

***STAFFORD COUNTY PLANNING COMMISSION
WORK SESSION MINUTES
January 17, 2007***

The work session of the Stafford County Planning Commission of Wednesday, January 17, 2007, was called to order at 5:30 p.m. by Chairman William Cook in the Board of Supervisors Chambers of the County Administrative Center.

Members Present: Cook, Kirby, Pitzel, Mitchell, Carlone, Rhodes and Di Peppe.

Members Absent: None

Staff Present: Harvey, Judy, Stepowany, Baker, Zuraf and Gregori

Declarations of Disqualification

None

OLD BUSINESS:

1. RC2501249; Reclassification – Onville Estates - A proposed reclassification from A-2, Rural Residential Zoning District to R-1, Suburban Residential Zoning District, on Assessor's Parcel 20-49J consisting of 59.13 acres, located on the west side of Onville Road approximately 300 feet north of Ebenezer Church Road within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Rural Residential use. The Rural Residential designation would allow residential development at a maximum density of one dwelling unit per three acres. This request would allow single family detached or duplex dwellings at a maximum density of three dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 zoning district. **(Time Limit: January 31, 2007)(Deferred to the January 17, 2007 Work Session)**

Mrs. Baker stated the applicant had provided a revised Cultural Survey which stated there was not a cemetery on the site. She stated Keith Dayton, Assistant Director of Utilities Department, was available to answer questions concerning the pump station.

Mr. Cook stated he had received newspaper clippings from Tom Vitale regarding the silt problem in Aquia Harbor and the Rappahannock River, as well as an article about Loudon County stopping development.

Mrs. Kirby asked what the timeline was for upgrading the pump station.

Mr. Dayton stated the pump station had been on the “to do” list for five years. He stated the pump station was built in the 1970’s for Camp Barrett at Quantico but since then a new pump station had been built to service Camp Barrett. He stated the pump station was hazardous for the Utilities staff to work on and the proposed location works well for the rehabilitation of the pump station.

Mrs. Kirby stated the Planning Commission gave the applicant a chance to be on public water and sewer. She asked how long the pump station would last.

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Mr. Dayton stated the current pump station was falling apart and the design was out of date. He stated the Utilities Department monitors it regularly.

Mrs. Kirby stated, in her opinion, a builder should not be allowed to build on a failing pump station.

Mr. Dayton stated no matter what the decision was on the proposed reclassification, the pump station needed to be upgraded.

Mr. Pitzel asked if the pumping duties were temporarily routed to a different pump station.

Mr. Dayton stated there was a new pump station inside the Quantico Marine Base to serve Camp Barrett. He stated essentially the pumps were way over capacity for what was required and so much of the pump station does not meet the current standards.

Mr. Pitzel stated the pumps were oversized but the infrastructure was not suitable for what they were designed to do.

Mr. Dayton stated yes.

Mrs. Carlone asked what the timeline was for repairing the pump station.

Mr. Dayton stated in the last two years they have been very serious about fixing the pump station but things have been tabled until some of the issues surrounding the proposed development were decided. He stated as soon as they know something action would be immediate.

Mr. Di Peppe asked when the upgrade would be completed if work was started tomorrow.

Mr. Dayton stated the project would take two years at the minimum. He stated if property needed to be acquisitioned then the project could take three or four years.

Mr. Di Peppe asked if there was funding for the project.

Mr. Dayton stated the Utilities Department was funded for the project.

Marne Sherman, Garrett Development, stated the applicant would dedicate a site to build the pump station. She stated the applicant would agree to a cluster subdivision and address the 50% open space. She stated anything which was agreed to tonight would have to be presented to the property owner.

Mrs. Kirby asked about the cash proffers.

Mrs. Sherman stated considering the value of the pump station and the impact of the proposal being 20 lots, the applicant was exceeding the current cash proffer guidelines. She stated the applicant does value the open space that is being preserved on site.

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Mr. Di Peppe stated proffer guidelines were set up to offset the cost to the community for schools, parks and recreation, all the services required by a residential community. He stated the pump station would serve Onville Estates. He stated Stafford County was not subsidizing the development.

