

# Martinsville Comprehensive Plan Steering Committee Meeting Notes

**Date /Time:** Tuesday, November 18, 2008 @ 6:30 PM

**Location:** Martinsville City Hall

**Attendees:** Ross Holloway, Sharyn Kersey, Gary Lester, Kevin Sump, Jamie Thompson, David Trout  
EGT: Scott Burgins, Maceo Lewis, Cory Whitesell, Dan Zuerner

Scott introduced draft development policies. Ross noted the city has made a significant investment in water and sewer infrastructure and therefore that infrastructure is no longer impeding growth. It was discussed that the bigger infrastructure issue is that sidewalks and streets are lacking in many places. In addition to the functional needs, these street/sidewalk deficiencies detract from the appearance of the community. Stormwater facilities are similarly lacking. Therefore, stormwater, streets and sidewalks are the next infrastructure focus for the City.

Scott introduced revised goals and objectives (Draft 3). Notes from that discussion are as follows:

- Scott emphasized political will as a driving force for setting priorities
- One key to the city's future is annexation. It is seen as important in order to create a larger tax base. The city council is working toward this.
- The committee discussed that there should be an emphasis on infill development/re-development. This should affect where commercial development occurs, and helps achieve sustainability goals.
  - ✓ There will not be an interchange at Burton Lane if I-69 develops. Further retail development at this area should be discouraged. However, the area can survive long term if the uses are changed to destination oriented businesses or office spaces.
  - ✓ It was noted that there are several small industrial uses scattered through town that should be returned to residential in keeping with the surrounding neighborhoods. These include:
    - Near license branch/church (by fire station)
    - Old candy factory
    - Twiggs

The committee then discussed the critical sub areas. Notes from the discussion are as follows:

## West Industrial CSA

- ✓ Change name to "business park", not industrial.
- ✓ Add wellfield protection overlay. No heavy industrial in wellfield protection area.

- ✓ Remove thin strip of manufacturing between housing
- ✓ The group discussed if housing between the rail spur and the park should be business or residential. The group wanted to show it as business long term.
- ✓ Enclosed, light manufacturing would be good uses.
- ✓ Douglass won't be enough to serve industry. Therefore, a new road would be needed.

#### East Industrial CSA

- ✓ Top Notch farm is in a family trust that can't be broken. Show it as future park/open space so that there remains park land east of SR 37.
- ✓ Assisted living fell through at north end. However, continue to show it as a PUD.
- ✓ Chamber wants site to be research/development in north (commercial) section.

#### Ohio Street CSA

- ✓ Show property vacated by railroad as a future walking trail.

#### SR 39 Bypass

- ✓ The committee discussed which streets need to be interconnected and how the land could be used.
- ✓ INDOT said they will not let their road be designed as a levee to protect against flooding. However, the city might be able to do some modeling so that it *acts* as a levee. This would open the area for development.
- ✓ Bypass is currently scheduled for letting 2012. However, no plans are currently underway, other than the decision appears to have been made that the new SR 39 bridge will be north of the existing one.
- ✓ INDOT said there will be limited access, with one intersecting road – Rogers Road. Old SR 39 will also connect to SR 37/SR 39 at the interchange.
- ✓ The group noted that Morgan will need to connect to the bypass and should be a gateway. It was discussed that Morgan/Old 39 and the drive into the new business park should all connect to the new bypass in one location.
- ✓ The City is developing a new wellfield in this area. It needs to be shown on the map. The future wellhead protection plan for the area needs to be mapped out before development is allowed.
- ✓ We discussed several uses for the land between the existing corporate limits and the new bypass. We discussed that residential and park uses would both be viable. In the end, it was agreed that the preferred use is park/public use to benefit the entire community.

#### SR 37 Corridor Plan

- ✓ Cory presented an overview of the SR 37 Corridor Plan recommendations.
- ✓ SR 252/SR 44

- i. It is vital to have quick access to the hospital. A road will be added to show a connection from the interchange directly into the hospital's emergency room area.
- ii. Right now the area is zoned residential. Condos were proposed in this area.
- iii. It was agreed that development at quadrant should be limited until plans for an interchange have defined land acquisition needs at this location.
- iv. The community should set aside more area for the hospital, as well as surrounding medical related development.
- v. There was discussion that the fairgrounds is happy with its current location, but that there is community concern that the land may be needed for the hospital long term. The committee expressed concern that developers might try to acquire and develop the land for non-medical uses. The group wanted to protect against such an action here. To address this, the plan commission can say that the fairgrounds are a non-conforming use and any *future* use would not be the fairgrounds.

#### Liberty Church

- vi. Group noted concern that the area will likely remain in a family farm for many years. However, they noted that if the use does change – the land needs to become a business park.

#### Waverly Business Park

- vii. The group noted concern that business park development in this location would not benefit Martinsville workers – and could send as many jobs to Johnson County as Morgan County. They would prefer to see the Martinsville business parks developed first to have the greatest benefit to the county as a whole.

The meeting ended at 8:30 p.m. The next committee meeting is scheduled for Tuesday, January 13, 2009.