

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 1, 2019
7:00 PM

A. CALL TO ORDER

Mr. Jack Haldeman called the meeting to order at 6:00 p.m.

B. ROLL CALL

Planning Commissioners Present:

Jack Haldeman
Tim O'Connor
Danny Schmidt
Frank Polster
Julia Leverenz

Planning Commissioners Absent:

Rich Krapf
Odessa Dowdy

Staff Present:

Paul Holt, Director of Community Development and Planning
Max Hlavin, Deputy County Attorney
Tom Leininger, Planner
Thomas Wysong, Planner

C. PUBLIC COMMENT

Mr. Haldeman opened Public Comment.

As no one wished to speak, Mr. Haldeman closed Public Comment.

D. REPORTS OF THE COMMISSION

Ms. Julia Leverenz stated that the Policy Committee met on April 11 to discuss prospective Zoning Ordinance amendments. Ms. Leverenz stated that in response to a Board of Supervisors Initiating Resolution, staff introduced draft regulations to protect the public water supply and areas of public health and water quality sensitivity. Ms. Leverenz stated that the Committee reviewed the proposed regulations, along with regulations in place in Newport News and York County. Ms. Leverenz stated that following discussion, the Committee agreed on several changes, and asked staff to incorporate them for review at the next Policy Committee meeting.

Ms. Leverenz further stated that in response to an earlier Board of Supervisors Initiating Resolution, which had been discussed at three previous Policy Committee meetings, staff presented amended wording regarding master plan consistency determinations. Ms. Leverenz stated that the Committee agreed that the proposed language, which would be added to Sections 24-23, 24-276, and 24-516 of the Zoning Ordinance addresses the intent of the

Board's resolution:

“Any development plan that proposes significant changes in dwelling unit location, dwelling unit counts and/or dwelling unit type over that shown on the adopted Master Plan, shall be submitted and approved in accordance with Section 24-13, and such decisions by the Planning Director are not subject to appeal to the DRC.”

Ms. Leverenz further stated that because of concerns expressed at this and previous meetings, the Committee voted to forward the Ordinance amendments to the full Planning Commission for review without a recommendation. Ms. Leverenz stated that concerns included the small number of past cases which would have been subject to this amendment and the increased obstacles that it would present to holders of approved Master Plans.

Mr. Frank Polster stated that the Development Review Committee (DRC) met on April 17, 2019 to provide preliminary input on a proposed assisted living facility project: C-19-00302. Colonial Heritage Commercial Property Design Guidelines and Conceptual Plan.

Mr. Polster stated that no decision was required and the project would return to the DRC after staff had finalized the project's Design Guidelines.

Mr. Polster stated that the applicant's architect made a presentation to the DRC. Mr. Polster stated that the DRC also reviewed the preliminary conceptual design and master plan for the assisted living facility.

Mr. Polster stated that staff reported that the open space requirements were met by the entire Colonial Heritage development, which includes the Land Bay VI site for the assisted living facility.

Mr. Polster stated that staff from Stormwater and Resource Protection recommended that a master stormwater plan for the project's future development on the portion closer to Richmond Road and future wing of the facility should be considered.

Mr. Polster stated that the Design Guidelines for the assisted living facility are a compilation of design guidelines from previous projects that the Planning Director has on record. Mr. Polster stated that staff will provide the DRC with a copy of the guidelines.

Mr. Polster noted that the applicant based the number of parking spaces on experience with other facilities. Mr. Polster stated that no plans have been made to provide charging stations for electric vehicles.

Mr. Polster stated that the DRC asked the applicant if there had been consideration of “green building” techniques for the facility, accommodation for staffing given the low amount of affordable housing for employees, and providing transportation for staff living outside of the area. Mr. Polster stated that the applicant acknowledged the challenge of recruiting and keeping workers in the region and discussed the company's approach to recruiting, training, and transporting staff.