Mrs. Sherman stated if the applicant did not build the pump station, then Stafford County would have to pay for the pump station at a cost to the taxpayers.

Mr. Di Peppe stated the proffers were 20,000 dollars per unit as opposed to the current proffer guidelines of 38,000 dollars.

Mrs. Sherman stated the proffers to be given would amount to 20,399 for each of the twenty lots. She stated there was value well above the cash proffers in building the pump station, preserving 35 acres of open space adjacent to Aquia Creek, and reserving the area along Onville Road.

Mrs. Kirby asked if only the 20 lots would be served by the pump station.

Mrs. Sherman stated no.

Mrs. Kirby stated she would prefer Mrs. Sherman use the correct number of lots. She stated all sixty lots would benefit from the pump station.

Mrs. Sherman stated there would be no sense in building the pump station to serve forty lots.

Mr. Cook stated the pump station would cost \$700,000.

Mr. Dayton stated the pump station would cost \$600,000 plus the gravity sewer which would cost \$150,000 and the force main back up to the existing pump station would cost \$90,000.

Mr. Cook asked how much land would be needed for a pump station.

Mr. Dayton stated they would need a ¼ acre or a little more for a construction easement which could be given back once the project was complete.

Mr. Cook asked how much a ¼ acre of land would cost.

Mrs. Sherman stated one acre would cost \$33,500.

Mr. Dayton stated the site of the pumping station would remove the need for a low pressure sewer system.

Mr. Di Peppe asked if Garrett Development was proffering the lines.

Mrs. Sherman stated they were proffering the pump station.

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Bob Burner, Garrett Development, stated they would proffer the pump station and the force main.

Mr. Di Peppe asked if it was out of the question to proffer the lines.

Mr. Burner stated no.

Mr. Pitzel stated the cash proffers were \$20,400 on twenty lots and no cash proffers on the other 40 lots.

Mr. Burner stated the impact of the project was 20 lots.

Mr. Cook stated they were still \$4,000 dollars short on the cash proffers per lot.

Mrs. Sherman asked if that included the acquisition of property.

Mr. Cook stated no.

Mr. Di Peppe stated on page 36 of the Archeological Study Report, there was a possible Native American site. He asked if the applicant had proffered to avoid the site or to do a Phase II.

Mrs. Sherman stated they proffered to avoid the site.

Mrs. Kirby stated not one person spoke in favor of the development at the public hearing.

Mrs. Sherman stated Rafe Deckard stated "the pump station would be beneficial."

Mr. Cook stated the time limit for the project would expire before the next Planning Commission meeting. He asked Mrs. Sherman to extend the time limit until the end of February.

Mrs. Sherman stated she would extend the time limit.

Mr. Cook stated he would appoint a committee of Mr. Di Peppe and Mrs. Carlone to meet with Garrett Development.

Mr. Harvey stated the next available Work Session was on February 21, 2007.

Mr. Di Peppe made a motion to retain Item 1 in committee. Mr. Mitchell seconded. The motion passed 7-0.

2. CUP2501638; Conditional Use Permit; Sydney Hastings Commons 7-11 – A request for a Conditional Use Permit to allow a convenience store with vehicle fuel sales in the Highway Corridor Overlay Zoning District on Assessor's Parcel 45-92C consisting of 2.42 acres, located on the northwest corner of Warrenton Road and Melchers Drive within the Falmouth Election District. **(Time Limit; February 13, 2007) (Deferred to January 17, 2007 Work Session)**

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Mr. Cook stated Item 2 was deferred at the applicant's request.

