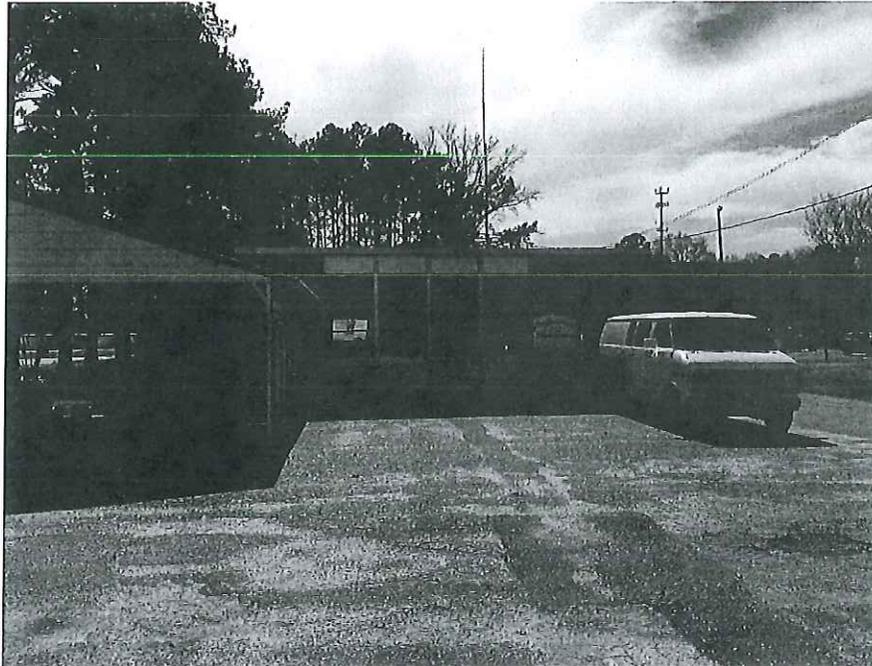


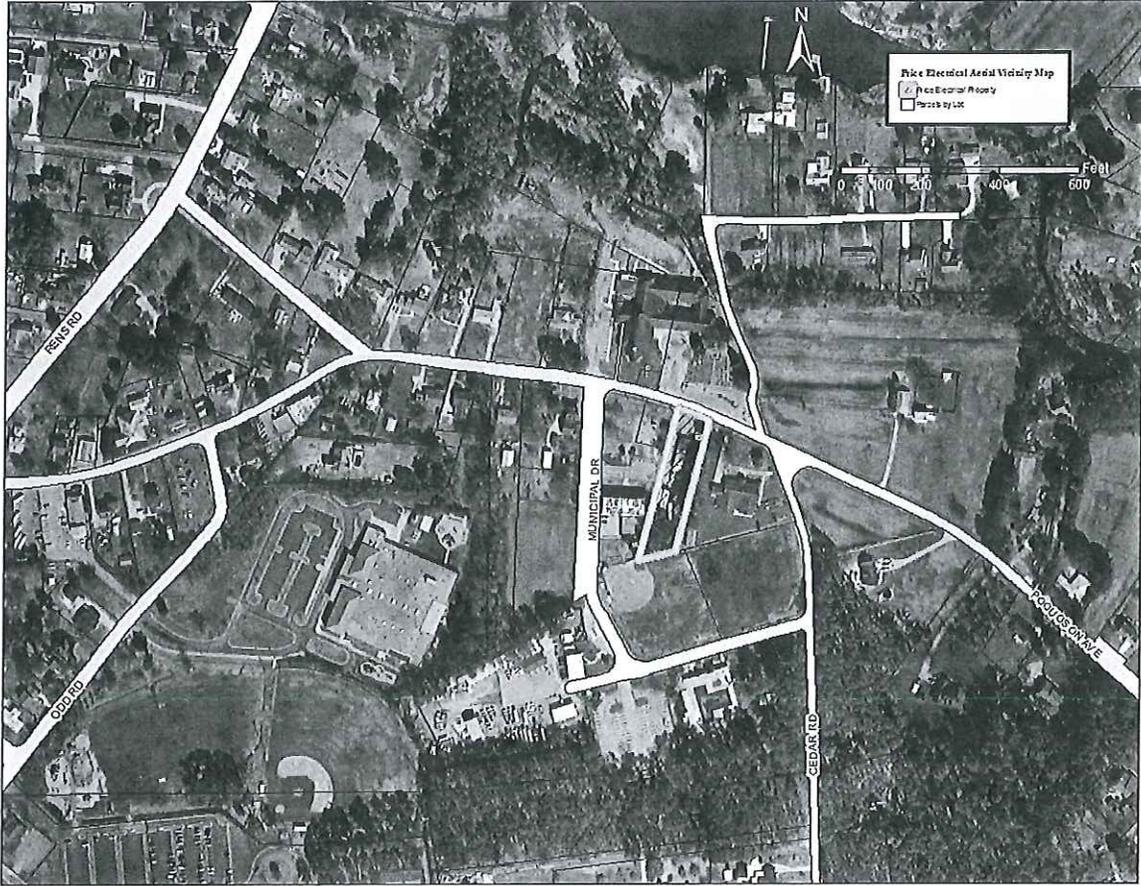


City Council Meeting

March 28, 2016



