

VIRGINIA: The Poquoson Planning Commission met in a regular meeting on Monday, April 20, 2015 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 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

ABSENT: Commissioner Gustavus A. Goddin, Member

REGULAR SESSION

The regular session of the Planning Commission was called to order by Chairwoman Shriver.

INVOCATION AND PLEDGE OF ALLEGIANCE

Chairwoman Shriver led the audience in the invocation and the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Commissioner Avery moved, seconded by Commissioner Gardy, that the minutes of the March 16, 2015 regular session be approved as submitted. Recorded vote on the motion:

YES: Commissioners Travis, Gardy, Avery, Clifton, Titlow and Chairwoman Shriver.

NO: None.

Vice Chairman Travis moved, seconded by Commissioner Avery, that the minutes of the March 16, 2015 work session be approved as submitted. Recorded vote on the motion:

YES: Commissioners Titlow, Clifton, Avery, Gardy, Travis and Chairwoman Shriver.

NO: None.

AUDIENCE FOR VISITORS

No one in the audience spoke.

PUBLIC HEARING

1. A REQUEST FOR A CONDITIONAL USE PERMIT BY WHITEHOUSE COVE LLC, PROPERTY OWNER, TO EXPAND A MOBILE HOME PARK BY 12 ADDITIONAL LOTS WITH SUPPORTING INFRASTRUCTURE ON THEIR PROPERTY LOCATED AT 105 RENS ROAD, TAX MAP PARCEL NO. 12-01-00-0075, ZONED R-3 (MULTI-FAMILY RESIDENTIAL)

This application was advertised for a public hearing in the Daily Press on April 3, 2015 and April 10, 2015. Adjacent property owners were notified of this request by letters mailed on April 3, 2015.

Kevin M. Wyne, Planner, reminded the Commission that a request from Whitehouse Cove, LLC for a Conditional Use Permit for 11 additional lots had been granted by Council on January 27, 2014. He stated that the current request is to amend the original Conditional Use Permit to expand the park by an additional 12 lots on the property located at the terminus of Rens Road. He pointed out that this area consists of 14.8 acres; however, the actual requested expansion would encompass three (3) acres presently utilized as outside storage for miscellaneous items. He explained that approval of this request would increase the total number of mobile homes in the park from 61 to 73.

In conclusion, Mr. Wyne stated that City staff is recommending that only Conditions No. 2 and No. 5 of the original Conditional Use Permit be amended as follows:

- 2. No more than ~~twelve~~ 24 additional lots are created. To include 12 additional lots on the area of the property formerly identified as the Wilson Tract and 12 within the storage area currently bound by Rens Road to the east and south the pool area, bathrooms and parking area to the west and the ingress/egress to the site at the terminus of Rens Road to the north.
- 5. The newly established ~~section~~ sections shall meet all requirements as established in Article XIII of the City's Zoning Ordinance.

Chairwoman Shriver opened the public hearing.

Mr. Brad Brown, representing Whitehouse Cove, LLC, expressed support for the requested Conditional Use Permit and stated that 48 of the 61 lots are currently leased. He explained that the transition of the storage area into manufactured home lots would be more aesthetically pleasing to the surrounding neighborhoods. He also pointed out that the additional requested lots would allow increased parking spots at the Surf Rider restaurant. In response to a Commissioner's query, Mr. Brown confirmed that the Poquoson High School Sailing Team would still be able to utilize the Whitehouse Cove Marina and that they plan to expand the number of fishing tournaments during the months of June, July and August. Lastly, Mr. Brown assured the Commission that other options were available to those individuals who currently use this area for storage.

There being no further speakers, the public hearing was closed.

Commissioner Clifton moved, seconded by Commissioner Avery, to recommend approval to City Council of the amended Conditional Use Permit. Recorded vote on the motion:

YES: Commissioners Travis, Gardy, Avery, Clifton, Titlow and Chairwoman Shriver.

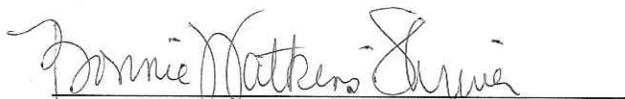
NO: None.

COMMUNICATIONS AND CORRESPONDENCE

Ms. Vest stated that the Commission would have a meeting on May 18th; however, there would be no work session.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 7:25 p.m.



Bonnie W. Shriver, Chairwoman



Victoria H. Diggs, Clerk