3. RC2600561; Reclassification – Stafford Town Station - A proposed reclassification from A-1, Agricultural Zoning District and B-1, Convenience Commercial Zoning Districts to PD-2, Planned Development-2 Zoning District on Assessor's Parcels 38-29, 38-29A, 38-121, 38-121A, 38-122, 38-122A and 38-124 consisting of 543.98 acres, located on the east side of Jefferson Davis Highway approximately 300 feet south of American Legion Road and along Eskimo Hill Road within the Aquia Election District. The Comprehensive Plan recommends the property for Light Industrial, Rural Residential and Urban Commercial uses. The Light Industrial designation would allow light industrial, light manufacturing and office uses. The Rural Residential designation would allow single family residential development at a density of one (1) dwelling unit per three (3) acres. The Urban Commercial designation would allow development of commercial retail and office uses. The PD-2 designation would allow development for a planned, neotraditional mixed-use development with a variety of housing types and commercial uses intended to serve the immediate community. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the PD-2 Zoning District.

Mr. Zuraf presented the staff report. He stated the proposed use would be Urban Commercial and Residential. He stated there were currently three homes on the site, as well as steep slopes and Virginia Dominion power lines. He stated there would be 1,645 residential units, 144 assisted care units, and 75 affordable dwelling units. He stated there would be 625,000 feet of commercial development and the applicant was proposing to realign Eskimo Hill Road. He stated there would be transportation improvements, monetary proffers, recreation amenities and 41% open space.

Rob Gollahon, applicant, stated they would improve 4,000 feet of Jefferson Davis Highway including the addition of dual left turn lanes and timing the lights with existing traffic lights at Eskimo Hill Road. He stated there would be internal bus stops in the community.

Pat Malhurn, The Engineering Group, stated the proposed development would incorporate office, commercial, residential, and recreation facilities. He stated the Property Owners Association (POA) would fund the internal buses. He stated the development would be pedestrian friendly and there would be round-a-bouts to focus and calm traffic. He stated the proposed development contained most of the Traditional Neighborhood Development (TND) transect zones. He stated there would be live/work buildings within the development.

Craig Johnson, Ridgewood Homes, stated there would be 75 carriage homes and the builder would sell the condominiums for less than 100,000 dollars to provide affordable housing for teachers and law enforcement officers.

Mr. Malhurn stated there would be 41% open space, an Aquatic Center, a thirty-six acre sports complex, and a community recreation center.

Mr. Di Peppe stated he liked workforce housing and he would like workforce housing spread throughout the County. He stated the median income of Stafford County was \$79,000. He asked if it would be possible to provide more workforce housing.

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Mr. Johnson stated if the Planning Commission liked the approach the applicant was taking they could possibly provide more workforce housing.

Mr. Di Peppe asked if it would be possible to have two bedrooms apartments or condominiums.

Mr. Gollahon stated that would be acceptable.

Mr. Di Peppe asked if the garage would serve two units.

Mr. Gollahon stated yes.

Mr. Di Peppe asked what the total proffers to the County would be.

Mr. Gollahon stated there would be 50 million dollars in proffers.

Mr. Johnson stated there would be 36 acres dedicated for county use.

Mr. Mitchell asked if the ball fields would be turned over to Parks and Recreation.

Mr. Gollahon stated yes.

Mr. Rhodes asked if people would drive to park in locations within the community.

Mr. Gollahon stated hopefully people would not have to drive within the community.

Mrs. Kirby asked if five lots could be dedicated to B.O.O.T.S?

Mr. Gollahon stated yes.

Mrs. Kirby asked who would pay for the three pools.

Mr. Gollahon stated the two internal pools would be for the community and the Aquatic Center would be for the County.

Mrs. Kirby stated some clubs in the County were not being used for swimming.

Mr. Gollahon stated the Aquatic Center would be indoors.

Mr. Pitzel asked how close the text amendment was to the TND Ordinance.

Mr. Zuraf stated he was not sure.

Mr. Pitzel asked if trails could be added to provide a short cut for pedestrians in the development.

Mr. Johnson stated that would be okay.

Mr. Cook appointed Mr. Pitzel and Mr. Mitchell to the sub-committee to discuss the project.

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ADJOURNMENT

With no further business to discuss the meeting was adjourned at 7:00 p.m.

