

The Poquoson Planning Commission met in a work session on Monday, August 17, 2015 at 7:00 p.m. in the Council Chambers located at 500 City Hall Avenue.

PRESENT: Commissioner Bonnie W. Shriver, Chairwoman
Commissioner Gregory N. Gardy, Member
Commissioner 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
Commissioner Shawn M. Avery, Member

Land Use Applications for Commercial Real Estate Services (CRES)

Deborah L. Vest, Director of Community Development, stated that the purpose of the work session was to provide an opportunity for the potential developer, CRES-EG Development, LLC, to introduce their project to the Commission in advance of the required public hearings. She explained that the development is proposed for the 8.87 acres of property owned by the Poquoson Economic Development Authority (EDA) which is located on the north side of Victory Boulevard across from City Hall Avenue. She stated that the property contains wetlands which are easily identified as the non-cleared area in the rear; that the subject site is comprised of six (6) parcels, five (5) of which are zoned General Commercial (GC) allowing for commercial development by-right; that the most western parcel is zoned Research and Development (RD) requiring a rezoning and an amendment to the Comprehensive Plan Future Land Use Map; and that a Conditional Use Permit will be required for the establishment of a fueling station. All three of these requests will require public hearings and consideration by both the Planning Commission and the City Council. The public hearings on these requests are tentatively scheduled for the Planning Commission's September 21, 2015 meeting.

Mr. Michael A. Culpepper, CRES Manager of Development, introduced Mr. Steve Green, CRES Vice President, and Mr. Bruce Berlin, Senior Vice President of Ellis-Gibson Development Group and stated that CRES and EG Development have been collaborating on projects for approximately 25 years. He stated that the project being proposed is called the Poquoson Market Place and is slated to be developed on the aforementioned EDA acreage. He shared that the proposed grocery

store would measure 41,921 square feet with an ancillary fuel station to include 6 pumps with 12 dispensers. He pointed out that the proposed plan also provides a 10,150 square foot retail strip mall across the proposed right-of-way from the fuel station. He noted that the site has development constraints due to the amount of wetlands and that only .61 acre out of the 1.5 acres of wetlands would be impacted by this project. He stated that to provide sufficient on-site stormwater storage three (3) BMP areas are included in the development plan, i.e. one north of Parcel "B"; one north of the fuel station; and one south of the green area.

Mr. Culpepper pointed out that there are two (2) public right-of-ways proposed for the project; however, the primary entrance would include a median to mirror City Hall Avenue with a traffic signal. He stated that his development team had studied the Traffic Impact Analysis (TIA) provided by the Legacy project and that they would be providing their own TIA. Lastly, he stated that the proposed development would have a significant economic impact on the City and provide 90 to 95 full and part-time jobs with the adjacent retail shops providing up to 50 additional positions. In conclusion, Mr. Culpepper displayed an elevation drawing of the anchor store and explained that CRES-EG had signed a confidentiality agreement precluding the disclosure of its name.

Upon completion of the developer's presentation, the Commissioners inquired about a reconfiguration of the paved right-of-way to assist in future development of the parcels beyond the proposed project. CRES responded that they could not impact the rear wetlands and that the current configuration was the best option for truck access, traffic circulation and pick-up/delivery of merchandise.

Chairwoman Shriver thanked the CRES-EG team for their presentation and stated that the Commission looks forward to the public hearing on the proposed project at its September 21, 2015 meeting.

Ms. Vest updated the Commission on the following items:

- At the community meeting held last month, VDOT revealed its revised Wythe Creek Road improvements plan that includes 3 lanes, as opposed to the originally planned 4 lanes, with a reversible center turn lane. Construction on this roadway project is predicted to begin in 2018.
- The City has received the site plan for the White House Cove Marina development expansion.
- The Legacy project has been modified, i.e. all of the apartment buildings will now be 4 stories high and a second City Hall Avenue ingress/egress has been added due to the elimination of the proposed street connection with York County. Additional single-family homes and townhomes have been added to the rear of the apartments since the wetland

regulatory agencies are requiring the developer to purchase off-site mitigation as opposed to the original proposal for on-site mitigation.

There being no further questions, the meeting was adjourned at approximately 7:38 p.m.

ADOPTED: October 19, 2015

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