Price Electrical CUP Request





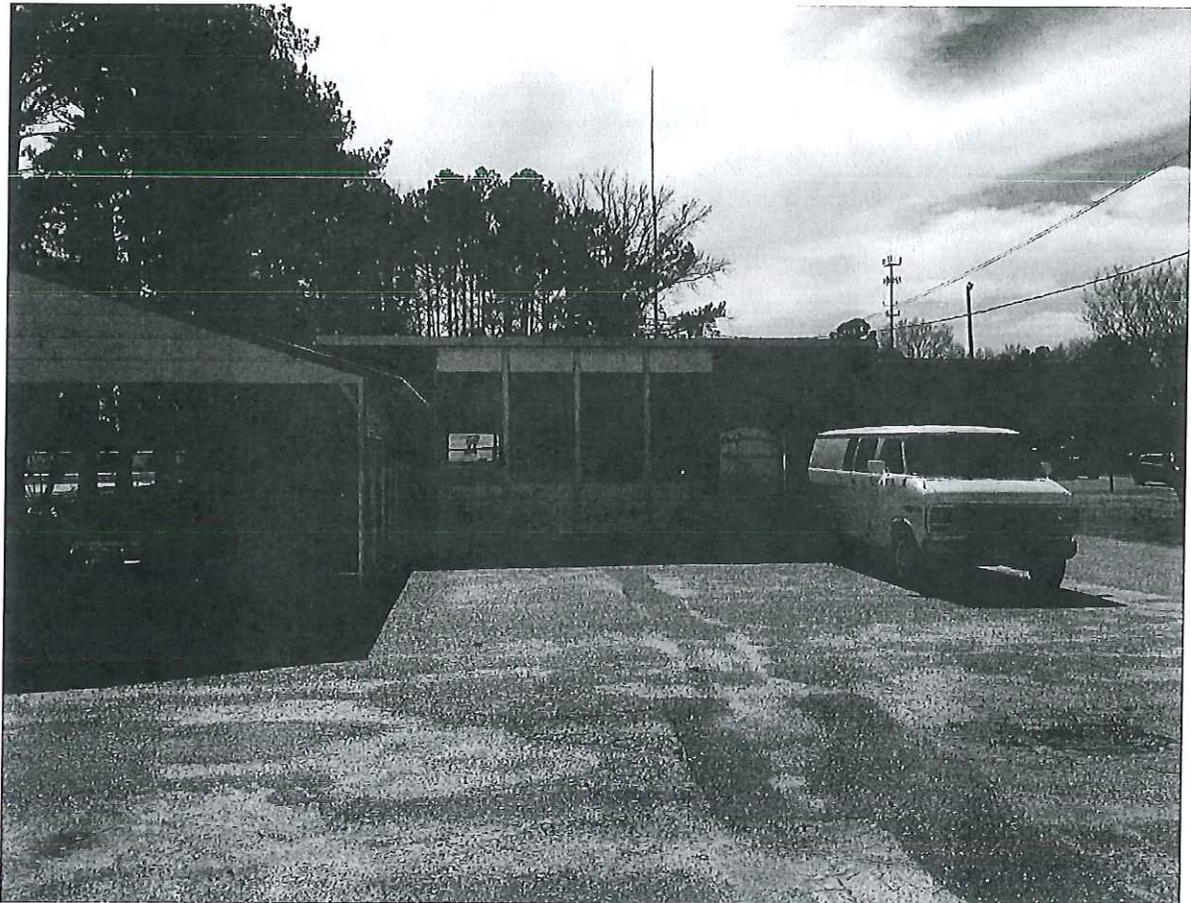
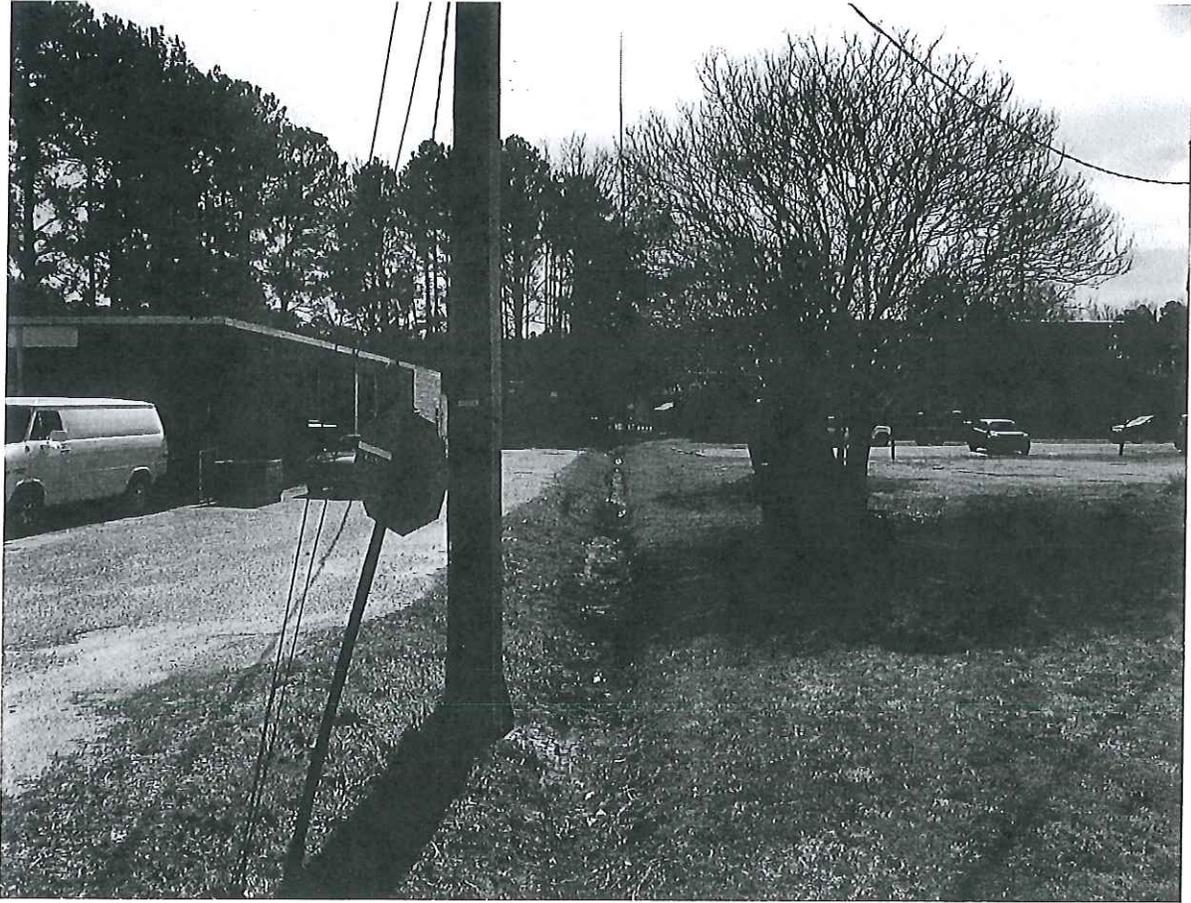
Price Electrical

