CITY OF POQUOSON

POQUOSON PLANNING COMMISSION

AUGUST 15, 2016

AGENDA

POQUOSON PLANNING COMMISSION
Monday, August 15, 2016, 7:00 p.m.
COUNCIL CHAMBERS – 500 CITY HALL AVENUE

A. CALL TO ORDER

B. INVOCATION & PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE MINUTES

1. **Regular Session – July 18, 2016**

D. AUDIENCE FOR VISITORS

E. PUBLIC HEARINGS

1. **A request by John B. Graham Etals, property owner, and Robert Moses, applicant, to amend the City's Comprehensive Plan for 2008 through 2028 by designating future land use for Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002 from B-2 (Business) to VC (Village Commercial).**

    a. **Public Hearing**
    b. **Consideration by the Commission**

2. **A request by John B. Graham Etals, property owner, and Robert Moses, applicant, to rezone approximately 2.37 acres of property located on the west side of Wythe Creek Road immediately to the south of George's restaurant, specifically identified as Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002, from B-2 (Business) to VC (Village Commercial).**

    a. **Public Hearing**
    b. **Consideration by the Commission**

3. **A request by John B. Graham Etals, property owner, and Robert Moses, applicant, for a Conditional Use Permit to allow residential dwellings above the second floor in a mixed use building and to allow residential separate from a commercial and/or mixed use structure not to exceed two-thirds of the commercial floor area of the development in the Village Commercial District, pursuant to Article XI., Section 11-3 of the City's Zoning Ordinance for the properties located immediately to the south of George's restaurant identified as Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002 and a parcel located immediately south of the Poquoson Commons Shopping Center and**

west of the Economic Development Authority's regional stormwater pond, specifically identified as Tax Map Parcel No. 27-01-00-0087.

a. **Public Hearing**
b. **Consideration by the Commission**

F. UNFINISHED BUSINESS

1. **Comprehensive Plan Update Report**

G. NEW BUSINESS

1. **Election of Officers**

H. COMMUNICATIONS AND CORRESPONDENCE

1. **Status of the Item from the July 18, 2016 Meeting**

I. ADJOURN

The Poquoson Planning Commission met in a regular session on Monday, July 18, 2016 at 7:00 p.m. in the Council Chambers located at 500 City Hall Avenue.

PRESENT: Commissioner Bonnie W. Shriver, Chairwoman
Commissioner William J. Travis, Vice Chairman
Commissioner Gustavus A. Goddin, Member
Commissioner Leigh Fenigsohn, Member

Deborah L. Vest, Director of Community Development
Kevin M. Wyne, Planner
Victoria H. Diggs, Clerk

ABSENT: Commissioner Richard D. Clifton, Member
Commissioner James K. Titlow, Member

REGULAR SESSION

The regular session of the Planning Commission was called to order by Chairwoman Shriver.

INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Shriver led the audience in the invocation and the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Commissioner Goddin moved, seconded by Commissioner Fenigsohn, that the minutes of the June 20, 2016 regular session be approved. Recorded vote on the motion:

YES: Commissioners Travis, Goddin, Fenigsohn and Chairwoman Shriver.

NO: None.

Vice Commissioner Travis moved, seconded by Commissioner Fenigsohn, that the minutes of the June 20, 2016 work session be approved. Recorded vote on the motion:

YES: Commissioners Fenigsohn, Goddin, Travis and Chairwoman Shriver.

NO: None.

AUDIENCE FOR VISITORS

No one in the audience spoke.

PUBLIC HEARINGS

1. **A REQUEST BY JOHN B. GRAHAM ETALS, PROPERTY OWNER, AND ROBERT MOSES, APPLICANT, TO AMEND THE CITY'S COMPREHENSIVE PLAN FOR 2008 THROUGH 2028 BY DESIGNATING FUTURE LAND USE FOR POQUOSON TAX MAP PARCEL NOS. 27-09-00-0002 AND 27-18-00-0002 FROM B-2 (BUSINESS) TO VC (VILLAGE COMMERCIAL).**

2. **A REQUEST BY JOHN B. GRAHAM ETALS, PROPERTY OWNER, AND ROBERT MOSES, APPLICANT, TO REZONE APPROXIMATELY 2.37 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF WYTHE CREEK ROAD IMMEDIATELY TO THE SOUTH OF GEORGE'S RESTAURANT, SPECIFCALLY IDENTIFIED AS POQUOSON TAX MAP PARCEL NOS. 27-09-00-0002 AND 27-18-00-0002 FROM B-2 (BUSINESS) TO VC (VILLAGE COMMERCIAL).**

3. **A REQUEST BY JOHN B. GRAHAM ETALS, PROPERTY OWNER, AND ROBERT MOSES, APPLICANT, FOR A CONDITIONAL USE PERMIT TO ALLOW RESIDENTIAL DWELLINGS ABOVE THE SECOND FLOOR IN A MIXED USE BUILDING AND TO ALLOW RESIDENTIAL SEPARATE FROM A COMMERCIAL AND/OR MIXED USE STRUCTURE NOT TO EXCEED TWO-THIRDS OF THE COMMERCIAL FLOOR AREA OF THE DEVELOPMENT IN THE VILLAGE COMMERCIAL DISTRICT PURSUANT TO ARTICLE WI. SECTION 11-3 OF THE CITY'S ZONING ORDINANCE FOR THE PROPERTIES IDENTIFIED AS POQUOSON TAX MAP PARCEL NOS. 27-09-00-0002 AND 27-18-00-0002 FROM B-2 (BUSINESS) TO VC (VILLAGE COMMERCIAL).**

Chairwoman Shriver read aloud the three aforementioned applications and announced that they were postponed.

4. **A REQUEST BY E. RAE AND PHOEBE M. HARCUM, PROPERTY OWNERS, AND SAMUEL STRAIGHT, AGENT, FOR A CONDITIONAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION AND OPERATION OF A SMALL INDEPENDENT CRAFT BREWERY TO INCLUDE A TASTING AREA OR LOUNGE/BEER GARDEN ON A 2.42 ACRE PARCEL LOCATED ON THE SOUTH SIDE OF VICTORY BOULEVARD, EAST OF**

CITY HALL, SPECIFICALLY IDENTIFIED AS TAX MAP PARCEL NO. 27-01-00-0092, ZONED VC (VILLAGE COMMERCIAL).

This application was advertised for a public hearing in the Daily Press on July 1, 2016 and July 8, 2016. Adjacent property owners were notified of this request by letters mailed on July 5, 2016.

