1. Planning Commission Agenda

   Documents: 1-21-16 PC AGENDA.PDF

CITY OF POQUOSON

POQUOSON PLANNING COMMISSION

JANUARY 21, 2016

AGENDA

POQUOSON PLANNING COMMISSION
Thursday, January 21, 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 – December 7, 2015

D. AUDIENCE FOR VISITORS

E. PUBLIC HEARING

1. A request by Joseph Gaita, applicant, and Kathleen Fairhurst, property owner, for a Conditional Use Permit to establish an auto sales business on property located at 346 Wythe Creek Road, identified as Tax Map Parcel Nos. 27-01-00-0075 and 27-01-00-0077, zoned R-1 (Single-Family Residential).

F. COMMUNICATIONS AND CORRESPONDENCE

1. Status of the Item from the December 7, 2015 Meeting

G. ADJOURN

VIRGINIA: The Poquoson Planning Commission met in a regular meeting on Monday, December 7, 2015 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 Gregory N. Gardy, Member
Commissioner Richard D. Clifton, Member
Commissioner James K. Titlow, Member
Commissioner Gustavus A. Goddin, Member

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

ABSENT: Commissioner Shawn M. Avery, Member

REGULAR SESSION

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

INVOCATION AND PLEDGE OF ALLEGIANCE

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

APPROVAL OF THE MINUTES

Commissioner Goddin moved, seconded by Commissioner Gardy, that the minutes of the October 19, 2015 regular session be approved as submitted. Recorded vote on the motion:

YES: Commissioners Travis, Gardy, Clifton, Titlow, Goddin and Chairwoman Shriver.

NO: None.

Commissioner Goddin moved, seconded by Vice Chairman Travis, that the minutes of the November 2, 2015 work session be approved as submitted. Recorded vote on the motion:

YES: Commissioners Travis, Gardy, Clifton, Titlow, Goddin and Chairwoman Shriver.

NO: None.

Vice Chairman Travis moved, seconded by Commissioner Goddin, that the minutes of the November 16, 2015 work session be approved as submitted. Recorded vote on the motion:

YES: Commissioners Goddin, Titlow, Clifton, Gardy, Travis and Chairwoman Shriver.

NO: None.

Commissioner Clifton moved, seconded by Commissioner Goddin, that the amendment to the May 18, 2015 regular session be approved as submitted. Recorded vote on the motion:

YES: Commissioners Goddin, Titlow, Clifton, and Chairwoman Shriver.

NO: Commissioner Gardy and Vice Chairman Travis.

AUDIENCE FOR VISITORS

No one in the audience spoke.

PUBLIC HEARING

1. **AN ORDINANCE AMENDING ARTICLE XI.I. GENERAL COMMERCIAL DISRICT, SECTION 11.1-2, PERMITTED USES, BY REQUIRING APPROVAL OF A CONIDITIONAL USE PERMIT BY CITY COUNCIL FOR HIGH TRAFFIC GENERATING USES TO INCLUDE CERTAIN RETAIL, SERVICE, RESTAURANT, GOVERNMENTAL, MEDICAL, RECREATIONAL AND LODGING USES.**

This application was advertised for a public hearing in the Daily Press on November 22, 2015 and November 29, 2015.

Ms. Deborah Vest, Community Development Director, provided a brief history of the proposed ordinance which had been remanded to the Planning Commission by City Council at its November 9, 2015 meeting. She stated that the proposed amendment to the General Commercial District had been written by City staff at Council's direction in response to citizens' expressed concerns regarding preservation of Victory Boulevard's character. In drafting the language, she explained that uses, allowed by-right in the B-2 District that generate high traffic counts and were perceived by City Council to potentially diminish the integrity of the existing road, were included in the proposed amendment contingent upon submission of a traffic study and an approved Conditional Use Permit. Ms. Vest explained that although the Commission had suggested, at its November 16,

2015 work session, adding a provision that would require all uses that generate a certain amount of vehicular trips per hour be added to the list requiring a Conditional Use Permit, this was not included in the ordinance under consideration. She reminded the Commission of the suggested additional language submitted by Vice Chairman Travis that would require an approved Conditional Use Permit for uses generating 50+ vehicular trips per hour. In conclusion she stated that if the Commission wishes to include language that would address intense traffic generating uses, that they may do so by recommending approval of the remanded draft with an amendment to incorporate this provision.

