
Planning Commission Meeting Minutes

January 5, 2016

VIRGINIA: AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE POWHATAN VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, JANUARY 5, 2016 AT 7:00 PM

Planning Commissioners Present: Karin Carmack, District 1, Chairman
Owen Walker, District 2
David Van Gelder, District 3, Vice-Chairman
Bill Cox, District 4
Richard Ayers, District 5

Planning Commissioners Absent: None

Staff Members Present: March Altman, Deputy County Administrator
Ed Howland, Planning & Zoning Manager
David Dameron, Zoning Administrator
Tom Lacheney, County Attorney

Staff Members Absent: None

A. CALL TO ORDER:

Ms. Carmack called the meeting to order at 7:02 PM.

B. INVOCATION:

Mr. Ayers gave the invocation.

C. MINUTES:

1. December 1, 2015 Meeting Minutes

Ms. Carmack stated before the discussion of the adoption of the previous meeting's minutes, the Commission would like to recognize Mr. Ayers' dedication and service as this was his last meeting on the Planning Commission (PC). All members expressed their gratitude and admiration to his tenure on the Commission. Two present Board of Supervisor (BOS) members, Mr. William Melton and Mr. Carson Tucker, and former BOS member Mr. Robert Cosby, spoke from the podium and expressed their gratefulness to Mr. Ayers for his dedicated service. Ms. Carmack presented Mr. Ayers a plaque from the PC in recognition of his 20 years of service.

Ms. Carmack asked the Commission to approve the prior meeting's minutes.

Mr. Ayers requested changes to the minutes to include:

- To reflect Mr. Ayers, not Mr. Cox, questioned the adequacy of the water and sewer on page 5.
- Minutes be changed on the following page to include he also questioned water issues concerning case 15-03-REZC.

Ms. Carmack motioned for approval of minutes as amended.

Ms. Carmack, Mr. Walker, Mr. Van Gelder, Mr. Cox, Mr. Ayers voted AYE.

VOTE 5-0

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MOTION Passed

D. ADMINISTRATIVE ITEMS:

Mr. Altman asked if there were any questions on the Monthly Activity Report and stated there were no administrative items. Ms. Carmack requested case #10 on the agenda be changed to case #2 place in order to hear all the proffer cases at one time. Mr. Cox stated the BOS switched their regular meetings to the fourth Monday of each month, meaning cases could move faster.

1. Monthly Activity Report - November 2014-2015
2. Request for Deferral/Amend the Agenda

There were no questions or comments in reference to the Administrative Items.

E. PUBLIC COMMENT PERIOD

Public comment period was opened by Ms. Carmack. Seeing as there were no speakers, the public comment period was closed by Ms. Carmack at 7:14 PM.

F. PRESENTATIONS:

There were no presentations.

G. PUBLIC HEARINGS

1. **15-10-CUP. Virginia Solar LLC (Powhatan Courthouse/Mt. Zion Electoral District)** requests a conditional use permit (CUP) to operate a solar energy farm in the A-10, Agricultural District per §83-162(26) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the subject property as Rural Residential on the Countywide Land Use Plan Map. The subject property is 898.4 acres in size and is located west of Old Buckingham Road (Rt. 13) south of its intersection with Old Plantation Road (Rt. 644). The lot at 4325 Old Buckingham Road is also a part of the CUP, is 3.6 acres, and will serve as the access point for the use. Reference to Tax Map Parcels #38-28 and # 38-3-1.

Mr. Dameron presented an overview, with comparison pictures of the smaller solar site at Phillip Morris, of the details of the case to the Planning Commission (PC). Mr. Dameron stated there were no objections from any agencies and staff recommended approval of the request with the proffered conditions. Ms. Carmack asked if applicant wanted to address the Commission. Matthew Meares gave a presentation to the PC that included the following points:

- Mr. Scott Timber is the present owner of the land and will remain the land owner
- Panels do not generate heat as air flows around the solar panels with vegetation growing under the panels
- Minimal water will be used to keep dust down during construction process
- Construction – 50 ft. from property line; 150 ft. from existing residences; no more noise than a grass mower
- Operation – possible gentle hum

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- Access to site will be from Old Buckingham Road; existing house will be removed and replaced with evergreens except in easements; plant low shrubs along fence
- Condition #4 is binding on Virginia Solar and all successors
- Condition #5 single owner of 180 acres; will submit maps for further clarification
- Approximate construction time line:
 - Five (5) weeks of clearing
 - Six (6) weeks of grubbing
 - Eight (8) weeks of pile driving
- Local noise ordinance will monitor noise levels
- Will not work on Sunday but do request allowance for work on Saturday
- Clarification of condition #12
 - Do not deliver electricity to the grid
 - Owned Dominion Power
 - Public service entity owns it; if sold, new entity will provide surety
- Clarify condition #14 to include educational opportunities

Ms. Carmack opened the public hearing.