Kevin M. Wyne, Planner, stated that Mr. E. Rae and Phoebe M. Harcum, property owners, and Mr. Samuel Straight, applicant, were requesting a Conditional Use Permit to allow for the construction and operation of a small, independent craft brewery on property located on the south side of Victory Boulevard, east of City Hall Avenue, specifically identified as Tax Map Parcel No. 27-01-00-0092, zoned VC (Village Commercial).

Mr. Wyne shared the following with regard to this request:

- That the request is solely for the operation of the brewery, since the tap room (bar) and outdoor beer garden are permitted by-right in the Village Commercial District;
- That the site is comprised of 2.42 acres and borders City Hall on the east and Victory Boulevard on the south;
- That the seating capacity will be 200 patrons;
- That the building will measure 6,000 square feet, with the brewery measuring 3,000 square feet;
- That the brewing production will initially produce 200 bbl (200, 31 gallon barrels) annually with projected growth up to 500-600 bbl annually;
- That initially there will be no on-site food production; however, initially a food truck may be utilized on occasion;
- That the applicant will work with the City to construct a 50 foot right-of-way to assist with the possible future connection of City Hall Avenue to Alphus Street and/or Beta Street,
- That the entrance to the proposed brewery will be via City Hall Avenue producing approximately 100 traffic trips during peak hours with no anticipated traffic flow problems.

Mr. Wyne provided the following suggested conditions should the Commission choose to recommend approval of the request:

1. The operation shall maintain all required local, state and federal permits.
2. This use permit is for the allowance of a beverage brewery with supporting tap room and shall not be construed for approval of any use that cannot be identified as such.
3. At no point shall the square footage proposed for beverage manufacturing (brewing) and storage exceed fifty (50) percent of the overall square footage of the use.
4. Upon the discontinuance of such use for a contiguous period of two (2) years or more, the Conditional Use Permit shall become null and void.

5. If at any time the operation is in violation of any local, state or federal regulations, including the conditions set forth in this use permit, the City reserves the right to revoke the permit.
6. If construction on the project has not begun within five (5) years of the issuance of this permit, the City Council reserves the right to reconsider its approval.
7. Prior to any approval of development plans, the developer must agree to dedicate a fifty foot (50') right-of-way, acceptable to the City and compatible with the Virginia Department of Transportation roadway standards to allow for future connection to Alphus Street extended and/or Beta Street.
8. All trash receptacles shall be screened from adjacent property owners and shall not be visible from any public right-of-way.

Chairwoman Shriver opened the public hearing.

Mr. Robert Moses of Fountains of Poquoson, LLC, adjacent property owner; Ms. Anjie Emmett, 4 Lakeview Drive; and Mr. Doug Furst, 21 Dryden Drive, spoke in support of the proposed brewery as it will provide the following:

- A fresh, vibrant business opportunity,
- A tourist destination for those who are interested in craft beers,
- An additional venue for citizens to hold private functions, and
- Additional tax revenues.

It was noted by Mr. Moses that odor produced by the brewing process is a concern for him as a nearby property owner.

Since no one else came forward, the public hearing was closed.

Mr. Sam Straight, the applicant, provided the following information in response to the Commission's queries:

- The process is self-contained with no venting so no odors will be emitted.
- The designs for the brewery were drawn by an environmental engineer and will include solar water heating, a green roof over the taproom and will provide for water mitigation.
- A minimal number of trees will be removed and they will be repurposed as tables and a bar top in the tap room.
- Future plans for the brewery only involve production for distribution by the barrel to establishments in Poquoson, no bottling distribution will occur.
- A five year plan includes 8 employees within 3 years and after the kitchen opens, there is a possibility of a total of 12 to 14 employees.
- The brewery plans to work with the City on the construction of a paved right-of-way from City Hall Avenue to Alphus Street and/or Beta Street.

Commissioner Fenigsohn moved, seconded by Commissioner Goddin, to recommend approval of the Conditional Use Permit to City Council. Recorded vote on the motion:

YES: Commissioners Travis, Goddin, Fenigsohn, and Chairwoman Shriver.

NO: None.

Chairwoman Shriver advised the public that this request would be discussed in a City Council work session held on July 25th and subsequently considered at Council's August 22, 2016 regular meeting at which time a public hearing will be held.

UNFINISHED BUSINESS

Comprehensive Plan Update Report

Commissioner Fenigsohn reported that a meeting of the Community Participation Team (CPT) was held on July 11, 2016 at which time Robert Liles was appointed as Chairman, Shannon Dalrymple as Co-Chair and Anjie Emmett as Recorder. Two sub-committees were also established at this meeting: one to work on the development of a community-wide survey and another to receive input from area civic groups. She stated that the next CPT meeting is tentatively scheduled for July 26th at 7:00 p.m. at the Odd Road Community Center.

NEW BUSINESS

Election of Officers

Commissioner Goddin moved, seconded by Commissioner Fenigsohn, to postpone election of officers to the next month due to the absence of several Commissioners. Recorded vote on the motion:

YES: Commissioners Fenigsohn, Goddin, Travis and Chairwoman Shriver.

NO: None.

COMMUNICATIONS AND CORRESPONDENCE

Deborah L. Vest, Director of Community Development, stated that the three postponed public hearing items would be presented at the August Commission meeting. She also informed the Commission that Mr. Chris Williamson had officially resigned due to his relocation and she offered

him her best wishes. She stated that Council would be filling this vacant position with an applicant from the Eastern Precinct in the near future.

The Planner stated that City Council will hold a public hearing on July 25th to consider the request of Brick Kiln, LLC for a Conditional Use Permit to construct a mini-storage warehouse/professional office facility.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:43p.m.

ADOPTED: _____

ATTESTE: _____
Victoria H. Diggs, Clerk

CITY OF POQUOSON
PLANNING DEPARTMENT
500 CITY HALL AVENUE, POQUOSON, VIRGINIA 23662-1996
(757) 868-3040 TELEPHONE (757) 868-3105 FAX

MEMORANDUM

Date: August 15, 2016

To: The Honorable Chairwoman and Members of the Planning Commission

From: Kevin M. Wyne, AICP, Planner

Subject: **Land Use Map Amendment Request, Rezoning Request and Conditional Use Permit Request for Tax Parcel Nos. 27-9-2 and 27-18-2 and a Conditional Use Permit Request for Tax Parcel No. 27-1-87**

Introduction

The City has received a development proposal from Mr. Robert Moses, owner of the Fountains of Poquoson development, which would expand the development by utilizing three (3) adjacent parcels. The development site is located immediately to the west of Langley Federal Credit Union and immediately south of the Poquoson Commons Shopping Center on Alphus Street. Presently, the approved development consists of one (1) 2.85 acre parcel. This parcel is being developed in accordance with the provisions of the Village Commercial district and a Conditional Use Permit received back in 2012. The development, upon its completion, will consist of three (3) mixed use buildings, each with a footprint of approximately 4,800 square feet with commercial space on the bottom floor and residential space on the top two (2) floors of each structure. In total, the approved development will consist of 56,056 square feet, with 14,341 square feet consisting of commercial space and 41,715 square feet consisting of residential space.