- 834 Poquoson Avenue
- Presently home to Professional Refinishing (previously the Post Office)
- Legal, non-conforming use, it has been a commercial operation in the R-1 district
- A similar commercial use could continue on the property



Price Electrical

- The need for a CUP stems from Price Electrical's redevelopment proposal
- The proposal would expand the existing building from 2,100 square feet to 3,600 while adding a new 3,000 square foot storage building in the rear yard











Technical

- Redevelopment must meet ordinance requirements pertaining to redevelopment
- Stormwater regulations must be met for redeveloped sites
- The property is outside the Architectural Review District
- The building is setback approximately 45' from Poquoson Avenue, patrons should be able to access and exit the property safely



Staff Conclusions

- The site has operated as a commercial use since its construction in the 60's
- The property, while zoned R-1, is surrounded by non-residential uses
- The expanded use may be more intense than the current use, however, the redevelopment should lead to a more aesthetically pleasing development



Planning Commission Recommendation

- Last Monday evening the Planning Commission, citing the following reasons, recommended the approval of this application by a unanimous vote of 5-0.
 - It is immediately adjacent to non-residential uses;
 - It has served as a commercial use since its inception; and
 - The redevelopment of the site should provide the City with a more attractive property.



Conditions

1. The use must comply with all local, state and federal regulations. If at any time this use is operating in violation of any of the regulations set forth by the aforementioned agencies, the City Council may revoke this permit.
2. The operation of the use shall be restricted to the hours of 7 a.m. and 9 p.m. No activity supporting the use shall be conducted outside of this window.



Conditions

3. All business activities conducted outdoors shall not produce any more noise or odor than what is reasonably expected from a single family residential property.
4. Any outdoor storage of equipment or materials must be screened by a solid fence, measuring at least 6' in height.
5. All improvements, as required by the City's Site Plan Ordinance and depicted as a part of the approved plan for redevelopment, must be perpetually maintained in good condition.



Conditions

6. If at any time the specified permitted use on the property is discontinued for a period of two (2) or more years, this permit shall become null and void.
7. City Council reserves the right to review and amend the conditions of this permit as they see fit.



Questions, Comments and
Discussion