Chairwoman Shriver opened the public hearing.

Mr. Mark Andrews, 7 Martha Court; Mr. Alan Moody, 207A Browns Neck Road; and Ms. Terry Gooding, 77 Bunting Lane, offered the following comments in support of the proposed ordinance amendment:

- That it supports the City's Comprehensive Plan goals/objectives;
- That it ensures that the list of uses included in the amendment will be considered in a public hearing process before the Planning Commission and City Council;
- That the CRES development brought to light the problem with the existing ordinance which this amendment should properly address; and
- That this amendment will maintain the City's small town atmosphere and minimize negative traffic impacts.

As there were no further speakers, Chairwoman Shriver closed the public hearing,

Victoria H. Diggs, Clerk read aloud an e-mail sent earlier that day to the Commissioners from Brad Brown, representing the Poquoson Shopping Center, LLC, asking the Commission to table action on the draft ordinance until further professional analysis of its economic impact could be completed.

During their discussion, the Commissioners suggested that the number of vehicular trips included in Vice Chairman Travis' suggested amendment to the ordinance be increased from 50 to 75 per hour. The amendment, as suggested by Vice Chairman Travis and modified as noted above, read as follows:

All uses permitted in the B-2 district, subject to the conditions imposed in the B-2 district, with the exception of the uses listed below *or any other use projected to result in 75 or more vehicle trips per hour*, which are permitted with a Conditional Use Permit issued by City Council. Prior to the review and consideration of a Conditional Use Permit application, the uses identified below *or any other use projected to result in 75 or more vehicle trips per hour* require the submittal of a traffic impact study prepared by an individual or firm qualified to conduct traffic engineering studies in a

manner and form acceptable to the zoning administrator. Such study shall address projected traffic generation, internal and external traffic, turning movements and distribution at each access point, capacity of surrounding roads, and road access improvements.

Commissioner Goddin moved, seconded by Commissioner Gardy, to recommend approval to City Council of the proposed General Commercial ordinance amendment inclusive of Vice Chairman Travis' suggested amendment to include 75 vehicular trips per hour. Recorded vote on the motion:

YES: Commissioners Travis, Gardy, Clifton, Titlow, Goddin and Chairwoman Shriver.

NO: None.

COMMUNICATIONS AND CORRESPONDENCE

1. Rebroadcast of Planning Commission Meetings.

Due to citizens' requests, Ms. Vest stated that Planning Commission meetings will henceforth be rebroadcast on the same schedule as that of City Council meetings, i.e. the following Wednesday morning at 10:00 a.m. and the following Thursday evening at 6:30 p.m. However, she pointed out that the rebroadcast of Commission meetings in January and February, due to conflicts with holidays, would be rebroadcast the following week on the days and times as previously noted.

2. Government Email Addresses for Commissioners

Chairwoman Shriver informed the Commission that if they want a government email address to utilize for Commission business that it can be arranged by contacting the Clerk, Victoria Diggs. However, Commissioners were assured that if they choose not to do so all emails received on their behalf would be forwarded to their personal email accounts through City staff.

The City staff and the Commissioners wished everyone a Merry Christmas and Happy New Year.

Kevin M. Wyne, Planner, gave a brief overview of his attendance at the Hampton Roads Transportation Planning Organization's Transportation Technical Advisory Committee's Long Range Transportation Plan Subcommittee. He stated that the projected available revenue for highway projects for the 2040 Long Range Transportation Plan was cut $1.2 billion which could impact the Victory Boulevard widening project. Mr. Wyne promised to keep the Commissioners advised of any further updates.