STAFFORD COUNTY PLANNING COMMISSION MINUTES
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The regular meeting of the Stafford County Planning Commission of Wednesday, January 17, 2007, was called to order at 7:30 p.m. by Chairman William Cook in the Board of Supervisors Chambers of the Stafford County Administration Center.

MEMBERS PRESENT: Cook, Kirby, Pitzel, Mitchell, Carlone, Di Peppe, and Rhodes

MEMBERS ABSENT: None

STAFF PRESENT: Harvey, Judy, Zuraf, Hornung, Stepowany and Gregori

DECLARATIONS OF DISQUALIFICATIONS:

None

PUBLIC PRESENTATIONS: None

PUBLIC HEARINGS:

1. RC2600906; Reclassification – HOME, Incorporated Apartments – A proposed amendment to proffered conditions on Assessor’s Parcel 46-34A, zoned R-3, Urban Residential Zoning District, consisting of 1.18 acres located on the north side of Heritage Commons Drive, approximately 250 feet east of Cambridge Street within the Falmouth Election District. The proffer amendment allows the apartments to be classified as accessible rather than barrier free. **(Time Limit: April 17, 2007)**

Mr. Zuraf presented the staff report. He stated the current and proposed use would continue to be apartments with eight accessible and affordable apartment units and one access point. He stated the apartments were two bedrooms, one story units and there were four buildings with two apartments in each building. He stated proffer four states each apartment would be “barrier free.” He stated the units would need to be constructed to accommodate persons with mobility problems and the bathing areas would need to be designed to allow a wheelchair to roll into the shower. He stated four of the apartments were constructed with bath tubs instead of showers. He stated there would be no changes to proffers one, two, or three and the change to proffer four would classify the apartments as accessible rather than barrier free. He stated staff recommends approval of the proffer amendment.

Mrs. Carlone asked the applicant if the organization was non-profit.

Fred Kirth, representing HOME, Incorporated Apartments, stated yes.

Mrs. Carlone asked why the apartments were constructed with tubs.

Mr. Kirth stated HOME was organized in 1998 to provide housing for individuals with disabilities and low income with vouchers from Housing Urban Development (H.U.D.) He stated the first apartment complex, Lafayette Square in Fredericksburg, was twelve apartments. He stated six of the apartments were completely accessible for wheelchairs. He stated twenty percent of the tenants needed a roll-in shower, while other tenants preferred bathtubs with grab bars. He stated the second

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complex HOME built had six units and each unit had a roll-in shower. He stated when the Stafford County project was built they decided to build half the units with bathtubs and half with roll-in showers.

Mr. Pitzel asked why the applicant did not approach the Planning Commission with the proffer amendment request during the design stage.

Mr. Kirth stated the question had never come up. He stated the barrier in the bathroom was the tub itself and it was not their understanding that it would be a problem.

Mr. Judy stated the Building Official viewed the definition of “barrier free” and “accessible” to be different based on state standards. He stated the building official was using a strict interpretation of the state standards.

Mrs. Kirby stated the picture of the bathtub did not show the grab bars.

Mr. Di Peppe stated the bathtubs were customized with the grab bars when the tenants moved in.

Mr. Rhodes asked if the rest of the features were the same.

Mr. Kirth stated the apartments were identical.

Mr. Di Peppe stated he toured the apartments and they were identical. He stated in some cases persons in wheelchairs wanted a bathtub. He stated the facilities were very nice and the apartments were designed so a handicapped person could use the facility.

Mr. Cook opened the public hearing. With no one coming forward Mr. Cook closed the public hearing.

Mr. Di Peppe stated the applicant, a non-profit organization, had to spend eight thousand dollars to ask for the proffer amendment. He made a motion for approval of the proffer amendment. Mrs. Kirby seconded. The motion passed 7-0.

Mr. Di Peppe made a motion to ask the Board of Supervisors to waive the eight thousand dollar fee considering the applicant was a non-profit organization building facilities that were badly needed in Stafford County. Mrs. Kirby seconded. The motion passed 7-0.