E. CONSENT AGENDA

1. Minutes of the April 3, 2019 Regular Meeting

Mr. Polster made a motion to approve the Minutes of the April 3, 2019, Regular Meeting.

On a voice vote the Commission approved the Minutes of the April 3, 2019, Regular Meeting (5-0).

F. PUBLIC HEARINGS

1. SUP-19-0009. 4897 Longhill Road King of Glory Lutheran Church Expansion

A motion to Approve was made by Julia Leverenz, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Haldeman, Leverenz, O'Connor, Polster, Schmidt

Absent: Dowdy, Krapf

Mr. Tom Leininger, Planner, stated that Chase Grogg of LandTech Resources, Inc. has applied for a Special Use Permit (SUP) for a 19,000-square-foot expansion to the existing King of Glory Lutheran Church at 4897 Longhill Road. Mr. Leininger stated that the property is zoned R-2, General Residential and is designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map. Mr. Leininger further stated that the property is located inside the Primary Service Area (PSA). Mr. Leininger stated that surrounding development includes Ford's Colony, Windsor Forest, Williamsburg Plantation, and Wellsprings United Methodist Church.

Mr. Leininger stated that the expansion will include a 4,604-square-foot sanctuary to seat 500-550 people, administrative offices, a nursery, gathering spaces, and an enlarged kitchen. Mr. Leininger stated that the existing sanctuary will be remodeled to add six classrooms for the preschool. Mr. Leininger stated that the expanded facility will allow more flexibility to support the proposed neighborhood resource center. Mr. Leininger stated that this proposal also includes additional parking to support the three uses. Mr. Leininger stated that places of public assembly and school and neighborhood resource centers are specially permitted uses in the R-2 Zoning District.

Mr. Leininger stated that currently, King of Glory utilizes Founder's Hall and the existing sanctuary for three services each Sunday. Mr. Leininger further stated that the Church currently provides preschool for students ages two through six. Mr. Leininger stated that there are currently 220 parking spaces and that the proposal will add 155 spaces for a total of 375 parking spaces. Mr. Leininger noted that the parking lot will be brought closer into conformance with current Zoning Ordinance requirements by removing existing parking spaces from the Community Character Corridor buffer and increasing the buffer by 368 square feet.

Mr. Leininger stated that this property received multiple SUPs between 2000 and 2012 to allow for the construction of a modular building, purchase adjacent property to expand its use, and previous church expansions.

Mr. Leininger stated that improvements included in the Longhill Road Corridor Widening Project will mitigate the additional traffic impacts associated with this expansion. Mr. Leininger stated that the Virginia Department of Transportation (VDOT) has reviewed and recommended approval and that there be continued coordination between the two projects.

Mr. Leininger stated that staff finds this proposal to be compatible with surrounding development and consistent with the 2035 Comprehensive Plan and Zoning Ordinance. Mr. Leininger further stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Danny Schmidt inquired if the entire parking lot would be paved.

Mr. Leininger stated that the gravel would be removed and the entire parking area would be paved.

Ms. Leverenz inquired if there would be a sidewalk associated with the project.

Mr. Leininger stated that a shared-use path would be installed as part of the Longhill Road widening project. Mr. Haldeman inquired if staff is comfortable that the spire will not exceed height limitations.

Mr. Leininger stated that the building can be up to 35 feet and the spire up to 60 feet without a waiver.

Mr. Haldeman inquired about the location of the Neighborhood Resource Center as it was not shown on the Master Plan.

Mr. Leininger stated that Founder's Hall would be used for the Neighborhood Resource Center.

Mr. Haldeman called for disclosures from the Commission.

There were no disclosures.

Mr. Haldeman opened the Public Hearing.

As no one wished to speak, Mr. Haldeman closed the Public Hearing.

Mr. Polster noted that he was disappointed that the Master Plan did not reflect the location of the stormwater facility. Mr. Polster further noted that the Stormwater Division has concerns about the existing dry swale and the stormwater retention pond. Mr. Polster stated that he hoped the stormwater facility would ultimately resolve these concerns and provide adequate coverage for the impacts of the new structure and additional impervious pavement.

