

BROADWAY PLANNING COMMISSION
August 12, 2019

The Broadway Planning Commission met on August 12, 2019 in the Council Chambers of the Broadway Municipal Building. Commission Members present were Larry Barb, Kathy Boase, David Jordan, Eddie Long, and Steve Shifflett. Staff members Kyle O'Brien and Marla Kline were present. Council Members present were Leslie Fulk and Richard Fulk. Also in attendance were Irvin Armentrout, Ed Blackwell, Keith May, Mac Nichols, Joan Strawderman, and Steve Strawderman.

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 January 14, 2019 session of the Planning Commission. The motion was approved with the following recorded vote:

Larry Barb	Aye	Kathy Boase	Aye
David Jordan	Aye	Eddie Long	Aye
Steve Shifflett	Aye		

New Business – Rockingham Petroleum Request:

Town Manager Kyle O'Brien familiarized everyone with an annexation request and a rezoning request the Town has received for property located on the south side of East Springbrook Road near its intersection with Mayland Road. He stated that the property is located in the County; however, it is in the Town's annexation area.

Irvin Armentrout, Manager of Rockingham Petroleum, stated that on behalf of the members/owners of the Cooperative, he would like to provide information on the proposed use as well as address numerous "rumors/concerns" that he believes are being circulated. He stated that for the past 25-30 years, members of the community and cooperative have expressed their desire for a fueling station to be placed in the Broadway/Timberville area. He further stated that what is being presented tonight is a very preliminary site plan and the cooperative's attorney, realtor, and engineer are in attendance to address any questions anyone may have. He stated that the company is proposing a fueling station, convenience store, and fast food facility. He advised that diesel marketing is a very important aspect in today's fueling market; however, it is not their intention to develop a truck stop. He further advised the proposal has limited parking for tractor/trailers; however, it is not intended for overnight parking and simply for the purpose of parking when going into the convenience store and/or food establishment. He stated that all environmental concerns will be strongly regulated by the Department of Environmental Quality (DEQ) thus requiring monitoring systems, etc. He further stated that regarding concerns about propane distribution, there is no intent to distribute propane from this facility. He clarified that there is the potential for a 500-1000-gallon tank for the filling of grill/forklift cylinders. He stated that his company is fully aware that the engineer has identified a cave on the property; however, it is not a part of the development footprint. Regarding road entrances, he advised that they have met with the Virginia Department of Transportation (VDOT) to determine adequate site distances and the proposal will be engineered as such. He noted that there will be two entrances, one on Springbrook and one on Route 259 (Mayland Road). Ed Blackwell of Blackwell Engineering explained that a left turn lane will be installed on Route 259 beginning near Winsinger Drive, as well as a right turn lane heading south from Broadway. In response to a question concerning if there is adequate site distance from the entrance on Springbrook Road, Mr. Blackwell advised that there is, but acknowledged that the site distance line will need to be increased.

A question arose from members as to if alcohol will be sold at the convenience store, to which Mr.

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Armentrout responded that the company's current position is not to sell alcohol.

In response to a question concerning the operation's hours, Mr. Armentrout replied that the fueling station would be a 24-hour facility, the convenience store hours would be predicated by demand of the market, and the fast food establishment would be controlled separately.

Mr. Armentrout concluded that, again, this is only a preliminary site plan and revisions will be made accordingly to comply with all regulatory agencies.

Mr. O'Brien stated that both the annexation and rezoning requests require Joint Public Hearings of the Town Council and Planning Commission, the earliest of which could be held in October due to notification and advertising requirements. He further stated that as per the Town's annexation agreement with Rockingham County, any annexation would not be effective until December 31st. He advised that following the hearings, the Planning Commission would provide a recommendation to the Council, followed by Council action.

It was announced that the next meeting of the Planning Commission will be held on September 16, 2019 at 7:00 p.m.

There being no further business, the meeting was adjourned.

Marla W. Kline, MMC, Town Clerk