he would be sending the updated version to everyone by next week. Mrs. Lohr advised that she would print out a hard copy of the updated version of the plan for the public to review in the office if they wish.

Old Business:

Mr. Travis Driver advised that the joint resolution with Rockingham County on the Rt. 259 bridge naming has been sent to the state and the Town is waiting to hear from the state.

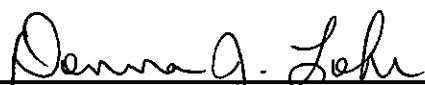
Other Business:

Mr. Eddie Long advised that the next Planning Commission meeting would be on Monday, July 8, 2024, at 7:00 p.m. The public input session is also scheduled during that meeting.

Mr. Crute confirmed that he and a representative from VDOT would be at the July 8, 2024, public input session on the comprehensive plan.

Adjournment:

With no further business to discuss, **Mr. Tim Schmoyer made a motion to adjourn the Planning Commission meeting at 7:59 p.m. Ms. Liz Fawley seconded the motion which passed on a unanimous 5-0 voice vote of Planning Commission members.**



Donna Lohr, Town Clerk/
Secretary to the Planning Commission