Victoria H. Diggs, Clerk reminded the Commission that their next regular meeting falls on a holiday so, in accordance with their Bylaws, the next meeting will be held on January 21st.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:44 p.m.

Bonnie W. Shriver, Chairwoman

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: January 21, 2016

To: The Honorable Chairwoman and Members of the Planning Commission

From: Kevin M. Wyne, City Planner

Subject: **Conditional Use Permit for Auto Sales Use at 346 Wythe Creek Road–Tax Parcel Nos. 27-1-75 and 27-1-77**

Introduction

The City has received a request by Mr. Joseph Gaita, applicant, and Ms. Kathleen Fairhurst, property owner, for a conditional use permit to establish an auto sales business on property located at 346 Wythe Creek Road, further identified as Tax Parcel Nos. 27-1-75 and 27-1-77 . The property, although it has housed professional office uses in the past, is zoned R-1, Single Family Residential district. The zoning ordinance requires that a conditional use permit be acquired prior to the establishment of a use that is not specifically permitted within the property's specified zoning district (Ref. Article I. Section 1-8). The properties are located on the east side of Wythe Creek Road just south of its intersection with Huntlandia Way and consist of two (2) separate parcels totaling .25 acres in area.

Public Notice

This application was advertised for public hearing in the Daily Press on January 1, 2016 and January 8, 2016. Adjacent property owners were notified of this request by letters mailed on January 4, 2016.

Applicant's Proposal

The applicant proposes establishing a small auto sales business on the property. He would utilize the existing, 500 square foot building as office space and use the area behind the building to place approximately six (6) cars for sale. The anticipated hours of operation would be daily from 10:00 am to 5:00 pm.

Site Character

One (1) of the parcels is rectangular in shape and borders the other which is triangular in shape. The rectangular parcel, which maintains approximately 45 feet of frontage on Wythe Creek Road, houses the 500 square foot building that last operated as Beacon Electric in 2013. Beacon Electric was classified as a professional office use, traditionally a lower impact use than a retail operation with outdoor sales. The site lay approximately 150 feet south of Huntlandia Way and is largely cleared. Within 250 feet of the site lay seven (7) single family residential dwellings. Behind the building, which is located almost at the front property line at Wythe Creek Road, opens a narrow cleared field, which would allow the business owner an area for car placement.

Zoning and Comprehensive Plan Considerations

The property is zoned R-1, Single Family Residential and an automobile use is not permitted within this district due to its intensity. The last business use was Beacon Electric, which was a legal, non-conforming use and thus grandfathered on the property. Because Beacon Electric was a less intense, office use, the grandfathered status does not apply to this situation. If another office use were proposed for the property a conditional use permit would not be necessary.

Uses permitted in the R-1 district without a conditional use permit include single family residential structures and accessory buildings, playgrounds and parks of a non-commercial nature as well as public utilities. Schools and churches are permitted within this district with a conditional use permit. Commercial uses such as the auto sales business in question that generate activities inconsistent with the provisions set forth for home based businesses are not specifically permitted in this district.

The Comprehensive Plan 2008-2028 identifies the property as low density residential. Low density residential is describe by the Comprehensive Plan as the following:

> *This category is for single-family residential areas in Poquoson that are intended to have a maximum of one and a half (1.5) to two (2) dwelling units per acre, as prescribed by the three current land use zoning districts: R-S, R-1, and R-2. Low Density Residential is the base layer of zoning for the City and is proposed for all parts of the City not designated for commercial, conservation, public use or medium to high density residential development. This designation may include open-space subdivisions in accordance with the Zoning Ordinance, not exceeding the maximum density allowed.*

While the property is zoned R-1, due to its location on Wythe Creek Road, it is located near several other zoning districts. Properties to its immediate south, north and west are zoned R-1. However, one will find the R-3 district immediately across Wythe Creek Road to the site's west and the B-2, Business/Commercial district 150 feet to its north. Lastly, the Village Commercial district is located approximately 700 feet to the north west of the property.