Ms. Leverenz made a motion to recommend approval the application.

On a roll call vote, the Commission voted to recommend approval of SUP-19-0009, 4897 Longhill Road King of Glory Lutheran Church Expansion (5-0).

2. Z-19-0007/MP-18-0004. Forest Heights Proffer and Master Plan Amendments

A motion to Approve was made by Frank Polster, the motion result was Passed.

AYES: 4 NAYS: 1 ABSTAIN: 0 ABSENT: 2

Ayes: Haldeman, O'Connor, Polster, Schmidt

Nays: Leverenz

Absent: Dowdy, Krapf

Mr. Thomas Wysong, Planner, stated that Doug Harbin of Wayne Harbin Builder, Inc. has applied on behalf of the Salvation Army to amend the adopted proffers and Master Plan for Forest Heights to allow for the addition of up to 46 townhomes, a mini-storage facility, and a residential dwelling unit for a caretaker on the 11.42-acre property currently owned by the Salvation Army. Mr. Wysong stated that the property is located within the PSA and is designated Low Density Residential on the Comprehensive Plan Land Use Map. Mr. Wysong further stated that this portion of Richmond Road is designated as a CCC in the

Comprehensive Plan.

Mr. Wysong stated that the County initiated the original rezoning of Forest Heights in 2011 from R-2, General Residential to MU, Mixed Use with proffers. Mr. Wysong stated that the purpose of this rezoning was twofold: first, the County sought to facilitate improvements to the existing neighborhood and second, allow the Salvation Army to build new offices, a community meeting space and gym, and other accessory uses. Mr. Wysong stated that as a result, the Forest Heights neighborhood was significantly improved. Mr. Wysong stated that Forest Heights Road and Neighbors Drive were realigned and paved, uncontrolled drainage and stormwater runoff were addressed, and existing housing was rehabilitated as needed. Mr. Wysong further stated that the uses proposed by the Salvation Army on the 11.42-acre property were not constructed. Mr. Wysong stated that today, this property is vacant and is the subject of this application.

Mr. Wysong stated that the applicant is proffering for 100% of the 46 townhomes to be offered at prices in accordance with the County's Housing Opportunities Policy. Mr. Wysong further stated that the applicant has also provided cash proffers in accordance with the County's cash proffer policy for schools for each dwelling unit, as well as cash for in lieu of the Parks and Recreation facility. Mr. Wysong stated that regarding the self-storage facility and the townhouses, the applicant has put forward simple design guidelines for the townhouses and the facility.

Mr. Wysong stated that although staff finds the offering of affordable housing to be supported by the Comprehensive Plan, there are two concerns that prevent staff from recommending approval: first, as proffered this project does not align with the County's Mixed Use Construction Phasing Policy, which is needed to ensure the commercial component of this project is pursued; and second, staff finds that the design guidelines submitted for this project are not sufficient to ensure the character of Richmond Road is enhanced, which is a goal for a CCC. Mr. Wysong stated that staff recommends that the Planning Commission recommend denial of this application to the Board of Supervisors.

Ms. Leverenz inquired if there was a schematic showing the storage facility and the buffer.

Mr. Wysong stated that there is a 50-foot buffer shown on the Master Plan. Mr. Wysong stated that the applicant provided design guidelines, but has not provided any proposed elevations for the storage building.

Ms. Leverenz inquired if there is anything that shows what the buffer will look like.

Mr. Holt stated that the buffer will be plated in accordance with the County's Landscape Ordinance; however, there is no typical cross section.

Ms. Leverenz stated that she is accustomed to seeing a schematic of buffer details and proposed building design. Ms. Leverenz further stated that this is important information since the property fronts on a CCC.

Mr. Schmidt inquired if the proffered amenities, such as the playground, would be shared with the adjacent single-family homes.

