

The Poquoson Planning Commission met in a work session on Monday, April 15, 2013 at 6:00 p.m. in the Council Chambers located at 500 City Hall Avenue.

PRESENT: Commissioner Bonnie W. Shriver, Chairwoman
Commissioner Gregory N. Gardy, Member
Commissioner Shawn M. Avery, 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 William J. Travis, Vice Chairman

Big Woods Rezoning:

Commissioner Greg Gardy opened the meeting as Chairwoman Shriver was late arriving and asked Deborah L. Vest, Director of Community Development, to initiate the discussion on the proposed rezoning of the Big Woods. Ms. Vest reminded the Commission that this was the second in a series of work sessions to discuss the potential rezoning of the Big Woods.

She stated that a third Big Woods landowners meeting was held on April 11th at which time three guest speakers: Carol Meredith, Newport News Assistant Director of Development; Bryan Witt, Newport News Senior Program Coordinator; and Sandra J. Brinson, Integrity Environmental, Inc. President, made presentations. These speakers, experienced in economic development and wetlands delineations, presented valuable information for the Big Woods landowners. The Commission was asked for their opinions on what they perceived to be the best zoning for the Big Woods, i.e. mixed use (commercial and residential) or if the current zoning is adequate.

During the discussion, the following comments/concerns were voiced:

- ✓ There are approximately 35 landowners owning 60 parcels in the Big Woods.
- ✓ Only a few wetlands delineations have been performed at this time so the City is uncertain of the number of useable acres.
- ✓ Lack of infrastructure is a problem.

- ✓ Water service appears to be sufficient but will need to be extended as development occurs beyond City Hall Avenue.
- ✓ Verification of adequate sanitation service in the Big Woods needs to be researched to determine if an additional pump station will be required.
- ✓ Setback requirements for mixed use construction needs to be revisited.
- ✓ Developers face difficulties trying to negotiate with numerous landowners.
- ✓ New storm water regulations will further complicate the development of the Big Woods.
- ✓ Affordable housing should be included in any mixed use zoning district.
- ✓ Since Victory Boulevard is a gateway into the City, new improvements must meet a high standard.

Ms. Vest stated that City Council was recently notified that the Transportation Bill, which the General Assembly approved during its 2013 session, included the widening of Victory Boulevard which would aid in the marketing and developing of the Big Woods.

Staff pointed out that at the past three Big Woods landowner meetings, hosted by the Economic Development Authority (EDA), great interest was shown by the landowners in working together in order to develop this area. The Commission expressed hope that this cooperation would continue and agreed that a minimal number of City personnel should attend any future meetings so that the landowners feel comfortable in sharing ideas with the EDA. Ms. Vest suggested that the Planning Commission express support for the landowners and invite them to an upcoming Commission meeting. The Planner agreed but suggested that the invitation be extended later in the rezoning process.

Victoria Diggs, Clerk, announced there would be no regular meeting in May; however, Chairwoman Shriver suggested that the Commission meet in a work session to continue the discussions on the possible Big Woods rezoning.

There being no further business, the meeting was adjourned at approximately 7:05 p.m.

ADOPTED: June 17, 2013

ATTESTE: Victoria H. Diggs
Victoria H. Diggs, Clerk