

The Poquoson Planning Commission met in a work session on Monday, April 20, 2015 at 6:00 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 Shawn M. Avery, Member
Commissioner Richard D. Clifton, Member
Commissioner James K. Titlow, Member

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

Lamont Myers, Director of Development of Mid-Atlantic Commercial
Cowles Spencer, CED of Mid Atlantic Commercial
Donald Davis, Davis & Associates P.C.
Brandon Currence, Brandon Currence Architecture
Thomas Johnston, Franklin-Johnston Group
Chris Lawrence, URS/AECOM
Julie Steele, Environmental Specialties

ABSENT: Commissioner Gustavus A. Goddin, Member

Big Woods Planned Unit Development-Mixed Use Proposal:

Deborah L. Vest, Director of Community Development, introduced the proposed Legacy of Poquoson development. She explained that the project would encompass approximately 100 acres within, and adjacent to, the Big Woods south of Victory Boulevard. She stated that City staff plans to advertise public hearings for the next Planning Commission meeting in order that they may consider a request by the Big Woods Development Company, LLC to amend the City's Comprehensive Plan future land use map by expanding the Planned Unit Development-Mixed Use Overlay District to include properties located to the immediate south and to activate the PUD-MU Overlay District for a planned mixed use community. Ms. Vest then asked Mr. Lamont Myers, Director of Development of Mid-Atlantic Commercial, to introduce The Big Woods Development Company, LLC development team for the Legacy of Poquoson project.

Mr. Myers, stated that plans for the proposed development had begun two (2) years ago which involved multiple landowners. He explained that the project would include a wide range of home styles intended to appeal to those who wished to downsize or have less yard in a development which

proposes 50% less density than that which is allowed by City Ordinance. He introduced the other team members who briefly explained their involvement in the project.

Donald Davis, Davis & Associates P.C., displayed a color coded map which indicated which parcels are within and outside the designated project area. He explained the plans for stormwater drainage and compliance in accordance with the new DEQ standards.

Brandon Currence of Brandon Currence Architecture, Lamont Myers and Tom Johnston of Franklin-Johnston Group gave a brief history of their involvement in the mixed use development and "walkable" neighborhood concept. Finally, the development team answered Commission questions regarding traffic impacts, amenities of the development (i.e. clubhouse, pool, etc.), proposed building types, purchase price and visual impact to Victory Boulevard.

Chairwoman Shriver thanked The Big Woods Development team for their presentation and stated that the Commission looks forward to the public hearing on the proposed project at its May 18, 2015 meeting.

There being no further questions, the meeting was adjourned at approximately 6:45 p.m.

ADOPTED: May 18, 2015

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