

The Poquoson Planning Commission met in a work session on Monday, June 17, 2013 at 6:35 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 Richard D. Clifton, Member
Commissioner James K. Titlow, Member

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

ABSENT: Commissioner Gregory N. Gardy, Member
Commissioner Shawn M. Avery, Member
Commissioner Gustavus A. Goddin, Member

Big Woods Rezoning:

Chairwoman Shriver opened the work session and asked Ms. Deborah L. Vest, Director of Community Development to facilitate the discussion with regards to a possible overlay district for the Big Woods. Ms. Vest stated that the Big Woods landowners continue to meet and discuss alliances among themselves in the hope of producing larger tracts of land which will be more attractive to developers. She indicated that City Council is requesting that the Planning Commission forward its Big Woods zoning recommendations to them by early fall.

Ms. Vest suggested that a zoning district, similar to the concept of a Mixed Use – Waterfront, could be established and applied to the interior area of the Big Woods. The concept would promote communities or neighborhoods, which could include:

- Detached and semi-attached homes (i.e. duplexes, townhomes, atrium houses, etc.);
- Pedestrian friendly commutes within the neighborhood;
- Public use areas (parks, community center); and
- Commercial activities (markets, restaurants, boutiques, etc.).

She asked the Commission to consider the above suggested residential component of the Big Woods rezoning as the impetus that could initiate development in this area. The drawback to development of the Big Woods includes the lack of utilities and infrastructure which would be borne by the developers.

In response to questions posed by the Planning staff, the Commission expressed support for a multi-family component in the Big Woods allowing 10 units per acre and a mix of commercial and residential in a single development. She stated that the City needs to be creative while sensitive to existing businesses in the community by not duplicating services/offerings.

During the Commission's closing comments, they stressed:

- The need for more pedestrian friendly developments in this area which will allow people to walk to work;
- The need for more flexible office space; and
- The need for a small business incubator to promote economic development.

Ms. Vest asked the Commission to contemplate the establishment/implementation of a Planned Unit Development-Mixed Use Overlay District type of development in the Big Woods which would be discussed further at the Commission's meeting next month.

There being no further business, the meeting was adjourned at approximately 6:55 p.m.

ADOPTED:

July 15, 2013

ATTESTE:

Victoria H. Diggs

Victoria H. Diggs, Clerk