Mr. Wysong stated that the pocket park shown on the Master Plan will be for the benefit of the townhome residents.

Mr. Polster inquired about the location of the future development area. Mr. Wysong stated that the future development area had been designated with the earlier rezoning and was located to the west of the subject property and would comprise the back portion of several existing lots.

Mr. Polster inquired if that was part of the original Master Plan.

Mr. Wysong confirmed that the future institutional use areas are on the Master Plan.

Mr. Polster inquired about who owned the lots.

Mr. Wysong stated that the entirety of the lot is owned by the property owner.

Mr. Polster inquired about who is responsible for the vacant area adjacent to Route 60 that is labeled "Playground" on the Master Plan.

Mr. Wysong stated that he did not know, but would find the answer.

Mr. Polster inquired if that parcel was subject to the same standards for buffering as the subject property.

Mr. Wysong stated that he did not have that information since his focus was on the subject property.

Mr. Polster requested that staff specify which of the requirements in the Design Guidelines apply to the townhomes and which apply to the storage facility.

Ms. Leverenz noted that the document was set up to set forth the town home requirements first and the storage facility guidelines second.

Mr. Holt noted that the parcels to the east of the subject property are part of the Forest Heights redevelopment. Mr. Holt further stated that because of the existing homes, it was not possible to reestablish the 50-foot buffer.

Mr. Polster noted that if the property were developed as a playground, then there would be some buffering to make it a consistent look. Mr. Polster further stated that the question is still who is responsible for that parcel.

Mr. Holt stated that staff would find out who owns the property.

Mr. O'Connor stated that with the Forest Heights redevelopment, there was a mandatory Homeowner's Association for the new homes and for the existing homes, participation was voluntary.

Mr. Holt confirmed that there is a blended HOA as well as a blended partnership to maintain the stormwater facility and ensure the grass is cut.

Mr. Haldeman requested that staff discuss why the applicant is not able to comply with the Mixed Use Construction Phasing Policy.

Mr. Wysong stated that he would defer to the applicant to answer that question.

Mr. O'Connor inquired about the mechanism for maintenance of the stormwater drainage facility.

Mr. Wysong stated that it would be a standard maintenance agreement with the property owner.

Mr. Schmidt requested that Mr. Hlavín explain why the applicant is able to offer cash proffers

when the County is no longer accepting proffers.

Mr. Hlavin stated that the Board of Supervisors' resolution applies to residential rezonings after July 1, 2016. Mr. Hlavin further stated that the application before the Commission is a Master Plan and Proffer Amendment from a case that was approved prior to that date and does not trigger the requirements of the Ordinance under State Law.

Mr. Holt noted that common area parcels in Forest Heights, including the pocket park are owned and maintained by the County.

Mr. Haldeman called for disclosures.

Mr. Schmidt stated that he spoke with the applicant's representative.

Mr. Haldeman opened the Public Hearing.

Mr. Vernon Geddy, III, Geddy, Harris, Franck, & Hickman, representing the applicants, introduced the applicant, the company and the vision for the project. Mr. Geddy further provided an overview of the project and the history of the property. Mr. Geddy noted that the Mixed Use envisioned for this property is not the traditional Mixed Use such as New Town. Mr. Geddy further noted that the reason Mixed Use zoning was selected was to take advantage of the flexibility with setbacks so that the Forest Heights Redevelopment would be feasible. Mr. Geddy noted that the applicant has offered a proffer in a good faith effort to address phasing while leaving the project financeable and viable. Mr. Geddy stated that as a small builder, it is not feasible to obtain financing for both the townhouse and the storage facility at the same time. Mr. Geddy stated that in regard to the appearance of the self-storage units, the applicants have every reason to make them attractive since they are at the entrance to the townhomes. Mr. Geddy further stated that the applicant is willing to provide elevations; however, the contract with the Salvation Army is expiring soon. Mr. Geddy noted that the positive aspects of the project far outweigh any issues.

