

The Poquoson Planning Commission met in a work session on Monday, June 16, 2014 at 6:30 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

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

ABSENT: Commissioner Shawn M. Avery, Member
Commissioner James K. Titlow, Member
Commissioner Gustavus A. Goddin, Member

Chairwoman Shriver called the session to order and asked Kevin M. Wyne, Planner, to lead the discussion.

Proposed Ordinance Amendments to the City's Zoning Ordinance:

Mr. Wyne reminded the Commission that concerns were expressed by a developer in a letter presented to them at their last meeting regarding the need for greater flexibility as it relates to setbacks in the Village Commercial, the General Commercial and the Research and Development/Office Districts located in the Big Woods. They based their request upon the environmental hurdles that must be addressed when developing property in the Big Woods. In response to the developer's expressed concerns and request for greater latitude relative to setback requirements, Mr. Wyne stated that staff agreed that a specific setback should not be assigned, but rather each request should be considered on a case by case basis. As such, he stated that staff is recommending the inclusion of the following sentence in each of the aforementioned districts:

Upon the presence of certain environmental features, including, but not limited to the Chesapeake Bay Resource Protection Area and/or non-tidal wetlands, the City Council may, upon the holding of a public hearing before both the City Council and the Planning Commission, consider a reduction of any or all of the above required setbacks on a case by case basis.

The Commissioners agreed that staff's recommendation was an appropriate response to the request presented at the last meeting. Mr. Wyne stated that during the regular session that

evening the proposed amendments to the three specified zoning districts would be presented in greater detail.

Covered Piers:

The Planner explained that staff mistakenly thought that the City Code, as it relates to *covered piers*, had already been amended to reflect the State Code requirements. However, he stated that this omission had come to light when the City recently received a Conditional Use Permit for such a structure.

In conclusion, the Community Development Director, Deborah Vest, stated that next month staff plans to introduce an ordinance amending the City Code pertaining to covered piers to reflect the State Code which allows covered piers up to 400 square feet by right. In addition, staff plans to present an amendment to the City's Environmental Management Area (EMA) Overlay Ordinance to reflect the updated State Code references.

There being no further business, the meeting was adjourned at approximately 6:50 p.m.

ADOPTED:

September 15, 2014

ATTESTE:

Victoria H. Diggs

Victoria H. Diggs, Clerk