More recently, the developer is proposing to expand the scope of the approved project by including three (3) additional parcels located immediately adjacent to the current development site. The proposal calls for the placement of two (2) additional mixed use buildings, very similar to those previously approved on the neighboring parcel, one (1) standalone commercial building similar in style to the approved mixed use buildings and 26 townhome units. This would bring the total of buildings on the site to five (5) mixed use buildings, one (1) commercial building and 26 townhomes.

Two (2) of the parcels are located immediately to the east of the current site and have frontage on Wythe Creek Road. These parcels are not yet owned by Mr. Moses, however, he is under contract to purchase them from Mr. John B. Graham. The parcels, which measure a combined total of 2.37 acres in size, are currently designated for use as General Commercial within the City's Future Land Use Map and zoned B-2, Business/Commercial district. This means that these parcels would require a land use map amendment that would designate them for use as Village Commercial and a rezoning from B-2 to VC-Village Commercial. The other parcel involved in the proposal, is a long narrow parcel, measuring 2.52

acres in area and has been owned by Mr. Moses' development company since 2012. This parcel is already designated for use as Village Commercial and zoned appropriately (VC) to facilitate Mr. Moses' development proposal, however, as is the case with the other two (2) parcels, a Conditional Use Permit will be required to allow for the residential square footage of the development to exceed 50 percent of the developed commercial square footage. While three (3) separate land use applications have been submitted to facilitate the developer's request, and while each will require a separate public hearing, staff will present them together, as each application is dependent on the other to aid in the approval of the entire development concept. Below, you will find a description of the requests in a consolidated form, using language that you are accustomed to seeing. Due to the complexity of this request, it was necessary to describe the history, current approved plan and proposed scope of development prior to detailing the specific requests.

As mentioned above, the City has received three (3) separate requests from Mr. Robert Moses, developer and Mr. John B. Graham. Mr. Graham is the property owner of two (2) of the parcels for which Mr. Moses is the developer. In addition, Mr. Moses is the owner and developer of the third parcel. The requests are for properties immediately adjacent to the Fountains of Poquoson development located south of Alphus Street and immediately south of the Poquoson Commons Shopping Center. The applications involve a request to amend the City's Future Land Use Map for Tax Map Nos. 27-9-2 and 27-18-2, both of which front on Wythe Creek Road and are owned by Mr. Graham, by changing their land use map designation from General Commercial to Village Commercial. Additionally, the applicants are requesting that these same two (2) parcels be rezoned from B-2, Business/Commercial to VC-Village Commercial. Lastly, the applicant is requesting a Conditional Use Permit for the parcels mentioned above as well as Tax Map No. 27-1-87, located immediately east of the City's Economic Development Authority pond and south of Alphus Street, to allow for over one half of the developed square footage to consist of residential. A rezoning and land use map amendment is not required on the last parcel as it is already zoned Village Commercial and designated for use as Village Commercial in the City's Future Land Use Map. Please find the table below which should offer clarity as to which parcels are involved and in what capacity.

Parcel	Owner	Current Zoning	Proposed Zoning	CUP Required
27-9-2 (Phase III, Mixed Use Site)	Mr. Graham	B-2	VC	Yes
27-18-2 (Phase III, Mixed Use Site)	Mr. Graham	B-2	VC	Yes
27-1-87 (Phase IV, Townhome Site)	Mr. Moses	VC	Will not change	Yes

Additionally, the attached map illustrates which parcels are involved and which land use applications have been submitted.

Public Notice

This application was advertised for public hearing in the Daily Press on July 29, 2016 and August 5, 2016. Adjacent property owners were notified of this request by letters mailed on **August 5, 2016.** Additionally, a sign was placed on the property informing the public of the respective applications.

Applicants' Proposal

Mr. Moses is proposing to develop the property in accordance with the provisions of the City's Village Commercial district. The Village Commercial district is the City's only underlying zoning district that allows for a mix of commercial and residential uses. In 2012, the applicant received permission from City Council, with a recommendation of approval from the Planning Commission, to construct three (3) mixed use buildings, consisting of three (3) stories each, that will have commercial uses on the bottom floor and residential uses on the top two (2) floors. The buildings each have a footprint of approximately 4,800 square feet and collectively consist of 14,341 square feet of ground floor commercial space and 41,715 square feet of residential space. The approved applications for these phases of development, known as Phases I and II, mirror the current requests submitted by the developer for Phases III and IV, as they consisted of a Land Use Map Amendment request, a Rezoning Request and a Conditional Use Permit request to allow for a residential density to exceed 50 percent of the site's commercial square footage.

The applicant wishes to construct three (3) additional buildings, like the three (3) either under construction currently or proposed for the site behind Langley Federal Credit Union. Two (2) of the newly proposed buildings will consist of a bottom floor of commercial space while the top two (2) floors will consist of residential space. The other building, closest to Wythe Creek Road, will consist entirely of three (3) floors of commercial space. The commercial space in the third building will be utilized to yield additional residential square footage on a parcel that is already zoned for Village Commercial use, west of the current development footprint and located immediately west of the City's Economic Development Authority pond. As previously stated, the applicant is proposing to construct 26 townhome units on this 2.52 acre parcel.

A proposed site layout is attached.

Site Characteristics

As previously stated, the present request proposes to expand the Fountains of Poquoson development onto three (3) separate parcels, two (2) of which are contiguous in location and combine to form a rectangular shape measuring 2.37 acres in size and the third a narrow rectangular parcel that will serve as home to the proposed 26 townhome units which consists of 2.52 acres. The larger of the two (2) contiguous parcels is "L" shaped and measures 1.58 acres while the smaller parcel is rectangular and measures .79 acres in size. The contiguous parcels lay immediately adjacent to the existing Fountains of Poquoson site currently under construction and between the Dollar General and George's Restaurant. The two (2) parcels combine for a total frontage of approximately 260 feet on the western side of Wythe Creek Road. The townhome parcel lay immediately adjacent to the south of the Poquoson Commons Shopping Center and has direct frontage on Alphus Street. The parcel is located approximately 425' east of the City Hall complex. All of the parcels are densely forested and undeveloped.