Mr. Doug Harbin, Wayne Harbin Builder, Inc., 202 Lane Road, provided an overview of the company's participation in several of the County's rehabilitation and affordable housing projects. Mr. Harbin discussed the attributes of the project and its benefits to the County. Mr. Harbin further discussed difficulties and incongruities with adhering to the Phasing Policy. Mr. Harbin stated that the proposed Forest Heights project will fill a need in the County and requested that the Commission recommend approval.

Ms. Leverenz inquired why the parcel could not be rezoned.

Mr. Chase Grogg, LandTech Resources, Inc., 7657 Turlington Road, stated that the primary reason was that the other Mixed Use properties would need the mix of residential and commercial uses on this property to stay in compliance with the Zoning Ordinance.

Ms. Leverenz inquired if Phase 1 of Forest Heights could be rezoned.

Mr. Geddy stated that the logistics would be difficult and in the end it would still not be viable for the same reasons that led to making it Mixed Use in the beginning.

Ms. Leverenz inquired if the storage facility would be the only commercial use on the Master Plan.

Mr. Geddy stated that it would be difficult to predict.

Ms. Leverenz noted that the only other area that could be developed would be the future

development parcel and that did not seem amenable to anything other than residential.

Mr. Grogg stated that having the future development available for potential commercial development was necessary to meet the Mixed Use requirements.

Mr. Schmidt inquired if the Board could set aside the 80/20 rule.

Mr. Holt stated that the 80/20 rule is set by Ordinance and could not be set aside without amending the Ordinance. Mr. Holt further stated that the Board could choose to waive the Phasing Policy.

Mr. Polster inquired about the reference to PUD.

Mr. Geddy stated that PUD referred to a Planned Unit Development which was a similar type of development. Mr. Geddy further stated that there was no potential to rezone to PUD or any other zoning designation.

Mr. Polster requested clarification on the proffer language for compliance with the Housing Opportunities Policy (HOP).

Mr. Geddy stated that there are three tiers and that at minimum four units would be in the two lower tiers. Mr. Geddy further stated that the remainder would at worst be in the upper tier. Mr. Geddy stated that the remainder would fall in the 31/20 range.

Mr. Polster stated that the proffer language does not make that clear.

Mr. Polster stated that the proffer states that the units will be either rental or purchase. Mr. Polster inquired what the rent would be.

Mr. Geddy stated that he did not have the figures, but it would follow the calculations set forth in the HOP.

Mr. Polster stated that he was trying to determine how many units will fall in the 40/60 and 80/20 tiers.

Mr. Geddy stated that there would be at least four units in the lower tier, four units in the middle tier, and the remainder could be in any of the three tiers.

Mr. Polster stated that this is, again, not clear in the proffer language and requested that Mr. Hlavin provide clarification.

Mr. Hlavin stated that Mr. Geddy's explanation was correct. Mr. Hlavin stated that there would be four in the first and second tiers each and that the remainder would fall between 30 and 120.

Mr. Polster inquired about what the caretaker unit for the storage facility might look like.

Mr. Harbin stated that it would be a single story over the office and would be at the back of the unit.

Mr. Polster inquired if the caretaker unit would be shown on the elevations to be provided.

Mr. Harbin confirmed.

Mr. Haldeman inquired about the phasing of the development.

Mr. Harbin stated that the road infrastructure would come first and would be followed by work on the townhomes. Mr. Harbin further stated that when 75% of the townhomes were complete, they would begin work on the storage facility.

Mr. Haldeman inquired how many storage buildings were planned.

Mr. Harbin stated that there would be five buildings.

Mr. Haldeman inquired about the timing for the remainder of the storage buildings.

Mr. Harbin stated that he hoped that, by then, the townhomes would be generating a profit and they would be able to complete the remaining building without any delay.

Mr. Haldeman inquired when the remaining townhomes would be constructed.

Mr. Harbin stated that he hoped they would be constructed at the same time as the storage units.