UNFINISHED BUSINESS:

2. Amendment to Subdivision Ordinance - Amendment to Section 22-153, Lots for Water and Sewer Mains, of the Subdivision Ordinance, pursuant to O06-62. The proposed amendment would require all water and sewer easements, in their entirety, serving water and/or sewer mains between lots in a residential subdivision to be located on lots conveyed to and maintained by a homeowners association. The width of the easement shall be in accordance with Chapter 25 and Chapter 26.2 of the Stafford County Code. **(Deferred at Staff's Request)**

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Mr. Cook stated Item 2 was deferred.

3. CUP2600130; Conditional Use Permit – Suh Gas Station - A request for a conditional use permit to allow vehicle fuel sales in a B-2 Zoning District on Assessor's Parcels 29-90A and 96 consisting of 3.2 acres, located on the north side of Courthouse Road at the intersection with Wyche Road within the Aquia Election District. **(Time Limit: December 19, 2006)(Deferred to the January 17, 2007 Regular Meeting)**

Mr. Cook stated Item 3 was deferred.

The Planning Commission discussed the upcoming agendas.

4. RC2501249; Reclassification – Onville Estates - A proposed reclassification from A-2, Rural Residential Zoning District to R-1, Suburban Residential Zoning District on Assessor's Parcel 20-49J consisting of 59.13 acres, located on the west side of Onville Road approximately 300 feet north of Ebenezer Church Road within the Griffis-Widewater Election District. The Comprehensive Plan recommends the property for Rural Residential use. The Rural Residential designation would allow residential development at a maximum density of one dwelling unit per three acres. This request would allow single family detached or duplex dwellings at a maximum density of three dwelling units per acre. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the R-1 zoning district. **(Time Limit: January 31, 2007)(Deferred to January 17, 2007 Work Session)**

Mr. Cook stated Item 4 was discussed at the Work Session and was deferred to the February 21, 2007 Work Session.

5. CUP2501638; Conditional Use Permit; Sydney Hastings Commons 7-11 – A request for a Conditional Use Permit to allow a convenience store with vehicle fuel sales in the Highway Corridor Overlay Zoning District on Assessor's Parcel 45-92C consisting of 2.42 acres, located on the northwest corner of Warrenton Road and Melchers Drive within the Falmouth Election District. **(Time Limit; February 13, 2007) (Deferred to January 17, 2007 Work Session)**

Mr. Cook stated Item 5 was deferred.

6. RC2600559; Reclassification - Fairfield Inn & Suites - A proposed reclassification from R-1, Suburban Residential to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D consisting of 1.48 acres, located on the south side of Derrick Lane approximately 400 feet east of Jefferson Davis Highway within the Aquia Election District. The Comprehensive Plan recommends the property for Urban Residential use, which would allow development of a variety of residential uses up to fifteen (15) dwelling units per acre. This request would allow development of commercial retail and office uses. See Section 28-35 of the Zoning Ordinance for a full listing of permitted uses in the B-2 Zoning District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**

Mr. Cook stated Item 6 was deferred to the February 7, 2007 Work Session.

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7. CUP2600560; Conditional Use Permit - Fairfield Inn & Suites - A request for a Conditional Use Permit to allow the construction of two hotels within the Highway Corridor Overlay Zoning District on Assessor's Parcel 30-2C, 30-2D, and 30-5 consisting of 5.34 acres, located on the east side of Jefferson Davis Highway, just south of Derrick Lane within the Aquia Election District. **(Time Limit: March 7, 2007) (Deferred to February 7, 2007 Work Session)**

Mr. Cook stated Item 7 was deferred to the February 7, 2007 Work Session.

8. SUB2501051; Lake View Estates, Preliminary Subdivision Plan – A preliminary subdivision plan for 22 single family residential lots, zoned A-1, Agricultural consisting of 87.53 acres, located on the west side of Rocky Run Road approximately 2,700 feet south of Warrenton Road on Assessor's Parcels 44-12 and 44-13, within the Hartwood Election District. **(Time Limit: February 27, 2007) (Deferred to February 7, 2007 Work Session)**

Mr. Cook stated Item 8 was deferred to the February 7, 2007.