Surrounding Characteristics

A wide variety of commercial and mixed uses can be found surrounding the parcels. Specifically, directly across Alphus Street (to the north of the townhome property) sits Poquoson Commons Shopping Center (Food Lion) and the B-2 Business/Commercial zoning district. To the south of the proposed mixed use property sits developed B-2 zoned property (Dollar General). To the west sits the regional storm water pond and the VC-Village Commercial zoning district. To the east and north sits George's Restaurant (B-2) and Langley Federal Credit Union (GC).

Examples of other commercial uses in the immediate area include storage units, automotive repair, services and parts sales, a beauty salon, a landscaping business, a vape and gaming store and a restaurant.

Future Land Use Map Amendment Request for Tax Map Parcel Nos. 27-9-2 and 27-18-2 (Proposed Mixed-Use Portion of Site)

The first part of the applicant's request consists of a proposal to amend the City's Comprehensive Plan Future Land Use Map by changing the designation of the two (2) Graham parcels (the mixed use portion of the proposed development, Phase III) from General Commercial to Village Commercial. The General Commercial District is intended to serve retail service needs for Poquoson. The district includes commercial activities which require proximity to major streets for visibility and accessibility. The district is characterized by the presence of commercial activities that generate high traffic volumes and is intended to produce a cohesive and vibrant commercial core for the City along Victory Boulevard and Wythe Creek Road.

The General Commercial land use designation is reserved for properties along Wythe Creek Road which extend approximately 2,500 feet north and south of Wythe Creek Road's intersection with Victory Boulevard/Little Florida Road. Additionally, there is a large section of land designated for General Commercial use directly across Victory Boulevard (to the north) of City Hall Avenue.

The applicants are requesting that the two (2) Graham parcels be designated for use as Village Commercial. The Village Commercial District is intended to encourage the establishment of a village center by permitting a variety of commercial, office and limited businesses in order to create a center of economic activity that takes advantage of the prime location of the Big Woods area. Encouraged and permitted uses within the district include specialty retail shops, personal service shops, professional offices, eateries and mixed density and creative residential uses. Key design elements of the district include the absence of a minimum lot size requirement, zero-lot line development, on street and shared parking, uniform streetscape, shared storm water facilities and uniform design standards.

The Village Commercial land use designation is currently applied to the area south of Victory Boulevard bounded by Oxford Run Canal to the west and south and General Commercial land uses on Wythe Creek Road to the east. The properties proposed for the Village Commercial district are presently a part of a continuation of the General Commercial district on the western side of the Wythe Creek Road business corridor; therefore, designating these properties for use as Village Commercial would provide a disruption within the uniform General Commercial district.

Rezoning Request for Tax Map Parcel Nos. 27-9-2 and 27-18-2(Proposed Mixed-Use Portion of Site)

Presently, the same two (2) parcels that are proposed for the land use map amendment are zoned B-2, Business/Commercial. The applicants are requesting that these parcels be rezoned for uses consistent with the provisions of the City's Village Commercial-VC district. The purpose of the B-2 district is to provide sufficient space for a wide variety of business, commercial, industrial and miscellaneous service activities. Properties within this district are located along Wythe Creek Road and portions of Victory Boulevard. Uses within this district typically need to accommodate high volumes of traffic and their location along one of the City's main thoroughfares provide an appropriate location.

The purpose of the Village Commercial-VC zoning district is identical to purpose as stated in the above section relating to the Village Commercial land use designation. The district allows for a mixture of low

impact commercial uses that generate low to moderate traffic volumes with a variety of mixed density residential, to include multi-family dwellings, townhomes and single family dwellings at densities higher than what would be appropriate within the City's low density residential districts. The concept behind the Village Commercial district is to encourage a traditional neighborhood development that would allow residents of the district to work and find ample entertainment options within walking distance of their residence. Additionally, the district encourages the creation of a wide variety of commercial uses diverse enough that the developments can spawn destination style uses.

The VC zoning district is located south of Victory Boulevard bounded by Oxford Run Canal to the west and south and the General Commercial and B-2 districts, on Wythe Creek Road, to the east and north. Currently, the only development within the Village Commercial district is the City Hall complex, the office complex located at the City Hall Avenue/Victory Boulevard intersection and the Fountains of Poquoson development (Phases I and II) currently under construction. The VC district consists of approximately 30, forested parcels totaling roughly 58 acres.

Conditional Use Permit Request Tax Map Parcel Nos. 27-9-2, 27-18-2 (Proposed Mixed Use Portion of the Site) and 27-1-87 (The Proposed Townhome Site)

When the allowance of residential use was re-introduced to the Village Commercial district in 2011, it was acknowledged that the Village Commercial district is still a commercial district at its core, however, it was understood that residential uses would be required to sustain any new commercial development. As such, residential uses were permitted at a 1:1 ratio, by allowing one (1) floor of residential above a proposed or existing floor of commercial. If a developer sought additional residential space within their Village Commercial development, they could do so with permission from City Council with a recommendation from the Planning Commission through the conditional use permit process. In 2012, when the Fountains of Poquoson project was approved, the applicant applied for a conditional use permit to allow for a second floor of residential (on the third floor of a building). Since that initial approval, the ordinance has been amended to allow for a separation of uses, meaning that residential units do not necessarily have be to constructed within a mixed use building. The same allowance is in place, however, meaning that for each square foot of commercial space constructed a developer may construct up to one (1) square foot of residential space. If the applicant wishes to exceed this allowance a conditional use permit may be granted to allow for residential space that does not exceed two-thirds of the development's entire square footage (66% of the commercially developed area).

In this case, the developer, as a part of Phase III (the two mixed use buildings and one fully commercial building) and Phase IV (the 26 townhome units), is requesting to exceed the allowed 1:1 ratio, which necessitates the consideration of a conditional use permit. It is important to note that the applicant's plan illustrates that Phase III and IV would consist of 32 townhome units (69 percent of the developed area in Phase III and IV), which exceed the 66 percent allowed by the City's Zoning Ordinance. Staff has shred this concern with the applicant who has agreed to reduce the number of townhome units to 26, thereby complying with the maximum allowed percentage.