Surrounding Characteristics

The property is surrounded by single-family residential uses and the R-1, Single Family Residential district. The property immediately to its south is an undeveloped parcel currently used as a large garden. To its north and west lay existing single family residences. A large, undeveloped, residentially zoned parcel is located to its east. In addition to the single family dwellings in the area, there are several higher impact developments in its vicinity. To its west, south west and north west is the Villas development. To its north are the Dr. Hunt Dentistry office and the Storage World of Poquoson complex.

Traffic and Access

The property has direct access from Wythe Creek Road. An auto sales use of this size is not expected to generate large numbers of customers, thus limiting the expected vehicular trips per day. Additionally, on site circulation is anticipated to be sufficient to serve a use of this nature. The on-site structure's proximity to Wythe Creek Road could be problematic as visibility could be an issue for customers wishing to exit the site making a south bound movement onto Wythe Creek Road.

Environmental and Building Code

As no new development is taking place, no wetlands delineation is required. However, any new construction on the site that exceeds 750 square feet, would require the submittal of a new site plan, and thus require a delineation of wetlands on the property. Furthermore, the introduction of any impervious on-site materials would necessitate the need for a site plan submittal.

The most recent use of the building located on the property was as a professional office, meaning that the use categorization under recognized Building Codes would not change. This means that no change of use permit relative to building code s would be required and the new auto sales use would be grandfathered under the code that was in effect upon its construction.

Utilities

The property is served by all necessary utilities.

Relationship to the Comprehensive Plan/Staff Findings

As stated above, the property is designated for use as *Low Density Residential* as defined in the Comprehensive Plan. A detailed description of the purpose and intent of the *Low Density Residential* land use designation is outlined above in the section titled "Zoning and Comprehensive Plan Considerations."

The property is small and, as such, expansion of any use is limited. The property has functioned in the past as a professional office use that functioned well within the fabric of the established residential uses that it surrounds. It is important to note; however, that the proposed use would be more intense than the lower traffic uses that operated on the property previously and thus, it may not fit as seamlessly into the existing neighborhood. With any type of use as intense as a retail establishment there are inherent impacts that may not make it desirable to neighbors. These impacts include increased vehicular traffic stemming from the creation of customers, potential noise pollution generated from these customers and outdoor sales, and potential visual clutter created by the outdoor storage of vehicle inventory. The property itself has shown in the past that it can successfully operate as a professional office with little to no issue. However, with on-site sales being introduced to the site, this use sets itself apart from previous users. Certain conditions would be necessary to mitigate this use's impact to the existing residential uses in the surrounding area. If the Planning Commission recommends approval of the request to City Council, staff recommends that approval be subject to the following conditions:

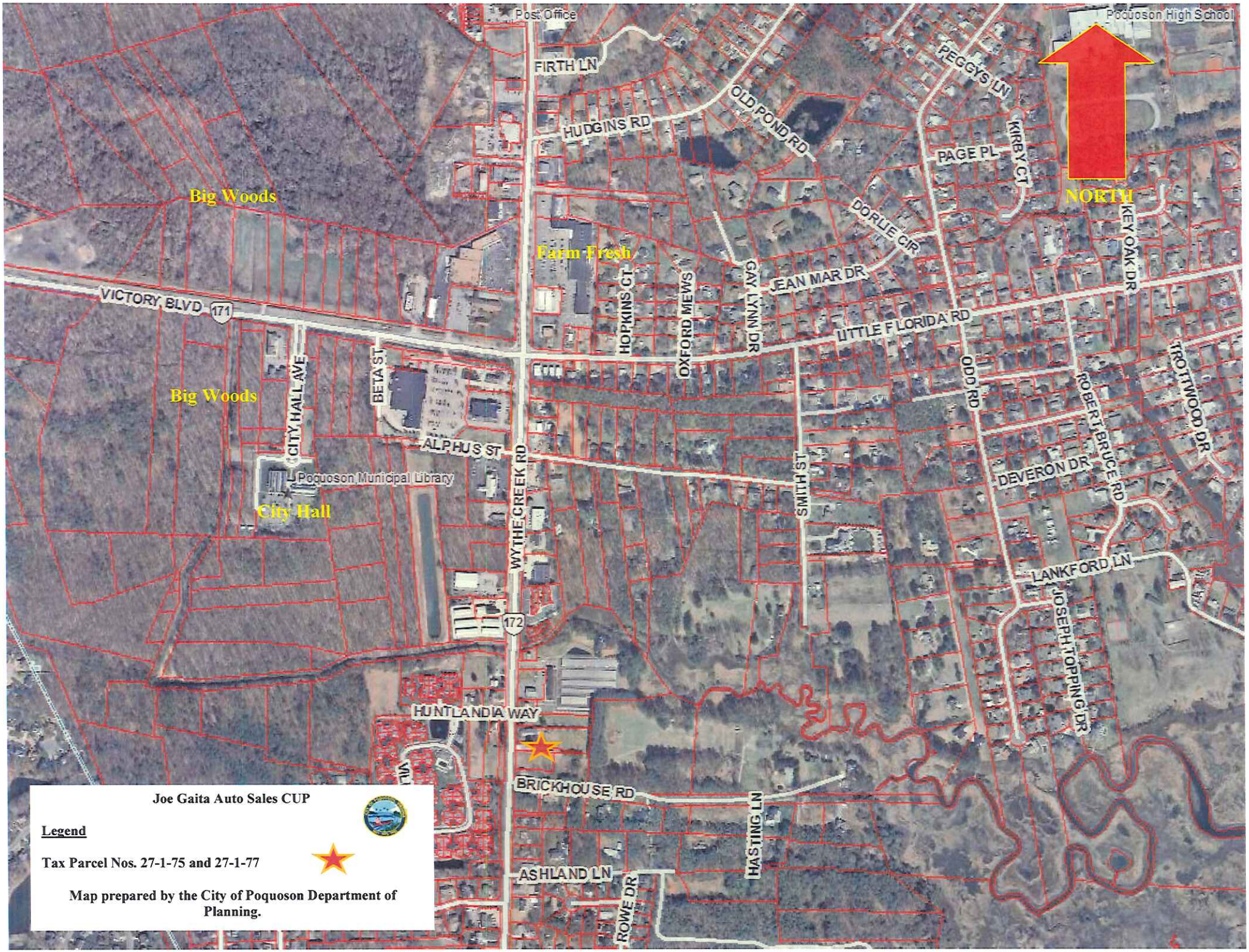
1. All trash receptacles shall be screened from adjacent properties and right-of-ways.
2. The use must comply with all local, state and federal regulations. If at any time this use is operating in violation of any of the regulations set forth by the aforementioned agencies, the City Council may revoke this permit.

3. This use permit shall be used solely for the establishment of an automobile sales use with on-site office facilities and shall not be interpreted for use of a business that cannot be classified as such. Any other use not specifically permitted within the property's zoning district shall require a separate use permit.
4. The operation of the use shall be restricted to the hours of 7 a.m. and 7 p.m. No activity supporting the use shall be conducted outside of this window.
5. No on-site vehicle repair or maintenance shall be permitted.
6. Washing and/or cleaning of vehicles on-site shall not produce any more noise or odor than what is reasonably expected from a single family residential property. Specifically, no industrial grade equipment or chemicals shall be used on-site for the purpose of cleaning vehicles. All impacts related to this activity, including runoff, shall be contained to the property.
7. Vehicles stored on-site for sale or intended for sale shall be stored at the rear of the building and limited to no more than 10 at any given time.
8. Vehicles stored on-site shall be maintained in good working order and must maintain a valid inspection decal issued by the Commonwealth of Virginia.
9. Vehicles leaking any fluid must be repaired promptly or removed from the City within 48 hours of the leak being observed.
10. On-site lighting shall be shielded in a manner that prevents light trespass to adjacent properties but still allows for sufficient lighting on-site during evening hours.
11. The vegetation located on the property at its north boundary must be perpetually maintained in good condition. Additionally, vegetation must be planted, to the satisfaction of the Director of Community Development, within a year of the issuance of this permit, at the southern property boundary to calm impacts related to vehicle display.
12. Signage shall be permitted in accordance with the City's Sign Ordinance. Aside from the display of vehicle sale prices in and/or on a vehicle's windshield, no signage shall be displayed on vehicles.
13. No animated signs shall be permitted.
14. 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.
15. City Council reserves the right to review and amend the conditions of this permit as they see fit.

