

At a regular meeting of the Caroline County Planning Commission, held Wednesday, February 18, 2008, in the Community Services Center, located at 17202 Richmond Turnpike, Milford, Virginia, at the hour of 7:00 p.m.

Present

Pete Davis, Chairman
Milton Bush, Vice-Chairman
Ray Piland
Joseph Brown

Absent

Leon Smith

Also Present

George Wieber - Community Development Administrator
Angeline Pitts - Planner
Gary D. Mitchell - Planning & Zoning Administrator
David Nunnally - Senior Environmental Planner
Ann Neil Cosby - County Attorney

1. CALL REGULAR MEETING TO ORDER

Chairman Davis called the regular meeting to order at 7:00 p.m.

2. MINUTES (JANUARY 12, 2009 & JANUARY 21, 2009)

Dr. Bush moved and Mr. Brown seconded to approve the minutes of January 12, 2009, as presented.

Voting yea: Brown, Bush, Davis, Piland.

Mr. Brown moved and Dr. Bush seconded to approve the minutes of January 21, 2009, as presented.

Voting yea: Brown, Bush, Davis, Piland.

SUBDIVISION REVIEW

3. SB-14-2007 - Ladysmith Manor (Duck Shores) - Extension of Recordation of Plat

Ms. Angeline Pitts presented the following staff report:

Discussion

The Planning Commission approved the Ladysmith Manor Subdivision plat in August 2008 for twenty five lots and three roads to serve those lots. At this time, the applicant is requesting an extension to the approval of the final plats due to the market conditions. The plats have not been recorded and bonds for the public improvements have not been posted. The bonds will need to be posted prior to staff releasing the plats for recordation and will remain in place until the public improvements have been made and approved.

Recommendation

At this time, staff recommends approval of the extension. No changes to the approved subdivision are proposed and the regulations have not changed to require any alteration of the previously approved plats.

Chairman Davis clarified and stated that the extension is requested because the economy will not allow the development to move forward; and in order for the plat to be recorded, a bond will have to be posted for the improvements.

Ms. Pitts responded that was correct and the applicant is asking for a 12 month extension.

Dr. Bush moved and Mr. Piland seconded to approve the extension of SB-14-2007, Ladysmith Manor (Duck Shores) for 12 months, as requested.

Voting yea: Brown, Bush, Davis, Piland.

4. SB-08-2008 - Morris Subdivision - Final Plat

Ms. Angeline Pitts presented the following staff report:

DISCUSSION

The applicant is requesting final plat approval for three lots. The lots will have two access points from Riva Ridge Road and are being created as a part of the Dawn Rehabilitation project. The properties will have new homes built on them and will be connected to the new waste water treatment system in the Dawn Area. Creating the additional lots will create a more conforming situation on this property, as there are already multiple housing units on the property. This subdivision would ensure that the houses are replaced and that the lots are in conformance with all zoning requirements.

The Planning Commission reviewed the preliminary plat at the October 15, 2008 meeting and had a few comments that needed to be addressed prior to final plat approval. The Planning Commission wanted the following items shown on the plats: existing and proposed structures, well locations and sewer connections, proposed driveway locations and setback lines on the residual lot. All items have been added to the revised plats.

RECOMMENDATION

With the revisions and the approval of the Exception WA-10-2008, at the October 2008 meeting, staff recommends approval of the final plat of the subdivision as the application is in conformance with all requirements.

Chairman Davis asked if there was a provision to remove the abandoned trailers.

Ms. Pitts responded that all of the trailers are being removed and the two houses are being put up in their place.

Mr. Brown moved and Dr. Bush seconded to approve SB-08-2008, Morris Subdivision, Final Plat, as presented.

Voting yea: Brown, Bush, Davis, Piland.

PUBLIC HEARINGS

4. RZ-06-2008 – Wayland Holding, LLC, Owner/Applicant: Request a Rezoning from R-1, Residential (with a density of one to four dwelling units per acre) to B-1, Business (no specified density) on tax map #56C-3-27A; 56C-3-61A; 56C-3-62; consisting of .264 of an acre. This property is located approximately 400 feet east of the intersection of Healy Street (Route 1102) and Colonial Road (722), Meadowview Subdivision, Bowling Green Voting District. **Proposed Use:** Business. The 2006 – 2026 Comprehensive Plan identifies this area as being located in the Bowling Green/Milford Community Plan designated as low-medium density residential and Planned Commercial.