Environmental

There are no known Resource Protection Areas on the properties; however, there are some jurisdictional non-tidal wetlands near Wythe Creek Road. A small portion of these wetlands will be impacted as a part of the development proposal. Any impacts to wetlands area require approval from the United States Army Corps of Engineers (USACE). Therefore, the developer must submit a Joint Permit Application (JPA) to the USACE for their consideration during the site plan review process.

Utilities

The properties are served by all required public utilities.

Access and Traffic

Phase III of the development will tie into the previously approved development on Alphus Street; however, it also will have direct frontage on Wythe Creek Road. Phase IV of the development (the townhomes) will have direct access off of Alphus Street. The townhomes direct access off of Alphus Street would not be permitted as it currently stands, as the original Conditional Use Permit for Phases I and II require that any development immediately to the west utilize the same ingress/egress point as the developed site to the east. Therefore, the conceptual plan will need to be amended at the time of site plan submittal to reflect this.

Back in 2014, the developer provided the City with a traffic impact assessment detailing the proposed impacts from the previously approved three mixed use buildings and the proposed townhomes units (32 at the time, since reduced to 26). At that time, the scope of development was different and only included the proposed townhomes and the previously approved mixed use buildings. Under that configuration, the development was anticipated to generate 122 new PM Peak Hour trips. Last month, the developer provided the City with an updated traffic study that includes all the proposed buildings, to include the townhomes, five (5) mixed use structures and one (1) commercial structure. The development under this configuration is anticipated to generate 284 PM Peak Hour (4:45pm – 5:45pm) trips. While this is a large number of new PM Peak Hour trips, the intersection of Wythe Creek Road and Alphus Street is anticipated to continue operating at an acceptable level of service as stated in the provided study.

Considerations and Relationship to the Comprehensive Plan (Land Use Map Amendment and Rezoning)

The primary factor in consideration of the developer's original Future Land Use Map Amendment and Rezoning requests back 2012, was location of the parcels in question not having frontage on Wythe Creek Road. The parcels that granted rezoning requests bordered two (2) zoning districts and therefore had a compelling case, as their interior location (with no frontage on Wythe Creek Road) led to the properties having more in common with their Village Commercial zoned neighbors than the B-2 and GC zoned properties with direct frontage on one of the City's two main thoroughfares. In an ideal scenario, the front portion of the properties would remain a part of the B-2 district as to not interrupt the contiguous district on the western side of Wythe Creek Road, but the developer requires the commercial space of building 6 (see submitted plan) to assist him in not exceeding the 2:1 ratio allowance for residential to commercial space. It is encouraging though that the building fronting on Wythe Creek Road will consist solely of commercial uses as proposed. While a rezoning would interrupt approximately 275' feet of the Commercial zoning district designation found along the western portion of Wythe Creek Road, having the first building remain commercial does offer some protection to the commercial corridor and adds some reassurance that the closest residential use to Wythe Creek Road (as a part of this proposal) will be setback approximately 250'. It is still important not to lose sight that although a portion of this property will remain strictly commercial, it would still as a whole be used for Village Commercial use. Having frontage on Wythe Creek Road makes this assemblage practical for development as B-2, Business Commercial, as uses encouraged in this district require the visibility and traffic volumes provided by Wythe Creek Road. Rezoning this property would remove the last

remaining buffer the Village Commercial district has from Wythe Creek Road. If the Planning Commission recommends approval of these requests, staff suggests doing so with the following conditions (specifically for the rezoning):

1. The layout of any development of the site shall generally adhere to the conceptual plan dated March 17, 2016 and titled *Rezoning Plan, Phase III and Phase IV, The Fountains of Poquoson A Village Mixed Use Development.* All residential to commercial ratios shall conform to the addendum to this conceptual plan received by the City on July 12, 2016, titled *Addendum.*
2. At no time shall the development in its entirety exceed 9 units per acre.
3. Prior to site plan approval, a boundary line adjustment plat must be prepared and recorded vacating all property lines divide the properties in question.
4. All development located 200' or closer to Wythe Creek Road shall be reserved for only commercial use.
5. Setbacks from Wythe Creek Road and adjacent properties not zoned Village Commercial shall be consistent with the requirements of the B-2, Business/Commercial Zoning District.
6. Phase IV (the townhome site) shall in no circumstance be constructed prior to the issuance of a certificate of occupancy on the commercial structure located in Phase III, as depicted on the conceptual plan dated March 17, 2016 and titled *Rezoning Plan, Phase III and Phase IV, The Fountains of Poquoson A Village Mixed Use Development.*
7. Approval of this rezoning request does not constitute site plan approval. The proposal is subject to the City's Site Plan approval process and must meet all applicable City land use provisions.

Considerations and Relationship to the Comprehensive Plan (Conditional Use Permit Request)

As it pertains to the Conditional Use Permit, the 2:1 ratio, as permitted within the district with the approval of a Conditional Use Permit would be adhered to for Phases III and IV provided the developer does not construct more than 26 townhome units of the size proposed. The ratio for the entire site would exceed this ratio (69 percent residential), however, that is because Phases I and II include loft areas that increased the residential square footage. This additional square footage was consistent with the provisions of the Village Commercial district at the time of approval, as the developer received a Conditional Use Permit to construct residential above the second floor. At that time, residential use was restricted to the top two and a half (2.5) floors. In considering this application, the Planning Commission and City Council will need to determine whether the site as a whole meets the intent of the Village Commercial district since a portion of the development was approved under different regulations. If the Planning Commission determines that a Conditional Use Permit is appropriate for the proposed development, staff suggests the following conditions:

1. The developer must convey a 50' portion of the property at the northern side of Tax Map Parcel No. 27-1-87 to provide for a continuation of the Alphus Street right-of-way from the east of this property. The developer must provide improvements to Alphus Street on the portion fronting the development. Improvements include paving, sidewalk construction and installation of curb and gutter in accordance with VDOT standards to allow for the future acceptance of the street into the City's maintenance system. All improvements must be reviewed and approved by City staff.
2. Approval of the Architectural Review Board shall be required on all buildings, including the residential component, prior to site plan approval.

3. If the project is not constructed and fully operational within five (5) years of the issuance of this permit, the Conditional Use Permit shall become null and void.
4. The development shall not yield more than 9 dwelling units per acre.
5. All conditions as cited within the Conditional Use Permit dated May 14, 2012, amended June 27, 2016, shall be adhered to.
6. Any shared trash containers shall not be visible from public right-of-ways and shall be screened in accordance with City Site Plan and Zoning Ordinance requirements.
7. The applicant shall obtain all required local, state and federal permits.
8. If at any time the operation is in violation of any local, state or federal regulations, including the conditions set forth in this use permit, the City reserves the right to revoke the permit.
9. Approval of this use permit does not constitute site plan approval. The proposal is subject to the City's Site Plan approval process and must meet all applicable City land use provisions.

