

Martinsville Comprehensive Plan Steering Committee Meeting Notes

Date /Time: Tuesday, October 14, 2008 @ 6:30 p.m.

Location: Martinsville City Hall

Attendees: Pam Badger, Ross Holloway, Kevin Sump, Jamie Thompson, David Trout
EGT: Scott Burgins, Maceo Lewis, Cory Whitesell

The team discussed the public visioning workshop. Issues and follow up includes:

- There was small attendance, but not much disagreement about what needs done.
- A lot of the discussion was about branding and community image. Comments were that Martinsville has the opportunity to create its own image.
- “What does it say about Martinsville if we can’t save the downtown first?”
- Want to be a nice town with nice amenities. Parks can accomplish the amenities part.
- June floods exposed a lot of the problems with public infrastructure. Many utility issues need to be addressed:
 - i. Ross recommends the plan encourage an infrastructure master plan. The master plan should plan for extension of services as well as a rehabilitation plan. He does not expect the plan include a specific capital improvements plan.
 - ii. Storm will be an issue until you get a large discharge to the south.
 - iii. Plan should recommend future utility corridors.
 - iv. Comp plan needs to distinguish between rehabilitation of existing infrastructure (paid for by ratepayers) vs. new infrastructure for economic development (paid by developers/economic development funds.)
- Code enforcement is needed to protect neighborhoods. This is a political will issue.
- Bike trails are needed.

The public survey results were discussed. Issues and follow up includes:

- 42% satisfied with community vs. 42% unsatisfied is skewed due to light response.
- Additional higher end housing is needed.
- There was discussion that affordable housing and multi-family was not needed.
- Storm drainage overflows during rains were listed by all respondents as an issue.
- Basic core issues from survey are not surprising.
- 14 responses – mostly at visioning workshop

There was a discussion on what comp plan needs to provide. Details are as follows:

- Comp plan needs to promote annexation plan (examples: Grandview Heights, Legendary Hill). Many areas are provided full utility and city services but are not in the City.
- Comp plan needs to help convince people that Martinsville needs a TIF district really bad.
- Plan needs to explain “Why?” so that future decision makers understand the background into the plan.

There was a discussion regarding the summary of the Martinsville ED Plan:

- 2 sites were identified in the plan. These are short term priorities and have a corresponding short term implementation plan. The comp plan will also consider the 8 other sites identified that were not prioritized in the short term.
- An ED plan goal is to develop an overlay zoning ordinance to make it easier to develop the key sites.
- An ED plan goal is to develop an annexation plan specific to these properties.
- An ED plan goal is to develop TIF plan.
- Business retention is generally not a comp plan issue because it is short term.
- The group agreed to include goals from the ED plan as part of the comp plan where appropriate.
- An ED plan goal is to revitalize downtown.
- 30 people attended a meeting about becoming a Main Street community. They are filling out the application.
- An ED plan goal is to convene a 37 Corridor summit for regional planning incorporating surrounding counties.

There was a discussion and review of the Goals and Objectives from 1994 the Comp Plan:

- Was reviewed line by line at the last meeting.
 - Scott discussed the balance between many goals and many objectives with explanations vs. being short, brief and easy to understand.
 - Concern was expressed that the goals were too broad and not specific enough to Martinsville. Group asked that the goals be focused and narrowed, with measurable objectives. Scott will distribute streamlined goals before the next meeting.
 - ED goals are being implemented currently. These will need updated accordingly to tie in the new ED plan.
- a. Parks and Open Space
- i. Flood plain is included in “open space”.
 - ii. City has 31 acres at their well field that could be used as a park if access issues are resolved.
 - iii. There was discussion on need for green space vs. need for developable property. Developable property is at a premium, and we should not arbitrarily allocate that

space as open space. This plan should recommend an appropriate balance that prioritizes developable space first, and open space second.

- iv. Parks are not funded adequately as it is, and certainly funding does not exist for new green space. There was a desire to see parks, trails and connectivity between facilities, but there is also concern that parks has historically not been aggressive about improvement and expansion.

b. Residential

- i. There are too many single family classifications in the code. An updated land use plan will need to be developed. We might be able to limit residential to two classifications.
- ii. Residential districts need completely reworked. City is interested in residential development sensitive to the environment and economic development of the community. City is interested in conservation subdivisions. City is not interested in more starter homes, but prefers higher end housing be new. Low to mid range housing should be infill development.
- iii. 200 more homes are planned for Indian Creek Village – starter homes.

c. Commercial

- i. Plan is for business use at Liberty Church, Commercial (retail) at 144 and Ohio.
- ii. Design guidelines - EGT will come back with 3 options for tools for design guidelines.

d. Downtown

- i. Ordinance is proposed for a historic downtown district with design standards, occupancy, etc. Hearing is on the 28th at 7pm. Ross to email ordinance to team.

e. Annexation

- ii. EGT to provide recommendations regarding annexing large vs. annexing small.
- iii. Corporate limit map is off. Ross will send revised map.
- iv. Concern was expressed about the design of the White River bridge on SR 39. There is a desire for an improved design. This is reportedly a 2010 project.

Next meeting will be on November 18th. EGT will bring draft future land use map and critical sub area maps.