- Mr. Richard Oberlander asked for clarification and/or landmark for the parcel. Mr. Ayers provided the parcel is located next to Plantation Road on Old Buckingham.
- Tracy Meador stated she actively talking with Virginia Solar but expressed her concerns with the view from her residence and effect on future property values.
- Mr. Stuart Edwards questioned the location of the access road and the planned nature (i.e. paved) of the road.
- Mr. David Burns stated he has nothing against solar but expressed concerns with buffer and increased traffic on Rt. 13.
- Ms. Susan Shepperson expressed her concerns on the effects on future property values and the need for more buffer.
- Ms. Maria Gwynn expressed her concerns with the second access and the lack of clarification.
- Mr. Mike Lonski questioned if the entire parcel was to be used and expressed concerns for the proposed buffer and proposed chain link fence around property.
- Mr. Raymond Crump expressed her concern for the possible degradation of property and questioned distribution lines.

Seeing as there were no more speakers, Ms. Carmack closed the public hearing and asked the PC if they had any questions of the staff or the applicant. Mr. Cox asked for clarification on the total acres addressed by the CUP. Mr. Dameron confirmed 180 acres and Mr. Altman stated a revised map would be submitted to reflect the 180-acre footprint.

Other items discussed and clarified included:

- Virginia Solar is the developer, Dominion Power will build and operate
- VS (VS) has developed wind farms since 1998 but legislation for solar power was recently passed in March; developed projects in Buckingham and King William
- Secondary access will be used until primary access is built then will remain as emergency access only
- July 1, 2016 construction start date

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- Gravel access road
- Construction activities per PC to be Monday – Friday; VS requested work on Saturday
- 50-ft setback will be covered with low growing vegetation around property with 150-ft buffer from existing houses
- Fence will be around property, as far away from property line (into site) as possible to minimize visual impact
- Property owner is aware he is required to take panels down if solar farm is inactive as outlined in CUP
- There will be no new distribution lines off site
- Conditions in application reiterated by Mr. March Altman
 - #1 no change
 - #2 no change
 - #3 no change
 - #4 binding
 - #5 “farm shall consist of 380-acre parcel” with further clarification to be provided with map
 - #6 no change
 - #7 secondary access
 - #8 pile-driving to be performed between the hours of 8am to 6pm, Monday through Friday; clearing and grating can be performed between the hours of 8 am to 6 pm, Monday through Friday
 - #9 minimum 150-ft setback from any existing residence with fencing setback into property and away from adjoining properties
 - #10 security fencing shall follow around wetlands; plantings shall follow around wetlands
 - #11 lighting (Dark Sky)
 - #12 inactive/discontinue use for 2-year period, notice to staff must be provided; owner to remove panels within 6 months
 - #13 coordinate with safety
 - #14 Virginia Solar, LLC shall provide educational opportunities
 - #15 access roads to be marked

Mr. Cox moved for the Planning Commission to recommend to the Board of Supervisors approval of 15-10- CUP Virginia Solar LLC, subject to the referenced conditions presented by staff.

Ms. Carmack, Mr. Walker, Mr. Van Gelder, Mr. Cox, Mr. Ayers voted AYE.

VOTE 5-0
MOTION Passed

Ms. Carmack called for a 5-minute break at 8:30 PM.

Ms. Carmack recalled the meeting to order at 8:41 PM.

2. **15-13-CUP. Shawn & Kelly Kerrigan (Bethesda/Lees Landing Electoral District)** request a conditional use permit (CUP) to operate a conference center in the A-10, Agricultural District per §83-162(34) of the Zoning Ordinance. The 2010 Long-Range Comprehensive Plan designates the

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subject property as Rural Residential on the Countywide Land Use Plan Map. The subject property is approximately 16.7 acres in size and is located at 3630 Goodwyn Road. Reference to Tax Map Parcel #27-29A.

Mr. Dameron presented an overview of the details of the case to the Planning Commission. Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. The applicant, Mr. Shawn Kerrigan and one of the joint owners, Ms. Pam Edwards, made a presentation.