Attachments

CITY OF POQUOSON
PLANNING DEPARTMENT
500 CITY HALL AVENUE, POQUOSON, VIRGINIA 23662-1996
(757) 868-3040 TELEPHONE (757) 868-3105 FAX

APPLICATION TO AMEND THE COMPREHENSIVE PLAN

Date: May 9, 2016

To the Planning Commission/City Council of the City of Poquoson:

I/We, John B Graham

the undersigned owner(s) of the described property:

27-09-00-0002 B2
27-18-00-0002 B2

hereby request a change of the Future Land Use zoning classification from B2 to VC for the following reasons:

So that the Fountains at Poquoson development may integrate these parcels into its master plan, as Phase 3.

(CONTINUED)

I HEREBY AUTHORIZE CITY REPRESENTATIVES TO HAVE ACCESS TO THE PROPERTY DURING REASONABLE HOURS.

SIGNATURE OF PROPERTY OWNER(S):

X _____

X John B. Graham

NAME: John B. Graham

ADDRESS: 119 White House Dr.
Poquoson, Va.

TELEPHONE: 868-6196

SIGNATURE OF PERSON REPRESENTING APPLICATION:
(IF OTHER THAN OWNER)

X Robert Moore

NAME: _____

ADDRESS: 89 Sandy Bay Dr

TELEPHONE: 757-218-7144

INCLUDE WITH THIS APPLICATION:

1. A $450 FEE TO COVER ADVERTISING COST. MAKE CHECK PAYABLE TO "CITY OF POQUOSON".

CITY OF POQUOSON
PAID
MAY 09 2016
TREASURER #2

2. A SURVEYED PLAT OF THE PROPERTY.

City of Poquoson
500 City Hall Avenue
Poquoson, Virginia 23662
(757) 868-3040

APPLICATION FOR REZONING

Date: May 9, 2016

To the Planning Commission/City Council of the City of Poquoson:

I/We, John B. Graham,

the undersigned owner(s) of the described property:
27-09-00-0002 B2
27-10-00-0002 B2

hereby request a change of the zoning classification from B2 to VC for the following reasons:

So that the Fountains at Poquoson development may integrate these parcels into its master plan, as Phase 3.

I hereby authorize City representatives to have access to the subject property during reasonable hours.

Signature of property owner(s):

X John B. Graham

Name: John B. Graham

Address: 119 White House Dr.

Poquoson, Va

Phone No: Home 868-6296 Work ~~289~~ Cell 757-288-7990

Signature of person(s) representing application (if other than owner):

Robert Moses

Name:

Address: 89 Sandy Bay Dr

Poquoson, VA 23662

Phone No: Home _____ Work _____ Cell 218-7144

Include with this application:

- A surveyed plat of the property
- $500 fee to cover advertising cost. Make check payable to "City of Poquoson". Additional costs to be determined after application is submitted for notification of adjacent property owners.

Date Paid_____ Treasurer's Office Payment Certification

CITY OF POQUOSON
PAID
MAY 09 2016
TREASURER #2

City of Poquoson
500 City Hall Avenue
Poquoson, Virginia 23662
(757) 868-3040

APPLICATION FOR A CONDITIONAL USE PERMIT

To the Planning Commission/City Council
of the City of Poquoson:

I/We, John B. Graham,

the undersigned owner(s) of the described property:

27-09-00-0002 → VC

27-18-00-0002 → VC

hereby apply for a conditional use permit for the following reasons:

So that the commercial and residential units may be arranged that differs from the by-right configuration stated in the ordinance.

(CONTINUED)

I HEREBY AUTHORIZE CITY REPRESENTATIVES TO HAVE ACCESS TO THE PROPERTY DURING REASONABLE HOURS.

SIGNATURE OF PROPERTY OWNER(S):

X _____

X John B Graham

NAME: John B. Graham

ADDRESS: 119 White House Dr.
Poquoson, Va.

TELEPHONE: 868-6296

SIGNATURE OF PERSON REPRESENTING APPLICATION:
(IF OTHER THAN OWNER)

X Robert Moses

NAME: _____

ADDRESS: 89 Sandy Bay Dr

CITY OF POQUOSON
PAID
MAY 09 2016
TREASURER #2

TELEPHONE: 757-218-7144

INCLUDE WITH THIS APPLICATION:

1. A $500 FEE TO COVER ADVERTISING COST. MAKE CHECK PAYABLE TO "CITY OF POQUOSON".

2. A SURVEYED PLAT OF THE PROPERTY.

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDMENT TO THE FUTURE LAND USE MAPS OF THE CITY'S ADOPTED COMPREHENSIVE PLAN 2008-2028

WHEREAS, Robert Moses, applicant, and John Graham Etals, property owner, have requested an amendment to the City's Comprehensive Plan for 2008 through 2028 by designating the future land use for Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002 from General Commercial to Village Commercial; and

WHEREAS, the requested map amendment is consistent with the City's vision for the future land use of this specific area; and

WHEREAS, the requested map amendment of the City's Comprehensive Plan 2008-2028 was reviewed by the Planning Commission in a public hearing on August 15, 2016; and

WHEREAS, careful and thorough consideration of the map amendment has been given.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the requested amendment to the Future Land Use Maps of the 2008-2028 Comprehensive Plan be and the same hereby is recommended for approval.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____
Clerk, Planning Commission

A RESOLUTION RECOMMENDING CITY COUNCIL DENIAL OF AN AMENDMENT TO THE FUTURE LAND USE MAPS OF THE CITY'S ADOPTED COMPREHENSIVE PLAN 2008-2028

WHEREAS, Robert Moses, applicant, and John Graham Etals, property owner, have requested an amendment to the City's Comprehensive Plan for 2008 through 2028 by designating the future land use for Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002 from General Commercial to Village Commercial; and

WHEREAS, the requested map amendment is consistent with the City's vision for the future land use of this specific area; and

WHEREAS, the requested map amendment of the City's Comprehensive Plan 2008-2028 was reviewed by the Planning Commission in a public hearing on August 15, 2016; and

WHEREAS, careful and thorough consideration of the map amendment has been given.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the requested amendment to the Future Land Use Maps of the 2008-2028 Comprehensive Plan be and the same hereby is recommended for denial.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____
Clerk, Planning Commission

