TOWN OF BOWLING GREEN
PLANNING COMMISSION WORK SESSION

M I N U T E S

Thursday, October 8, 2026
6:00 PM

PLEDGE OF ALLEGIANCE:

ROLL CALL AND DETERMINATION OF A QUORUM

- The Chair called the work session to order at 6:06 p.m. at Town Hall. All members were present at roll call, and a quorum was established.

Members present: Chair Matt Benjamin, Vice Chair Lisa Gattie, and Commissioners Lauren Griemsman, Scott Seigmund, and Jeff Voit.

Staff Present: Darla Odom, Planner; Jeffrey Smith, Administrative Assistant/Deputy Clerk

WORK SESSION DISCUSSIONS

1. Comprehensive Plan Project Timeline

- The Commission reviewed the schedule for the Plan update. On October 22, the joint public hearing on the amendments to the Chesapeake Bay Preservation Overlay standards would precede a joint work session with Town Council to review the draft plan. The Comprehensive Plan project schedule calls for a public open house and work session in December, followed by a Commission public hearing in January 2027 and a Council public hearing in February 2027.

2. Chapter 5 – Housing and Neighborhoods

- The Commission reviewed the draft housing goal and requested definitions of "affordable" and "cost-burdened" to explain the 30 percent household-income benchmark. Members also reviewed the age of the Town's housing stock, housing above downtown businesses, manufactured housing, and short-term rentals.

3. Chapter 9 – Land Use and Growth

- The Commission reviewed the existing chapter and future land use map. Members discussed residential densities, rural and agricultural land, and areas along Route 301 that might accommodate limited industrial uses. Staff agreed to research a reported conservation easement and the historic district boundaries, check entries in the historic property inventory, and move the list to an appendix.

4. Chesapeake Bay Preservation Area Overlay

- The Commission received the Town Attorney's draft zoning amendments, which set out procedures for reviewing development within the overlay. Staff would review the draft with the Virginia Department of Environmental Quality before the October 22 joint public hearing.

5. Town Council Referral of Cannabis Regulations

- The Commission considered Council's referral of a zoning text amendment for cannabis businesses. Members reviewed potential zoning districts, separation distances, hours of operation, signs, and enclosed premises. Staff will bring a draft to the October 22 meeting for review ahead of the Commission's November public hearing.

ADJOURNMENT

- Commissioner Jeff Voit moved to adjourn. Vice Chair Lisa Gattie seconded the motion. The work session adjourned at 8:52 p.m.

Attest:

Chair: _____
Matthew Benjamin

Clerk: _____
John Anzivino, Interim Town Manager/Clerk