

The Poquoson Planning Commission met in a work session on Monday, March 18, 2013 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 Richard D. Clifton, Member
Commissioner Gustavus A. Goddin, Member

Deborah L. Vest, Director of Community Development
Kevin M. Wyne, Planner
Karen Holloway, Environmental Compliance Officer
Victoria H. Diggs, Clerk

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

Chairwoman Bonnie Shriver opened the meeting and asked Kevin Wyne, Planner, to initiate the discussion on storage yards.

Storage Yards:

Mr. Wyne provided the following brief explanation of the four proposed Zoning Ordinance amendments to be formally considered by the Commission at its regular meeting immediately following this work session:

- A definition for storage yard had been added.
- Conditionally by-right storage yards were included in the B-2 (Business) District and in the R&D (Research & Development) District.
- The Architectural Review Board's purview/control over storage yards was eliminated.

He stated that following the informal discussion on the aforementioned amendments by the Commission on February 18, 2013, he made the following revisions based upon expressed concerns and queries:

Definition of a storage yard was changed only slightly. Enclosure and landscaping requirements were removed as these are covered by other ordinances. The newly proposed definition for storage yard is: *A yard area in which materials, equipment and/or vehicles used for construction, excavating, freight or similar activities are stored or kept. Storage yards may operate as a primary or an accessory use.*

Hours of operation for storage yards were expanded from 6 am to 9 pm.

Zoning Districts to allow storage yards conditionally by-right were expanded to include Research & Development as well as the B-2 Business District.

Architectural Review Board involvement was limited for storage yards particularly with regard to screening. Language has also been included in the conditions that natural wood, earth tones or other colors in the ARB's adopted color palette be used for fencing and the building's exterior. It was pointed out that if a primary and/or accessory structure(s) are located on-site, the building(s) would be reviewed by the ARB.

Mr. Wyne summarized the conditions that would be required for by-right storage yards as follows:

- a. All site design standards shall be met;
- b. A storage yard is to be screened from public view on all sides by solid wood, vinyl, masonry fencing or other material deemed appropriate by the Zoning Administrator with a minimum height of six (6) feet but not to exceed eight (8) feet. Evergreens or shrubbery suitable for the purpose of screening and pursuant to Article X., Section 10-8 of this ordinance may also be used to meet this requirement. All required screening shall be continuously maintained in good condition to assure that its intended purpose is accomplished. This requirement may be waived by the Zoning Administrator based upon unique site conditions; (to prevent a cluttered/junk yard appearance and the height restriction necessary due to lack of a fence ordinance).
- c. For storage yards abutting a public or private street or a residential district, a 15 foot landscaped buffer shall be maintained between any required method of screening and the property line abutting the public or private street and/or residential district in accordance with Article X., Section 10-8 of this ordinance.
- d. For uses abutting residential districts no outdoor activity may be conducted between the hours 9:00pm and 6:00am; (changed from 10pm to 6am)
- e. The storage yards shall be surfaced in accordance with the City's Site Plan Ordinance;
- f. Material kept within a storage yard must be screened from public view in its entirety. Equipment and vehicles kept within the storage yard must be screened at fifty-five percent (55%) to be determined by height at the highest point; (materials screened at 100%, equipment and vehicles at 55%)
- g. Vehicles and equipment kept within storage yards must be kept in good repair and working condition. Abandoned and/or unlicensed vehicles or equipment will not be permitted; (to prevent the development of a junk yard or vehicle graveyard)

- h. Materials used for fencing shall be of a natural wood or neutral earth tone color, as provided for in the Architectural Review Board's adopted color palette; (to maintain a measure of control in appearance)
- i. Storage yards shall in no instance be located in a required front yard area and shall meet all front yard setback requirements;
- j. If any of the aforementioned conditions cannot be met, a property owner may file a Conditional Use Permit pursuant to Article I. Section 1-7 of the Zoning Ordinance; (if the business cannot meet these conditions, they can apply for a Conditional Use Permit)
- k. Other conditions as may be determined necessary by the Zoning Administrator (gives control on a case-by-case basis).

In response to a Commission query, Mr. Wyne stated that almost every shade of the Sherwin Williams exterior palette was acceptable by the ARB. Following a lengthy discussion regarding the interior surface of the storage yard, it was determined that although an impervious surface would be environmentally undesirable, allowing mud to be dragged onto City roads or dust to float through residential neighborhoods was not acceptable. Additionally, there were expressed concerns over the lack of provisions for site drainage/storm water runoff and the possibility of the storage yard being sold raised questions regarding parking and surface requirements for the new use.

Big Woods Rezoning:

Chairwoman Shriver introduced the subject of the possible Big Woods rezoning. She advised the Commission that she had attended a meeting with the Mayor and City Manager in February 2013 regarding the desirability and practicality of rezoning the Big Woods. She explained that there have been and will be additional meetings with the Big Woods property owners to seek input on what they see as the future of this area. These meetings will also focus on issues such as storm water drainage and wetlands.

Ms. Vest reminded the Commission that this area is currently zoned: VC – Village Commercial; GC – General Commercial and R&D – Research and Development. She also stated that the economy, our aging population, the decline in school age children, and the high cost of housing will be contributing factors in any redistricting proposal.

Ms. Vest stated that staff is very excited about the prospect of the rezoning, but warned this would be a long, time consuming process. She suggested that the Commission may want to familiarize themselves with the City's Comprehensive Plan and Big Woods zoning map. Consensus of the Commission was to meet before regularly scheduled meetings to begin planning for this project. Ms. Vest stated that currently there was no formal meeting

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scheduled for April 15th, so a work session on the proposed rezoning could commence that evening at 6:00 p.m.

There being no further business, the meeting was adjourned at approximately 7:00 p.m.

ADOPTED: April 15, 2013

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