A RESOLUTION RECOMMENDING APPROVAL TO CITY COUNCIL OF THE REZONING OF 2.37 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF WYTHE CREEK ROAD, IMMEDIATELY TO THE SOUTH OF GEORGE'S RESTAURANT, TAX MAP PARCEL NOS. 27-09-00-0002 & 27-18-00-0002 FROM B-2 (BUSINESS) TO VC (VILLAGE COMMERCIAL)

WHEREAS, Robert Moses, applicant, and John Graham Etals, property owner, have requested that the property located on the west side of Wythe Creek Road immediately to the south of George's restaurant, specifically identified as Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002 be rezoned from B-2 (Business) to VC (Village Commercial); and

WHEREAS, the Planning Commission finds that the requested VC zoning is in accord with the City's revised Comprehensive Plan, and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on August 15, 2016, and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the request of Robert Moses, applicant, and John Graham Etals, property owner, for rezoning of the property located on the west side of Wythe Creek Road immediately to the south of George's restaurant, specifically identified as Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002, from B-2 (Business) to VC (Village Commercial) is hereby recommended for approval with the following conditions:

1. The layout of any development of the site shall generally adhere to the conceptual plan dated March 17, 2016 and titled *Rezoning Plan, Phase III and Phase IV, The Fountains of Poquoson A Village Mixed Use Development.* All residential to commercial ratios shall conform to the addendum to this conceptual plan received by the City on July 12, 2016, titled *Addendum.*
2. At no time shall the development in its entirety exceed 9 units per acre.
3. Prior to site plan approval, a boundary line adjustment plat must be prepared and recorded vacating all property lines divide the properties in question.
4. All development located 200' or closer to Wythe Creek Road shall be reserved for only commercial use.

5. Setbacks from Wythe Creek Road and adjacent properties not zoned Village Commercial shall be consistent with the requirements of the B-2, Business/Commercial Zoning District.
6. Phase IV (the townhome site) shall in no circumstance be constructed prior to the issuance of a certificate of occupancy on the commercial structure located in Phase III, as depicted on the conceptual plan dated March 17, 2016 and titled *Rezoning Plan, Phase III and Phase IV, The Fountains of Poquoson A Village Mixed Use Development.*
7. Approval of this rezoning request does not constitute site plan approval. The proposal is subject to the City's Site Plan approval process and must meet all applicable City land use provisions.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____
Clerk, Planning Commission

A RESOLUTION RECOMMENDING DENIAL TO CITY COUNCIL OF THE REZONING OF 2.37 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF WYTHE CREEK ROAD, IMMEDIATELY TO THE SOUTH OF GEORGE'S RESTAURANT, TAX MAP PARCEL NOS. 27-09-00-0002 & 27-18-00-0002 FROM B-2 (BUSINESS) TO VC (VILLAGE COMMERCIAL)

WHEREAS, Robert Moses, applicant, and John Graham Etals, property owner, have requested that the property located on the west side of Wythe Creek Road immediately to the south of George's restaurant, specifically identified as Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002 be rezoned from B-2 (Business) to VC (Village Commercial); and

WHEREAS, the Planning Commission finds that the requested VC zoning is in accord with the City's revised Comprehensive Plan, and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on August 15, 2016, and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the request of Robert Moses, applicant, and John Graham Etals, property owner, for rezoning of the property located on the west side of Wythe Creek Road immediately to the south of George's restaurant, specifically identified as Poquoson Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002, from B-2 (Business) to VC (Village Commercial) is hereby recommended for denial.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____
Clerk, Planning Commission

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW RESIDENTIAL DWELLINGS ABOVE THE SECOND FLOOR IN A MIXED-USE BUILDING & RESIDENTIAL SEPARATE FROM A COMMERCIAL AND/OR MIXED USE STRUCTURE NOT TO EXCEED TWO-THIRDS OF THE COMMERCIAL FLOOR AREA OF THE DEVELOPMENT IN THE VILLAGE COMMERCIAL DISTRICT ON PROPERTIES SPECIFICALLY IDENTIFIED AS TAX MAP PARCEL NOS. 27-09-00-0002, 27-18-00-0002 & 27-01-00-0087

WHEREAS, a request was submitted by John B. Graham Etals, property owner, and Robert Moses, applicant, for a Conditional Use Permit in order to allow residential dwellings above the second floor in a mixed-use structure and to allow residential separate from a commercial and/or mixed use structure not to exceed two-thirds of the commercial floor area of the development in the Village Commercial District for the properties, identified as Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002, located immediately to the south of George's restaurant and a parcel located immediately south of the Poquoson Commons Shopping Center and west of the Economic Development Authority's regional stormwater pond, specifically identified as Tax Map Parcel No. 27-01-00-0087; and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on August 15, 2016; and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the request of John B. Graham Etals, property owner, and Robert Moses, applicant, for a Conditional Use Permit in order to allow residential dwellings above the second floor in a mixed-use structure and to allow residential separate from a commercial and/or mixed use structure not to exceed two-thirds of the commercial floor area of the development in the Village Commercial District for the properties, identified as Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002, located immediately to the south of George's restaurant and a parcel located immediately south of the Poquoson Commons Shopping Center and west of the Economic Development Authority's regional stormwater pond, specifically identified as Tax Map Parcel No. 27-01-00-0087 is hereby recommended for approval with the following conditions:

1. The developer must convey a 50' portion of the property at the northern side of Tax Map Parcel No. 27-1-87 to provide for a continuation of the Alphus Street right-of-way from the east of this property. The developer must provide improvements to Alphus Street on the portion fronting the development. Improvements include paving, sidewalk construction and installation of curb and gutter in accordance with VDOT standards to allow for the future acceptance of the street into the City's maintenance system. All improvements must be reviewed and approved by City staff.