9. PAE2600704; Concept, LLC, Private Access Easement – A private access easement to serve 2 lots on 10.36 acres located on the north side of Marlborough Point Road approximately 1,400 feet east of the Brook Road intersection on Assessor's Parcel 49-5A, within the Aquia Election District. **(Time Limit: March 28, 2007)(Deferred to January 17, 2007 Regular Meeting)**

Mrs. Hornung stated the only historical features in the area were the Tyler-Compton property and the Aquia Battlefield. She stated none of the historical features in the vicinity were being impacted by the division of the property or the Private Access Easement (PAE).

Mrs. Kirby asked if a Phase I Study had been requested.

Mrs. Hornung stated no.

Mrs. Kirby stated the only way to find out if there were historical features in the area would be to perform a Phase I Study.

Mrs. Hornung stated Phase I Study's were not typically conducted on PAE's.

Mr. Mitchell made a motion for approval. Mr. Rhodes seconded. The motion passed 7-0.

NEW BUSINESS:

10. SUB2600625; Williams Subdivision, Preliminary Subdivision Plan - A preliminary subdivision plan for 13 single family residential lots, zoned A-2, Rural Residential, consisting of 14.55 acres located on the north side of Enon Road approximately 1,500 feet west of Wyatt Lane on Assessor's Parcels 45-125 and 45-125B within the Hartwood Election District. **(Time Limit: February 28, 2007)(Deferred to February 21, 2007 Regular Meeting at the applicants request)**

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Mr. Cook stated Item 10 was deferred.

11. SUB2600093; Kensington Subdivision, Preliminary Subdivision Plan – A preliminary subdivision preliminary plan for 18 single family residential lots, zoned A-1, Agricultural, consisting of 86.33 acres located on the south side of Storck Road approximately 800 feet west of Hartwood Road on Assessor's Parcel 25-34B within the Hartwood Election District.
(Time Limit: March 19, 2007)

Mrs. Ennis presented the staff report. She stated there would be seventeen single family lots served by private well and septic systems. She stated there were wetlands on the east side of the site and the Stormwater Management would be Low Impact Development (LID) and Bio-retention facilities would be used on seven of the lots. She stated access would be off of a state maintained road and staff recommends approval.

Mrs. Carlone asked what the restrictions were on the VEPCO easement which crossed several of the properties.

Mrs. Ennis stated the property owners could not build within the easement.

Mr. Pitzel asked if lot 14 met the 5:1 lot ratio.

Mrs. Ennis stated yes.

Mrs. Kirby asked what the structure was on lot 15.

Mrs. Ennis stated the engineer could address lot 15.

Mrs. Kirby asked if there was a booklet provided to the homeowner explaining LID.

Mr. Harvey stated Code Administration had been working on a booklet for homeowners.

Mrs. Kirby asked about the status.

Mr. Harvey stated he would discuss the status of the LID booklet with Code Administration.

Mrs. Carlone asked how the homeowner would know there was a one hundred-fifty foot easement on the back of the property.

Alex McCallister, Eastern Virginia Land Company, applicant, stated it would be factored into the selling price.

Mrs. Carlone asked how the property owner would know they could not impact the easement.

Mr. McCallister stated the information could be provided in the deed.

Mrs. Carlone asked if a metal sign could be placed on the property to mark the easement location.

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Mr. McCallister stated he would agree to provide signs.

Mr. Pitzel asked the height of the towers.

Mr. Cook stated the transmission towers were one hundred-thirty five feet.

Mr. Pitzel asked if the towers were monopole or lattice.

Mr. McCallister stated the towers were lattice.

Mr. Pitzel asked if the property owner could do anything in the easement.

Mr. McCallister stated the property owner could have a garden or a driveway.

Mrs. Carlone made a motion for approval with the stipulation the metal signs were installed at the beginning of the easement on each lot. Mr. Rhodes seconded. The motion passed 7-0.