- Two meetings to address concerns were conducted with the applicant, neighbors, and other interested citizens
- Propose lakeside wedding ceremonies
 - Sound barrier would be in place
 - Higher price point, elegant events
 - Owners and staff on site during events
 - Weekend packages
 - Traffic guide, including signage, to direct traffic from Rt. 60, to Academy Road, to Goodwyn Road
 - Decibel reader to be used during events for sound monitoring

Ms. Carmack opened the public hearing; advising citizens to limit their comments to 3-minutes, have a representative speak on behalf of majority, and to limit applause.

- Mr. Rudy Potter stated needed such a facility, not to defend or protest, but to maintain the property
- Ms. Carmack asked those wishing to speak to form a line behind the podium. A woman in the back of the room asked the PC to have those stand who are not in support of the CUP. Ms. Carmack then asked for those in support of the CUP to stand.
- Dr. Jonathan Brantly agreed with Mr. Potter this would be an asset to maintain and elevate property values.
- Mr. Bruce Freer asked the PC to follow the majority of the community and not approve
- Mr. James Sherron, NIMBY and asked the PC to delay until the site plan was submitted
- Ms. Claudia Hardy advised the PC she previously worked in a neighborhood wedding venue and opposes this CUP
- Mr. Buz Bireline expressed his concerns with noise decibels and urged the PC to deny the request
- Mr. Paul Gestwick expressed his traffic concerns
- Mr. Don Rissmeyer respectfully asked the PC to oppose
- Mr. Greg Bresson expressed his concerns for environmental impacts and opposed due to risk and liability
- Mr. B.J. Smith asked the PC to please not support
- Ms. Janet Willersdorf implored the PC do not pass
- Ms. Meghan Lamm asked the PC to oppose
- Mr. Ben Lamm encouraged the PC to deny
- Ms. Jennifer White asked the PC to really consider denying the CUP
- Mr. Rory Weber asked the PC at a minimum to delay the decision
- Mr. Kent McCurley asked the PC to turn the CUP down

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- Mr. Doug Bradbury asked the PC to support this case
- Ms. Laura Majeskey expressed concern for cut-through traffic through Branchway Forest subdivision and asked the PC to deny the CUP
- Ms. Carolyn Denoon asked the PC to not pass the CUP expressing traffic concerns
- Mr. Steven Anderson expressed his concerns for increased traffic and his opposition to the case
- Mr. Gary Robinson asked the PC to consider the 80% opposition when making their decision
- Mr. Jeff Donahue, listing agent with Long and Foster Realty, expressed his support of the CUP noting the commitment of the applicant to maintain and preserve the property

Ms. Carmack addressed the PC to vote on continuing the hearing past 10: 00PM, based on the bylaws. Ms. Carmack, Mr. Walker, Mr. Van Gelder, Mr. Cox, Mr. Ayers voted AYE to continue the meeting.

- Mr. Wayne Vaughn expressed his concern with cut-through traffic and the alternate driveway becoming an alternate access to the site
- Ms. Young Giles expressed her opposition, including reference to frequent power outages caused by down trees at the end of the road and subdivision covenants
- Ms. Mary Jane Goodwyn Ransone stated she has absolutely no reservation of the purchase or CUP
- Mr. Archie Goodwyn stated the wedding venue will be monitored by the conditions of the CUP and would be the best use of the property because it will be controlled
- Ms. Mary Ann Goodwyn stated the applicant would preserve the property
- Mr. R.C. Goodwyn stated he sees the concern for noise levels but applicant is willing to compromise and hopes both sides are willing to work it out
- Mr. Reed Bresen (sp) who lives in Henrico stated his opposition based on information not being provided in a timely manner

Seeing as there were no more speakers, Ms. Carmack closed the public hearing and asked the PC if they had any questions of the staff or the applicant.

The following items were discussed:

- Conditions #5 and #15 conflict on facility close times
 - #5 states end time is 11:30 PM with the exception of New Year's Eve/New Year's Day at 1:00 AM
 - #15 states end time at 11:00 PM
- Conditions #5 and #10 are not compatible
 - Tent is not an indoor venue
- Would sound system violate condition #10
 - Condition states amplified music-public address system use only for accompaniment or for use of minister/pastor or other speakers as part of ceremony
 - Conditions could be amended to address concerns
- Sound study performed
 - Performed by applicant in the first part of December
 - County staff was not present
 - Decibel reading taken at various location on venue site
 - Proposed sound monitoring during all events