Mr. O'Connor noted that staff has recommended that the buildings fronting on Richmond Road be two story. Mr. O'Connor inquired if the applicant has considered this as an option.

Mr. Holt clarified that staff has made the recommendation, but is not insisting on it.

Mr. Harbin stated that they would be willing to consider it; however, they believe that the plan in mind will be attractive and provide a suitable design to face Richmond Road.

Ms. Leverenz stated that she understood that it would be difficult to finance both the townhomes and the storage facility at the same time. Ms. Leverenz inquired if it would be possible to construct the storage facility first.

Mr. Harbin stated that their preference would be not to have any commercial aspect to the project; however, it is necessary because of the zoning. Mr. Harbin stated that their focus is on the residential aspect.

Mr. Haldeman stated that he appreciated the applicant's perspective; however, it did not really answer the question. Mr. Haldeman inquired if it would be financially feasible to construct the storage unit first.

Mr. Harbin stated that it would not be feasible. Mr. Harbin stated that the housing is what would generate sufficient revenue to make the storage facility viable.

Mr. Haldeman inquired if the applicant would own the storage facility. Mr. Harbin stated that they would like to own it.

Mr. Wayne Harbin, 4041 Coronation, addressed the Commission in support of the project and requested that the Commission approve the project.

Lieutenant Jeremy Lind, Salvation Army of Greater Williamsburg, addressed the commission in support of the project. Lieutenant Lind stated that the Salvation Army has found a more suitable location for its facilities and is eager to see the property put to use. Lieutenant Lind requested that the Commission recommend approval of the project.

Mr. Gary Moore, 158 Forest Heights Road, addressed the Commission with concerns about traffic impacts. Mr. Moore inquired if it would be possible to have an entrance off Route 60

rather than funneling traffic through Forest Heights Road.

Mr. Brian Maynor, 4079 Dunbarton Circle, addressed the Commission in support of the project and requested that the Commission recommend approval of the project.

Mr. William Burcher, 4005 Coronation, addressed the Commission in support of the project and requested that the Commission approve the project.

Mr. Jerry Hall, 3000 Erol's Court, addressed the Commission in support of the project.

As no one else wished to speak, Mr. Haldeman closed the Public Hearing.

Mr. Haldeman opened the floor for discussion by the Commission.

Mr. Polster stated that when the proposal was initially brought forward to the DRC, he had some concerns about the commercial piece of the property and had wondered if there were an option to rezone. Mr. Polster stated that he is pleased to see that the project has progressed. Mr. Polster stated that he concurs with citizens' concerns over traffic on Forest Heights Road and noted that it might be beneficial to restrict parking on the road.

Mr. Holt stated that Forest Heights Road has been accepted into the VDOT Secondary Road system and as such there is no prohibition on parking on the road.

Mr. Polster stated that he would support the project with some of the stipulations that had been discussed such as providing proposed elevations and considering revisions to the project phasing.

Mr. Holt stated that staff could certainly work with the applicant regarding the design guidelines and elevations. Mr. Holt stated that staff would also look at the buffer between the neighborhoods. Mr. Holt noted that he did not believe that staff could require an alteration to the proposed phasing since the Board of Supervisors policy is fairly specific.

Mr. Polster suggested that the Commission recommend that the Board of Supervisors make an exception to the Phasing Policy.

Ms. Leverenz stated that she concurred with the stipulation for the applicant to provide design details and elevations. Ms. Leverenz inquire if it is true that there have been no other projects that had to adhere to the Phasing Policy.

Mr. Holt stated that there were three projects proposed since the adoption of the Mixed Use Phasing Policy. Mr. Holt stated that two of the three had no new residential construction and the Policy did not apply. Mr. Holt stated that the one where the Policy applied was the Promenade development. Mr. Holt noted that the mitigating factor in that instance was the existing shopping center.

Ms. Leverenz noted that the project also deviates from the 80/20 split.

Mr. Hot stated that the project does conform and further stated that the split is based on building square footage, not acreage.

