

**CLIFTON PLANNING COMMISSION MEETING
TUESDAY, AUGUST 27, 2024, 7:30 PM
ACACIA LODGE
7135 MAIN STREET
CLIFTON, VIRGINIA 20124**

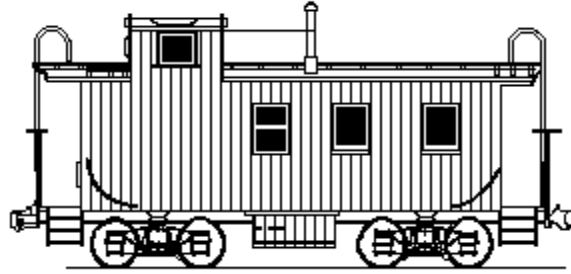
Present: Kathy Kalinowski, Chair; Jay Davis, Town Council Representative; Terry Winkowski; Adam Trost; Susan Yantis; Paula Sampson; Michelle Stein
Staff: Kerrie Gogoel, Town Clerk; Laura Jane Cohen, Town Administrator

The Regular Meeting was called to order by Chair Kalinowski at 7:30PM.

1. Approval of the Minutes
 - **Chair Kalinowski moved to approve the July minutes as presented. The motion was seconded by Member Winkowski and approved by poll, 7-0.**
2. Town Plan Updates
 - a. The Commission discussed the status of Clifton Elementary and clarified that the parking lot of the property and moving towards Town are within Town limits, but that the rest of the property is owned by Fairfax County. The current plan from the county is that once Centreville High School goes under construction, that the elementary school will be demolished and the area will be cleared for use as parking until further decisions are made. The Planning Commission indicated that they would like to provide input to the county in these future plans for the property to keep it as open space. A concern for neighboring properties was also discussed, to ensure that those nearby and impacted are considered.
 - b. The Commission discussed whether the Town would like to continue to recommend that more properties not be zoned as commercial. Members also suggested that the caboose area be considered for discussion, although it does not fall directly under the Town zoning ordinance.
 - c. The Commission discussed future phases of the Streetscape plan. The current phase incorporates the section of Main Street from the railroad tracks to Chapel Street/Chapel Road. The current idea for the Town Plan would be to generalize future phases to ensure that they will be kept in line with existing work, and to ensure that future phases continue to adhere to the historic nature of the Town. One goal also is to result in traffic calming: making it easier to turn onto Main Street, provide clearer

pedestrian walkways, etc. The incorporation of native plants and consideration of the watershed are to be addressed in the environmental section of the Plan.

- d. The Commission discussed that the Virginia Department of Environmental Quality has requested previously that the Town implement a vegetation/tree ordinance, with the goal of prohibiting invasive species and increasing the use of native plants. This will be discussed for recommended inclusion in the Plan.
- e. The Commission discussed the issue of limited parking within the Town, and the local restaurants' desire to improve/increase parking/access to parking in the area. The floodplain parking is underutilized, largely due to lack of knowledge that it is there, but also because the walkway to Town is not clear or easily accessible. Suggest putting in the Town Plan that people be encouraged to park there, but also that the Town must ensure that visitors can park there safely. Recommended improved walkway as well as better signage and lighting in that area. There area already meetings on the calendar to discuss the floodplain parking issues. Restaurants have suggested to improve parking in the area using meals tax funding; changing the seating requirements back to 6:1 seating:parking ratio as they used to be; and providing better signage to increase the visibility of businesses throughout Town and highlighting cultural events.
- f. The Commission discussed Ayre Square and suggested that improvements to the square be made with the idea of accommodating more public events and supporting local businesses in mind.
- g. The Commission discussed Industrial Down Zoning. The Pink House zoning change is in process, and after that zoning is changed, the only property that will be zoned industrial is the Acacia Lodge. The Commission discussed whether the Lodge should be zoned as low impact commercial, and it was determined that the recommendation in the Plan be that in the future no property shall be zoned as Industrial.



**CLIFTON TOWN PLANNING COMMISSION
REGULAR MEETING
ACACIA LODGE
7135 MAIN STREET, CLIFTON, VA 20124**

Order of Business:

1. Approval of Minutes from previous meeting
2. Town Plan update