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- Signage is governed by VDOT and would be addressed during site plan process
- Revision of condition #14 to clarify Friday as a weekday or weekend
- Clarification of outbuilding usage
 - Possible future use with applicant understanding requirement for new CUP
 - Zoned A-10 which allows for people to stay in house
- Concerns for noise levels which would be limited by conditions
- VDOT did not perform study but did send letter taking no exception to project
- Condition #11 refers to lighting
 - Would be address/submitted in site plan process
 - Dark Sky ordinance requirements
- Term proposed for CUP
 - Has been left up to PC to recommend previously
 - Board could recommend a term limit as condition
- Concerned neighbors received information late
- Project would require a lot of policing
- Conditions need work
- County has not received complaints on other similar venues

Mr. Van Gelder moved for the Planning Commission to recommend to the Board of Supervisors denial of 15-13- CUP Shawn & Kelly Kerrigan.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers voted AYE.
Mr. Walker voted NAY

VOTE 4-1
MOTION Passed

Ms. Carmack called for a short break.
Ms. Carmack recalled the meeting to order.

3. **15-15-REZC: Academy Park II, LLC (Bethesda / Lees Landing Electoral District)** request the rezoning from Residential–Commercial (R-C) to Village Center (VC) and amendment of the zoning district map of approximately 2.47± acres of land fronting 511 feet on the north side of Anderson Highway (U.S. Route 60). Density and use will be controlled by zoning conditions or ordinance standards. The 2010 Long-Range Comprehensive Plan designates the subject properties as Village Center on the Courthouse Village Special Area Plan Map. Reference to Tax Map Parcels 39C-2-2 and 39C-2-3.

Mr. Altman gave an overview of the case to the PC to include:

- Change in zoning to allow for one-story, 7200 sf building on out parcel
- 25-ft easement buffer along Rt. 60 and Academy Road fronting
- Staff recommends approve with one proffered condition
- Would connect to public water and sewer

Ms. Carmack asked to verify the request to change to VC zoning is

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- Primarily because of setbacks
- Setbacks cumulative for edge of Rt. 60 (37 + 25 to building site)
- Adequate land existing for possible third lane in future
- Out parcels will be “self-sufficient” concerning parking requirements

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Mr. David Anderson, representing the LLC, stated the rezoning request to VC (Village Center) in line with Comprehensive Plan.

Ms. Carmack opened the public hearing. Seeing as there were no speakers, Ms. Carmack closed the public hearing and asked the PC if they had any questions of the staff or the applicant.

Mr. Van Gelder moved for the Planning Commission to recommend to the Board of Supervisors approval of 15-15- REZC Academy Park II, LLC.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

Ms. Carmack discussed with the PC

- Deferring all rezoning cases due to late time
- Tom Lacheney advised
 - To expedite, open public hearing and leave open
 - Cases are separate

4. **15-08-REZC: Powhatan Properties, LLC (Powhatan Station/Graceland Electoral District)** requests the amendment of the proffer statement for Appomattox Trace Subdivision (Case #06-18-REZC) by reducing the cash proffer to \$2,000.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Applicant did not wish to address PC.

Ms. Carmack opened the public hearing. Seeing as there were no speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack explained the PC would like to investigate whole proffer reduction plan, including impact and benefits to the County and would like to defer to have workshop, possible with the BOS, to discuss

Ms. Carmack moved to defer 15-08-REZC Powhatan Properties, LLC until the PC’s March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

5. **15-09-REZC: Powhatan Country Properties, LLC (Subletts/Manakin/Flat Rock Electoral District)** requests the amendment of the proffer statement for The Preserve at Huguenot Springs Subdivision (Case #05-12-REZC) by reducing the cash proffer to \$2,000.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

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Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Applicant did not wish to address PC.

Ms. Carmack opened the public hearing. Seeing as there were no speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-09-REZC Powhatan Country Properties, LLC until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

6. **15-10-REZC: Dumont Homes, LLC (Bethesda/Lees Landing Electoral District)** requests the amendment of the proffer statement for Oak Leaf Subdivision (Case #05-21-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Mr. Cameron Palmore, with Balzer and Associates, represented the applicant.

- Expressed opposition to deferring until March since already delayed by BOS to discuss process
- Understands PC desire to gather mre information
- Suggest joint workshop with BOS so everyone on same page

Ms. Carmack opened the public hearing. Seeing as there were no speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-10-REZC Dumont Homes, LLC until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

7. **15-11-REZC: HOCAV, LLC (Powhatan Courthouse/Mt. Zion Electoral District)** requests the amendment of the proffer statement for Mill Station Subdivision (Case #05-19-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Mr. Cameron Palmore, with Balzer and Associates, represented the applicant, with same concerns as above.

