

The Poquoson Planning Commission met in a work session on Monday, December 2, 2013 at 7:00 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 Shawn M. Avery, Member
Commissioner James K. Titlow, Member

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

ABSENT: Commissioner Gustavus A. Goddin, Member

Chairwoman Shriver opened the work session and turned the meeting over to Deborah L. Vest, Director of Community Development, who explained that the formal meeting scheduled for that evening was cancelled due to an advertising error. However, she pointed out that this work session would provide the Commission an opportunity to discuss potential amendments to the City's Zoning Ordinance as it relates to the Planned Open Space Conservation Overlay District and the Sign Ordinance relative to the placement of off-site signage and the reconstruction of non-conforming signs.

Proposed Sign Ordinance Amendments:

Kevin M. Wyne, City Planner, presented language that would amend the Sign Ordinance allowing for current non-conforming signs to be repaired, rebuilt or altered provided that any changes made would not increase the sign's non-conformity. Additionally, he introduced the Commission to a potential amendment that would permit the placement of off-site signs on either Wythe Creek Road or Victory Boulevard for properties that do not have direct frontage on these thoroughfares, but are accessed off of them contingent upon the property owner's authorization.

It appeared that the proposed sign amendments were well received by the Commission; therefore, Mr. Wyne stated that these amendments would be advertised and scheduled for a public hearing at the Commission's January 2014 meeting.

Amendments to the Open Space Overlay District:

Ms. Vest introduced a potential amendment to the City's Planned Open Space Conservation regulations. She stated that staff has scrutinized the current requirements of this district and

is presenting potential language that would allow for a modest increase in lot yield. After a productive discussion on the issue, the Commission expressed support for the proposed amendments and directed staff to move forward with the development of a Zoning Ordinance amendment that would permit these Open Space subdivisions to utilize 100 percent of non-tidal wetlands on the property in their density calculations and increasing the allowable density for these developments from two (2) units per acre to two and one-half (2.5) units per acre.

In response to the Commission's comments, Ms. Vest stated that staff would develop a formal ordinance amendment for their consideration and public hearing on January 23, 2014.

Victoria H. Diggs, Clerk, reminded the Commission that the third Mondays of January and February fall on holidays; therefore, in accordance with their By-laws these meetings would be held on the Thursday following the third Monday, i.e., January 23, 2014 and February 20, 2014.

There being no further business, the meeting was adjourned at approximately 8:30 p.m.

ADOPTED: January 23, 2014
ATTESTE: Victoria H. Diggs
Victoria H. Diggs, Clerk