

**Rumsey Green Committee (RGC) -  
5/06/14 Summary Minutes - Draft  
(Action items in **Bold**)**

Attendees: Harvey Heyser, Jim Auxer, Kathryn Bragg-Stella, Eric Lewis, Kelly Cambrel, Steve Ayraud

- I. Status Update from Rumsey Development Group (RDG): The project continues to explore options with possible developers and tenants. Three options are being pursued:
- 1) Utilize existing Placemakers conceptual plan with a store size as shown (approx. 44,000 SF).
  - 2) Utilize existing Placemakers conceptual plan with a smaller store.
  - 3) Provide a significantly larger store (approx. 65,000 SF) with associated gas station. A larger store is needed to accommodate future growth in the surrounding community. This option would require (according to the developer) a reconfigured site plan to provide easier truck access and much increased parking for cars. Dedicated residential buildings would be eliminated in this option and residential use would be confined to the upper floors of a handful of small commercial buildings. This would result in a reduction in the number of new residential units compared to the other options. The site entrance roundabout on Highway 45 would be replaced with a traffic signal located at realigned University Drive.

The RGC noted that the Option 3 is similar to the proposal submitted by RDG prior to the Town paying to have Placemakers Co. develop a conceptual plan based on Smart Growth principles. The RGC reiterated its commitment to a walkable residential/commercial community to minimize vehicle trips to the site; a central commercial streetscape that echoes existing German St. configuration; an interconnected street grid that accommodates future development toward the south (toward the new library); parking lots that are not unnecessarily large and that are less visible from the front of buildings; a design that integrates with the Town.

RDG understands the intent of the Town's goals and has committed to pay for additional work from Placemakers (PM) to see if the existing conceptual plan is workable for Option 3. **The Zoning Office will facilitate an introduction of RDG to PM for this work.**

- II. The RGC entered Executive Session per Section 6-9A-3 of the West Virginia Code for approximately 10 minutes to discuss commercial tenant issues.
- III. Version 3 of the Rumsey Green Rules were received on 8/15/13. Subsequent discussions with Placemakers resulted in a reissued Graphics submittal dated 8/28/13. The primary change in this submittal is to redefine story height to conform to common practice (i.e. floor to floor height). Placemakers has finished this phase of

their work and so any changes to the text of the Rules are now the responsibility of the Town. Minor changes of the rules (primarily to replace the signage section of the rules with the signage section of Title 9 with some mitigating considerations) were made by the RGC and issued on 12/31/13. This version of the Rules was reviewed without comment at the Planning Commission's 1/20/14 meeting. **SA to forward the latest version of the Rules to EL and HH.**

- IV. Next meeting. The next RGC meeting will be scheduled as needed. RDG believes that it is not necessary to have regular meetings at this time. RDG anticipates that initial interest from developers in Option 3 could be evaluated in approximately 2 weeks.

Submitted by,  
Steve Ayraud – Chair  
5/10/14