Ms. Carmack opened the public hearing.

- Mr. Rob Bowers voiced his opposition stating he paid the proffer and did not understand why new homeowners should be able to come in at reduction in proffer
- Mr. Chris Gary stated he is prepared to pay the proffer but he would support lowering the proffer

Seeing as there were no other speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-11-REZC HOCAV, LLC until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

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VOTE 5-0
MOTION Passed

8. **15-12-REZC: Hobson, LLC (Smiths Crossroads/Pineville/ Tobaccoville Electoral District)** requests the amendment of the proffer statement for Walnut Creek Subdivision (Case #05-11-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Mr. Cameron Palmore, with Balzer and Associates, represented the applicant, had no comment.

Ms. Carmack opened the public hearing. Seeing as there were no more speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-12-REZC Hobson, LLC until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

9. **15-13-REZC: The Reeds Landing Corporation (Bethesda/ Lees Landing Electoral District)** requests the amendment of the proffer statement for Maple Grove Subdivision (Case #06-13-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Mr. Cameron Palmore, with Balzer and Associates, represented the applicant, had no comment.

Ms. Carmack opened the public hearing. Seeing as there were no more speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-13-REZC The Reeds Landing Corporation until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0
MOTION Passed

10. **15-14-REZC: HPCPET, LLC (Smiths Crossroads/Pineville/ Tobaccoville Electoral District)** requests the amendment of the proffer statement for The Paddock Subdivision (Case #06-09-REZC) by reducing the cash proffer to \$2,000.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Mr. Cameron Palmore, with Balzer and Associates, represented the applicant, had no comment.

Ms. Carmack opened the public hearing. Seeing as there were no more speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-14-REZC HPCPET, LLC until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0

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MOTION Passed

11. **15-16-REZC: Aquest, LLC (Bethesda/Lees Landing Electoral District)** requests the amendment of the proffer statement for Westlake at Mill Mount Subdivision (Case #06-17-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions. Applicant did not wish to make a statement.

Ms. Carmack opened the public hearing. Seeing as there were no more speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-16-REZC Aquest, LLC until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0

MOTION Passed

12. **15-17-REZC: Sparrows Landing, LLC (Powhatan Station/Graceland Electoral District)** requests the amendment of the proffer statement for Sparrows Landing Subdivision (Case #04-15-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions.

Ms. Carmack opened the public hearing. Seeing as there were no more speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-17-REZC Sparrows Landing, LLC until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0

MOTION Passed

13. **15-18-REZC: Windswept Development (Smiths Crossroads/Pineville/Tobaccoville Electoral District)** requests the amendment of the proffer statement for Aston Subdivision (Case #06-12-REZC) by reducing the cash proffer to \$1,880.00 per dwelling unit.

Mr. Altman gave an overview of the case to the PC.

Ms. Carmack asked if the applicant wanted to make a statement and was available for questions.

Ms. Carmack opened the public hearing. Seeing as there were no more speakers, the public hearing remained open, and Ms. Carmack asked the PC if they had any questions of the staff or the applicant.

Ms. Carmack moved to defer 15-18-REZC Windswept Development until the PC's March meeting.

Ms. Carmack, Mr. Van Gelder, Mr. Cox, Mr. Ayers, Mr. Walker voted AYE.

VOTE 5-0

MOTION Passed

H. Other Business

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1. None.

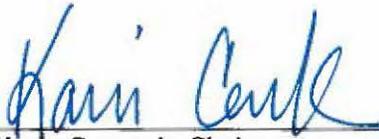
Ms. Carmack adjourned regular meeting and opened workshop meeting.

I. WORKSHOP MEETING

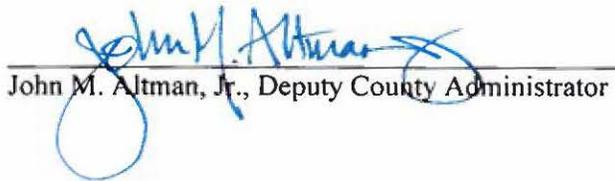
1. Rt. 60 East Corridor Study Update - Timmons
2. Comprehensive Land Use Plan Update
 - Discussion of Revisions & Process
 - Restructure and handle in workshop; dates to follow

J. ADJOURNMENT

Ms. Carmack adjourned the meeting at 11:38 PM.



Karin Carmack, Chairman



John M. Altman, Jr., Deputy County Administrator