

BROADWAY PLANNING COMMISSION  
September 18, 2017

The Broadway Planning Commission met on September 18, 2017 in the Council Chambers of the Broadway Municipal Building. Commission Members present were Larry Barb, Kathy Boase, Eddie Long, and Steve Shifflett. Member Fred Olson was absent. Staff members Kyle O'Brien and Marla Kline were present. Also in attendance was Tracy Hibbits of the Central Shenandoah Planning District Commission.

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

**Approval of Minutes:**

Steve Shifflett, seconded by Eddie Long, to adopt the minutes of the August 14, 2017 session of the Planning Commission. The motion was approved with the following recorded vote:

Larry Barb	Aye	Kathy Boase	Aye
Eddie Long	Aye	Fred Olson	Absent
Steve Shifflett	Aye		

**Old Business:**

**Update of the Comprehensive Plan:**

Chairman Boase welcomed Tracy Hibbits of the Central Shenandoah Planning District Commission and invited her to continue with the review of the Comprehensive Plan. Ms. Hibbits noted that she had made minimal changes/corrections to the Government Structure and Economy chapters, which are now basically complete. She then provided an overview of the Demographics chapter. She explained that she has updated population data and provided clarifications on census data from 1990 and Town annexations. She stated that a new table with population growth estimates as provided by the Weldon Cooper Center has been added and several tables were updated to reflect U.S. Census data. In visiting the Summary of Trends sections, it was requested that a minor change be made to include the number of school age children in Broadway, as compared to other towns located in Rockingham County. The Commission then thoroughly reviewed the population projections section of this chapter as Ms. Hibbits noted this is very important when looking at Town growth and future needs of the Town such as transportation, utilities, etc. She explained that when considering the desired growth rate, factors to consider include building permit history, annexations history and potential for annexation, areas expecting growth, allowed densities of areas, and the urban development area. She then invited input for the Commission relating to the desired growth rate of the Town to be included in the revised Comprehensive Plan. Members concurred that based on historical data, it seems reasonable to include 0.75% as the desired growth rate, but still who information reflecting a range of 0.75 to 2.85%.

She concluded that she will revise this chapter to include changes as discussed prior to the October Commission meeting, at which time, review will consist of the Utilities chapter. It was also noted that the next regular meeting date falls on Columbus Day, so an alternate date will need to be determined.

**Follow up discussion: Special Use Permit – Home Occupation:**

Town Manager Kyle O'Brien advised that the applicant has not met with the church yet concerning parking, which was the main area of concern arising from the Public Hearing held with the Council. He further advised that once he receives additional information concerning this, he will forward it to members for consideration.

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There being no further business, the meeting was adjourned.

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Marla W. Kline, MMC, Town Clerk