Mr. George Wieber presented the following staff report:

Mr. Wieber stated that he received a letter from the engineer, requesting that this be deferred for another month. He explained that the reason for the request for deferral is because it appears that this can be done under a special exception within this particular zone. Mr. Wieber submitted the letter from the engineer to the Planning Commission.

Mr. Piland moved and Mr. Brown seconded to defer RZ-06-2008, Wayland Holding, LLC, Owner/Applicant, to the Planning Commission's March 18, 2009 meeting, as requested.

Voting yea: Brown, Bush, Davis, Piland.

ANY & ALL MATTERS

Mr. Mitchell said that the County has made a reduction in staff and he is part of that reduction. He said that February 27th will be his last day at work. Mr. Mitchell said himself, along with David Harmon, Leslie Pelkey, Dennis Carney and Ann Baker will no longer be with the County. Mr. Mitchell said that he had enjoyed working with the County and the great staff, but the Board of Supervisors felt that there was not enough development activity to continue with the current staff. He said as a result of himself and Mr. Carney leaving, there will be no one doing any zoning in the County and so all zoning enforcement activities will have to be done either by Michael Finchum or they will not get done. Mr. Mitchell said that he believed they had good staff and they have done a good job here. He thanked the Planning Commission for the opportunity to work with them for the past 5 years.

Chairman Davis responded that as Chairman of the Commission, he would like to thank Mr. Mitchell for his efforts and said that Mr. Mitchell had worked well with the Commission and he had enjoyed working with Mr. Mitchell.

Mr. Wieber addressed the Commission and said that Mr. Mitchell and Mr. Carney have been right hand men to him since he started with the County a year ago. He said their service to this County is going to be greatly missed. Mr. Wieber said that he saw the amount of work that was being done and it is now all coming into one of his doors and going out the other and he does not know exactly how they are going to accomplish what is left to be accomplished. He said that he had said to Mr. Piland two weeks ago, that he was in the process of doing a cluster rezoning, and that now the process is going to be a little longer and more tedious because of the loss of staff.

Mr. Wieber said that he has given to Chairman Davis, a plan change in the policies that they now work under. He said these policy changes will be discussed at the work session and he does not expect any responses at this particular time, however, they are going to have to work more diligently on what they are going to do. Mr. Wieber said that it was going to be an almost impossible task for them to make the same amount of presentations that were normally made. He asked the Commission to just look at the policy changes and they will discuss them at the work

session along with the changes that are going to have to be made on the whole Planning Commission presentations.

Mr. Wieber thanked Dennis Carney and Gary Mitchell for their efforts and said that he really thinks that the services that they provided to the County were very much welcomed.

Dr. Bush said that this was really a setback to hear this tonight and he knows that people are cutting back, but it is hard on anyone to see anyone lose their job. He said this news hurt him to his heart and he is really sorry about this and sorry that it had to happen. Dr. Bush said that he had enjoyed working with Mr. Mitchell and Mr. Carney and that he would miss them.

Mr. Brown thanked Mr. Mitchell for everything he had done for him from day one, from the first day he came into the office and asked for help taking on this job on the Planning Commission. He said that he hoped Mr. Mitchell could find employment soon and wished Mr. Mitchell and his family well.

Mr. Piland said that all of the Planning Commission members appreciated Mr. Mitchell and that he was easy to work with and was always helpful. He said Mr. Mitchell made them look like they knew what they were doing and they appreciated that.

Chairman Davis thanked Mr. Mitchell again and wished him good luck.

- **SCHEDULE WORKSESSION - MARCH 2, 2009 - E.O.C. - ROOM 3**

A worksession was scheduled for March 2, 2009, at 7:00 p.m., to be located at the Community Services Center, in the E.O.C., Room 3.

- **STATUS REPORT ON REZONING AND SPECIAL EXCEPTION REQUESTS**

A status report was provided to the Planning Commission for informational purposes only.

ADJOURNMENT

Chairman Davis continued the meeting to the March 2, 2009 worksession.

Respectfully Submitted,

Michael A. Finchum
Director of Planning & Community Development

MAF:aam