Attachments

Villas
Dr. Hunt Dental Office
NORTH
HUNTLANDIA WAY
VILLA DR
WYTHE CREEK RD
172
Villas
BRICKHOUSE RD
Joe Gaita Auto Sales CUP
Legend
Tax Parcel Nos. 27-1-75 and 27-1-77
Map prepared by the City of Poquoson Department of Planning.

Villas
Dr. Hunt
Dental
NORTH
HUNTLANDIA WAY
VILLA DR
WYTHE CREEK RD
172
Villas
BRICKHOUSE RD
Joe Gaita Auto Sales CUP Vicinity Zoning Map
Legend
R1-Single Family
R3 Multifamily Res.
B2 Commercial
Subject Parcels



Joe Gaita Auto Sales CUP

Legend

Tax Parcel Nos. 27-1-75 and 27-1-77

Map prepared by the City of Poquoson Department of Planning.

A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF A CONDITIONAL USE PERMIT TO ESTABLISH AN AUTO SALES BUSINESS ON PROPERTY LOCATED AT 346 WYTHE CREEK ROAD, POQUOSON TAX MAP PARCEL NOS. 27-01-00-0075 AND 27-01-00-0077

WHEREAS, a request was submitted by Joseph Gaita, applicant, and Kathleen Fairhurst, property owner, for a Conditional Use Permit to establish an auto sales business on property located at 346 Wythe Creek Road, specifically identified as Tax Map Parcel Nos. 27-01-00-0075 and 27-01-00-0077; and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on January 21, 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 Joseph Gaita, applicant, and Kathleen Fairhurst, property owner, for a Conditional Use Permit to establish an auto sales business on property located at 346 Wythe Creek Road, specifically identified as Tax Map Parcel Nos. 27-01-00-0075 and 27-01-00-0077 is hereby recommended for approval contingent upon adherence to the following conditions:

1. All trash receptacles shall be screened from adjacent properties and right-of-ways.
2. 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.
3. This use permit shall be used solely for the establishment of an automobile sales use with on-site office facilities and shall not be interpreted for use of a business that cannot be classified as such. Any other use not specifically permitted within the property's zoning district shall require a separate use permit.
4. The operation of the use shall be restricted to the hours of 7 a.m. and 7 p.m. No activity supporting the use shall be conducted outside of this window.
5. No on-site vehicle repair or maintenance shall be permitted.
6. Washing and/or cleaning of vehicles on-site shall not produce any more noise or odor than what is reasonably expected from a single family residential property. Specifically, no industrial grade equipment or chemicals shall be used on-site for the purpose of cleaning vehicles. All impacts related to this activity, including runoff, shall be contained to the property.