12. SUB2600500; Roy's Estate, Preliminary Subdivision Plan – A preliminary subdivision plan for 13 single family residential lots, zoned R-1, Suburban Residential, consisting of 8.93 acres located on the east side of Forbes Street approximately 200 feet south of Harrell Road on Assessor's Parcels 53-69, 53-70, 54-15, 54-15A, 54-16, 54-17, 54-17A and 54S-6-A within the Falmouth Election District. **(Time Limit: March 19, 2007)**

Mrs. Ennis presented the staff report. She stated the site would be served by public water and sewer. She stated access would be off of a proposed state maintained road and an existing state road. She stated there were no wetlands or streams on the site. She stated Strawberry Lane would be vacated. She stated staff recommends approval.

Mr. Rhodes asked how lots 11, 12, and 13 would be accessed.

Mrs. Ennis stated they would have direct access from Winterberry Drive.

Mr. Rhodes asked if those lots were still part of Roy's Estates.

Mrs. Ennis stated yes.

Mr. Pitzel asked if there would be a Home Owners Association (HOA).

Mrs. Ennis stated there would be a HOA to maintain the Stormwater Management Pond.

Mrs. Kirby stated, in her opinion, there was a better name than Roy's Estates.

Mr. Di Peppe asked if the site was suitable for LID.

Mrs. Ennis stated no.

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Mrs. Carlone asked how long the site was an auto repair business. She stated her concern about the environmental impacts.

Mrs. Ennis stated Amber Forestier, Environmental Planner, was contacting The Department of Environmental Quality.

Wes Tyree, Dewberry, stated the family was not planning to continue operating Roy's Auto much longer. He stated the intent was to clean up the site and make it into a nice estate.

Mr. Rhodes stated lots 11, 12, and 13 were awkward to be part of the development.

Mrs. Carlone stated in Lakeland Forest there were lots facing the main road which were not part of the entrance road and the homeowners fought to get out of the HOA because they were not benefiting from paying the HOA fees.

Mr. Di Peppe made a motion for approval. Mr. Mitchell seconded. The motion passed 6-1 (Mr. Rhodes was opposed)

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Mr. Mitchell made a motion for approval. Mr. Rhodes seconded. The motion passed 7-0.

January 3, 2007 Regular Meeting

Mr. Pitzel stated on Page 2, third paragraph, the point he was trying to make was that the building was designed to be a medical clinic.

Mr. Cook suggested adding in the statement "the building was designed as a medical clinic from the beginning."

Mr. Pitzel stated on Page 4, the verb tense should be prohibit, not prohibited.

Mr. Mitchell made a motion for approval with the changes. Mrs. Carlone seconded. The motion passed 7-0.

PLANNING DIRECTOR'S REPORT

Mr. Harvey stated at the January 19, 2007 Board of Supervisors meeting the Board approved the removal of the Historic Resource Overlay District from the Glencairn property. He stated the Board deferred the Purchase of Development Rights (PDR) Ordinance. He stated on February 8, 2007 staff will hold a public information session for land owners regarding the PDR Ordinance.

COUNTY ATTORNEY'S REPORT

No report

SECRETARY/TREASURER REPORT

No report

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STANDING COMMITTEE REPORTS

Mr. Pitzel stated on January 18, 2007 the Comprehensive Plan Steering Committee would discuss policies and on January 22, 2007 the staff would present the merged map for the Comprehensive Plan. He stated on January 29, 2007 there would be a discussion of mixed use town centers.

Mr. Di Peppe handed out a sheet which provided a summary of all the ordinances that were in front of the Planning Commission in 2006. He stated thirty ordinances had become law.

CONSENT AGENDA

SPECIAL COMMITTEE REPORTS

Mr. Di Peppe stated the Planning Staff and the County Attorney's office had met with the Reservoir Protection Overlay Committee.

Mr. Mitchell stated there were a number of issues with the Reservoir Protection Overlay Ordinance.

CHAIRMAN'S REPORT

No report

ADJOURNMENT

Mrs. Kirby made a motion for adjournment. Mrs. Carlone seconded. The meeting adjourned at 8:40.