2. Approval of the Architectural Review Board shall be required on all buildings, including the residential component, prior to site plan approval.
3. If the project is not constructed and fully operational within five (5) years of the issuance of this permit, the Conditional Use Permit shall become null and void.
4. The development shall not yield more than 9 dwelling units per acre.
5. All conditions as cited within the Conditional Use Permit dated May 14, 2012, amended June 27, 2016, shall be adhered to.
6. Any shared trash containers shall not be visible from public right-of-ways and shall be screened in accordance with City Site Plan and Zoning Ordinance requirements.
7. The applicant shall obtain all required local, state and federal permits.
8. If at any time the operation is in violation of any local, state or federal regulations, including the conditions set forth in this use permit, the City reserves the right to revoke the permit.
9. Approval of this use permit does not constitute site plan approval. The proposal is subject to the City's Site Plan approval process and must meet all applicable City land use provisions.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____
Clerk, Planning Commission

A RESOLUTION RECOMMENDING CITY COUNCIL DENIAL OF A CONDITIONAL USE PERMIT TO ALLOW RESIDENTIAL DWELLINGS ABOVE THE SECOND FLOOR IN A MIXED-USE BUILDING & RESIDENTIAL SEPARATE FROM A COMMERCIAL AND/OR MIXED USE STRUCTURE NOT TO EXCEED TWO-THIRDS OF THE COMMERCIAL FLOOR AREA OF THE DEVELOPMENT IN THE VILLAGE COMMERCIAL DISTRICT ON PROPERTIES SPECIFICALLY IDENTIFIED AS TAX MAP PARCEL NOS. 27-09-00-0002, 27-18-00-0002 & 27-01-00-0087

WHEREAS, a request was submitted by John B. Graham Etals, property owner, and Robert Moses, applicant, for a Conditional Use Permit in order to allow residential dwellings above the second floor in a mixed-use structure and to allow residential separate from a commercial and/or mixed use structure not to exceed two-thirds of the commercial floor area of the development in the Village Commercial District for the properties, identified as Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002, located immediately to the south of George's restaurant and a parcel located immediately south of the Poquoson Commons Shopping Center and west of the Economic Development Authority's regional stormwater pond, specifically identified as Tax Map Parcel No. 27-01-00-0087; and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on August 15, 2016; and

WHEREAS, careful and thorough consideration was given the request.

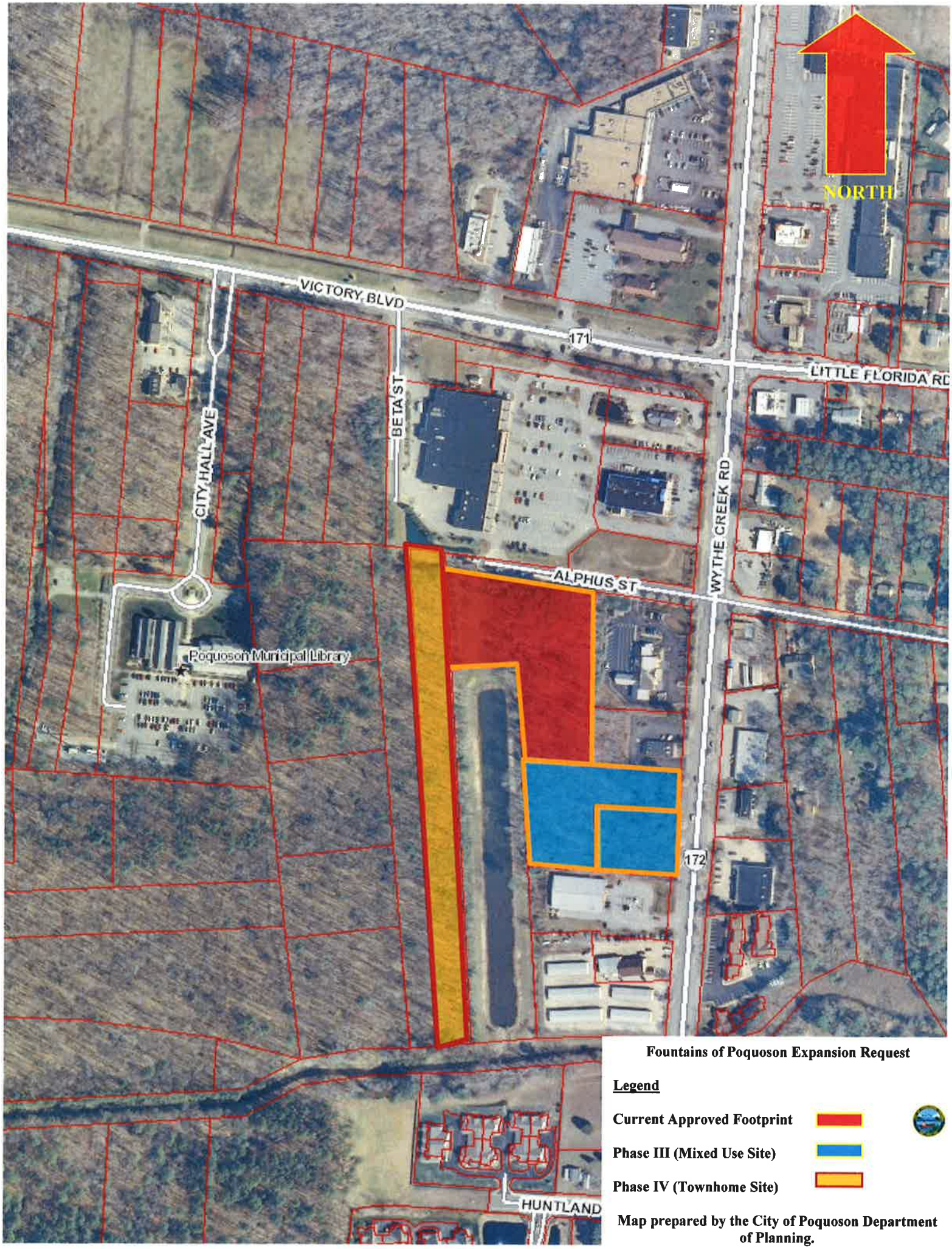
NOW, THEREFORE, BE IT RESOLVED, by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the request of John B. Graham Etals, property owner, and Robert Moses, applicant, for a Conditional Use Permit in order to allow residential dwellings above the second floor in a mixed-use structure and to allow residential separate from a commercial and/or mixed use structure not to exceed two-thirds of the commercial floor area of the development in the Village Commercial District for the properties, identified as Tax Map Parcel Nos. 27-09-00-0002 and 27-18-00-0002, located immediately to the south of George's restaurant and a parcel located immediately south of the Poquoson Commons Shopping Center and west of the Economic Development Authority's regional stormwater pond, specifically identified as Tax Map Parcel No. 27-01-00-0087 is hereby recommended for denial.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____
Clerk, Planning Commission



Fountains of Poquoson Expansion Request

Legend

Current Approved Footprint

Phase III (Mixed Use Site)

Phase IV (Townhome Site)

Map prepared by the City of Poquoson Department of Planning.

Fountains of Poquoson Expansion Request

Legend

Proposed Development Footprint

Map prepared by the City of Poquoson Department of Planning.