7. Vehicles stored on-site for sale or intended for sale shall be stored at the rear of the building and limited to no more than 10 at any given time.
8. Vehicles stored on-site shall be maintained in good working order and must maintain a valid inspection decal issued by the Commonwealth of Virginia.
9. Vehicles leaking any fluid must be repaired promptly or removed from the City within 48 hours of the leak being observed.
10. On-site lighting shall be shielded in a manner that prevents light trespass to adjacent properties but still allows for sufficient lighting on-site during evening hours.
11. The vegetation located on the property at its north boundary must be perpetually maintained in good condition. Additionally, vegetation must be planted, to the satisfaction of the Director of Community Development, within a year of the issuance of this permit, at the southern property boundary to calm impacts related to vehicle display.
12. Signage shall be permitted in accordance with the City's Sign Ordinance. Aside from the display of vehicle sale prices in and/or on a vehicle's windshield, no signage shall be displayed on vehicles.
13. No animated signs shall be permitted.
14. 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.
15. City Council reserves the right to review and amend the conditions of this permit as they see fit.

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 ESTABLISH AN AUTO SALES BUSINESS ON PROPERTY LOCATED AT 346 WYTHE CREEK ROAD, POQUOSON TAX MAP PARCEL NOS. 27-01-00-0075 AND 27-01-00-0077

WHEREAS, a request was submitted by Joseph Gaita, applicant, and Kathleen Fairhurst, property owner, for a Conditional Use Permit to establish an auto sales business on property located at 346 Wythe Creek Road, specifically identified as Tax Map Parcel Nos. 27-01-00-0075 and 27-01-00-0077; and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on January 21, 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 Joseph Gaita, applicant, and Kathleen Fairhurst, property owner, for a Conditional Use Permit to establish an auto sales business on property located at 346 Wythe Creek Road, specifically identified as Tax Map Parcel Nos. 27-01-00-0075 and 27-01-00-0077 is hereby recommended for denial.

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

ADOPTED: _____

TESTE: _____
Clerk, Planning Commission

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, JOSEPH GAITA (LEASOR).

the undersigned owner(s) of the described property:

346 WYTHE CREEK RD.
POQUOSON

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

TO OPEN A SMALL AUTO SALES BUSINESS AT 346 WYTHE CREEK RD.
EXISTING BUILDING TO BE USED AS OFFICE SPACE AND APPROXIMATELY SIX CARS FOR SALE BEHIND BUILDING
BUSINESS HOURS WOULD BE BETWEEN 10:00 A.M. — 5:00 P.M.

Tax Map Parcel # 27-01-00-0075 + 27-01-00-0077
Zoned - R-1 Single-Family Residential

(CONTINUED)

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

SIGNATURE OF PROPERTY OWNER(S):