Ms. Leverenz inquired if the square footage of the storage facility was 20% of the entire Forest Heights Master Plan.

Mr. Wysong stated that the 80/20 split is looking at the acreage of the original rezoning. Mr. Wysong further stated that the portion designated future institutional use accounts for a portion

of the non-residential use.

Ms. Leverenz inquired if that portion is required to be developed in order for the residential units to be built.

Mr. Wysong stated that staff has accepted that the area will be developed in the future.

Ms. Leverenz stated that she has concerns about the lack of information on several items and is not comfortable recommending approval, particularly when the project does not conform to the Phasing Policy.

Mr. Schmidt stated that because of the applicant's reputation, he does not have any concerns over the phasing. Mr. Schmidt stated that he has good faith that something can be worked out with the elevations before it is heard by the Board of Supervisors. Mr. Schmidt noted that this is the third development that would impact Norge Elementary School. Mr. Schmidt stated that he would support the project.

Ms. Leverenz inquired if the Board could waive the requirement for the commercial aspect of the project.

Mr. Holt stated that the Board could waive the phasing requirements but not the requirement for commercial development without an amendment to the Zoning Ordinance.

Mr. Haldeman stated that he would support the project. Mr. Haldeman further stated that he would like to include a requirement that the applicant provide detailed elevations including colors and material to be used.

Mr. O'Connor inquired if the connectivity to the adjacent parcels is a VDOT requirement.

Mr. Holt stated that it is a VDOT requirement. Mr. Holt stated that the traffic network was taken into account with the initial Master Plan.

Mr. Haldeman noted that the road for the storage facility continues on to the townhomes and could take some of the burden off Forest Heights Road.

Mr. Holt noted that the streets are interconnected to provide a variety of travel paths.

Mr. O'Connor stated that he has mixed feelings about the proposal because of the uniqueness of the site and the zoning requirements.

Mr. Polster made a motion to recommend approval of the application with the stipulations that: 1) staff and the applicant review the design guidelines and elevations for the storage facility; and 2) that the Commission recommend that the Board set aside or modify the Phasing Policy for this project to allow economically viable development of both the residential units and the storage facility.

Mr. O'Connor inquired if the applicant would be willing to meet those conditions.

The applicant confirmed.

On a roll call vote the Commission voted to recommend approval of Z-19-0007/MP-18-0004, Forest Heights Proffer and Master Plan Amendments to the Board of Supervisors subject to the noted conditions. (4-1)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - May 2019

Mr. Holt stated that he had nothing in addition to what was provided in the report.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Haldeman noted that Mr. Schmidt would have Board of Supervisors coverage for May.

Ms. Leverenz noted that she would not be at the June Planning Commission meeting; however, she would be at the June Policy Committee meeting.

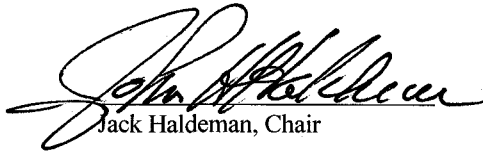
Mr. Schmidt noted that he, also, will miss the June Planning Commission meeting.

Mr. Haldeman stated that he would poll the Commissioners to ensure having a quorum.

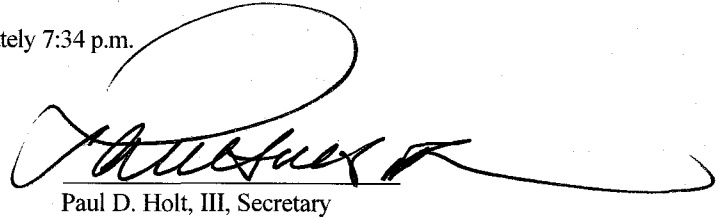
J. ADJOURNMENT

Ms. Leverenz made a motion to adjourn.

The meeting was adjourned at approximately 7:34 p.m.



Jack Haldeman, Chair



Paul D. Holt, III, Secretary