X _____

X _____

NAME: KATHLEEN FAIRHURST

ADDRESS: 6 OAKLAND DR
NEWPORT NEWS

TELEPHONE: 757-591-7172

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

X _____

NAME: JOSEPH GAITA

ADDRESS: 806 CALTHROP NECK RD.
YORKTOWN VA. 23693

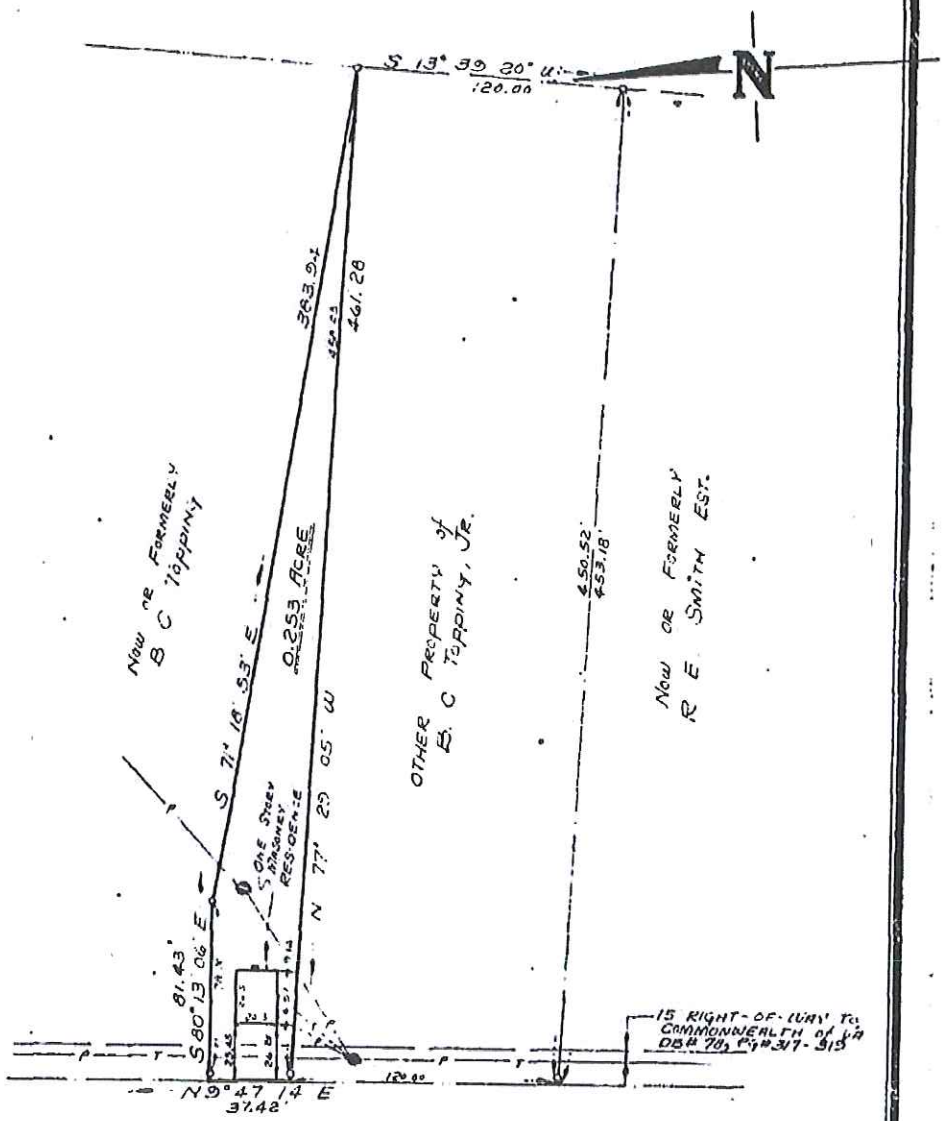
TELEPHONE: 757-870-7306

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.

BOOK 301 PAGE 773



SYMBOLS - DENOTE
- PIPE FOUND
- PIPE SET
- ROD FOUND
- CONC. MONUMENT

WYTHE CREEK ROAD

COMMONWEALTH OF VIRGINIA
EDWARD J. KELLER
CERTIFICATE No.
1018
LAND SURVEYOR

I, Edward J. Keller HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME ON THIS DATE AND IS CORRECT. THERE ARE NO ENCROACHMENTS UNLESS SHOWN HEREON

E. J. KELLER, INC.
LAND SURVEYOR
NEWPORT NEWS, VIRGINIA

JOB LOCATION # WYTHE CREEK ROAD

PLAT OF THE PROPERTY OF :
B. C. Topping, JR.

PARCEL OF LAND
CONTAINING
0.253 ACRE
CITY OF POQUOSON, VA.

CODE: 77-159	DWN. BY: LL	SCALE: 1" = 60'	TO: GIBSON	DATE: 9 MARCH 77

CITY OF POQUOSON

PLANNING DEPARTMENT

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

MEMORANDUM

Date: January 21, 2016

To: Chairwoman and Members of the Planning Commission

From: Deborah L. Vest, Director of Community Development

Subject: **Status of the Item from the December 7. 2015 Meeting**

The current status of the item considered by the Planning Commission at its December 7, 2015 meeting is:

1. An ordinance amending Article XI.I. General Commercial District, Section 11.1-2, Permitted uses, by requiring approval of a Conditional Use Permit by City Council for high traffic generating uses to include certain retail, service, restaurant, governmental, medical, recreational and lodging uses.

City Council, at its December 14, 2015 meeting, voted to approve this ordinance amendment as remanded.

DLV:vhd