

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
January 5, 2022
6:00 PM

A. CALL TO ORDER

Mr. Tim O’Conner called the meeting to order at 6:00 p.m.

B. ROLL CALL

Planning Commissioners Present:

Rich Krapf
Tim O’Connor
Frank Polster
Julia Leverenz
Barbara Null
Rob Rose

Staff Present:

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

1. Election of Officers

Mr. O’Connor congratulated Mr. Frank Polster and Mr. Rich Krapf on their reappointment to serve another term.

Mr. O’Connor stated they would need to elect a new Chair and Vice Chair.

Mr. Krapf nominated Mr. O’Connor to be the Chair.

Mr. O’Connor accepted.

The Commission approved the nomination unanimously by voice vote.

Mr. O’Connor asked for a nomination for Vice Chair.

Mr. Krapf nominated Mr. Polster.

Mr. Polster accepted.

The Commission approved the nomination unanimously by voice vote.

2. Resolution of Appreciation - Ms. Julia Leverenz

Mr. O’Connor stated that Ms. Julia Leverenz’s term will expire at the end of the month and that she had agreed to join them again in February for an in-person presentation. Mr.

O'Connor stated that they will postpone the Resolution of Appreciation until the February meeting.

C. PUBLIC COMMENT

Mr. O'Connor opened Public Comment.

As no one wished to speak, Mr. O'Connor closed Public Comment.

D. REPORTS OF THE COMMISSION

Ms. Barbara Null stated that The Development Review Committee (DRC) met on December 17, 2021, to consider C-21-0097. Stonehouse Tract S, and C-21-0098. Stonehouse Tract 11A.

Ms. Null stated that the proposal for C-21-0097. Stonehouse Tract S is for new construction of 300 residential units on 173 acres currently zoned Planned Unit Development-Residential (PUD-R) with proffers. Ms. Null stated that the proposal complies with the Master Plan for Stonehouse, aligns with the land use designation, number of units permitted and the density for Tract S. Ms. Null stated that the DRC found the proposed conceptual plan to be generally consistent with the Zoning Ordinance, adopted master plan, adopted proffers, and other applicable County policies by a vote of 4-0.

Ms. Null stated that the proposal for C-21-0098. Stonehouse Tract 11A is for new construction of 320 single-family units on 131 acres zoned PUD-R. Ms. Null stated that the proposal complies with the Master Plan for Stonehouse, aligns with the land use designation, number of units permitted, and the density for Tract 11A. Ms. Null stated that the DRC found the proposed conceptual plan to be generally consistent with the Zoning Ordinance, adopted master plan, adopted proffers, and other applicable County policies by a vote of 4-0.

Mr. Polster stated that there was no report from the Policy Committee.

E. CONSENT AGENDA

Ms. Null made a motion to Approve the Consent Agenda.

On a voice vote, the Commission approved the Consent Agenda.

1. Minutes of the December 1, 2021, Regular Meeting
2. Development Review Committee Action Item: C-21-0097. Stonehouse Tract S
3. Development Review Committee Action Item: C-21-0098. Stonehouse Tract 11A

F. PUBLIC HEARINGS

1. Z-19-0006 and SUP-19-0005. Hazelwood Farms - The Enterprise Center

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

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

Ayes: Leverenz, Null, O'Connor, Polster

Nays: Krapf, Rose

Mr. Thomas Wysong, Senior Planner, stated that Mr. Tim Trant of Kaufman & Canoles, P.C. has applied on behalf of the Hazelwood Farm property owners to rezone approximately 328 acres from its current zoning of B-1, General Business and A-1, General Agricultural to the EO, Economic Opportunity Zoning District to allow for up to 3,220,000 square feet of warehouse, industrial and office use.

Mr. Wysong further stated that accompanying this rezoning is a request for a Special Use Permit (SUP) to allow for the following uses:

- fast food restaurants;
- the manufacture and processing of textiles and textile products in structures more than 10,000 square feet;
- heavy equipment sales and service with major repair under cover or screened with landscaping and fencing from adjacent property;
- machinery sales and service with major repair under cover;
- a convenience store pursuant to Section 24-11(a)(1);
- any commercial building or group of buildings that exceeds 10,000 square feet of floor area pursuant to Section 24-11(a)(2) of the County Code;
- any commercial building or group of buildings, not including office uses, which generates, or would be expected to generate, a total of 100 or more additional trips to and from the site during the peak hour of the operation pursuant to Section 24-11(a)(3) of the County Code; and buildings, additions, and expansions requiring an SUP pursuant to Section 24-11(b) of the County Code; and
- extension of public water and sewer facilities up Route 30 and along Route 746 to serve this property.

Mr. Wysong stated that since the October 6, 2021 Planning Commission meeting, the applicant has made several changes to this application. Mr. Wysong stated that specifically, the applicant has removed the apartments and multifamily component from the SUP application, meaning there is no longer a residential component for this project. Mr. Wysong further stated that the applicant has also removed the truck terminal component from the SUP application. Mr. Wysong noted that the applicant has also increased the amount of warehouse, industrial, and office use from 2,920,000 to 3,220,000, with this increase located in the former proposed location of the residential uses.

Mr. Wysong stated that the site is located inside the Primary Service Area (PSA) and is designated for Economic Opportunity-Barhamsville Interchange Area in the adopted 2045 Comprehensive Plan. Mr. Wysong stated that the recommended primary uses include industrial, light industrial, office, medical/research, and/or tourist attraction uses with secondary uses such as retail commercial being limited in amount and type to support the primary uses.

Mr. Wysong further stated that staff finds multiple favorable factors for this application. Mr. Wysong stated that the proposed uses for this site align with the Comprehensive Plan; the applicant is proposing proffers to mitigate the impacts associated with this rezoning, which include transportation improvements to the surrounding road network, design guidelines for development of the property, use limitation for certain commercial uses; and the submittal of a water and sewer master plan prior to site development.

Mr. Wysong stated that furthermore, the County is proposing conditions to mitigate impacts associated with the specially permitted uses. Mr. Wysong stated that these conditions include enhanced landscape buffering along the Barnes Road, Route 30, Leisure Road, Route 746 and Interstate 64 (I-64) rights-of-way, enhanced site design and architectural design, and specific restrictions regarding location and site features for certain specially permitted commercial uses.

Mr. Wysong stated that staff finds that the proposed rezoning and SUP will not negatively

impact surrounding development, and that the proffers and proposed conditions will help mitigate impacts generated by the proposal. Mr. Wysong stated that staff also finds that the development of the property is consistent with the Comprehensive Plan.

Mr. Wysong stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed proffers and SUP conditions.

Mr. O'Connor called for disclosures from the Commission.

Mr. Krapf stated that he met with the applicant after the October 6, 2021, Planning Commission meeting. Mr. Krapf further stated that he spoke with Mr. Trant prior to the meeting today. Mr. Krapf noted that he is on the Board of an organization that will be speaking during the Public Hearing. Mr. Krapf stated that he believes that he can make a fair and objective determination on the application.

Mr. Polster stated that he attended the December 15, 2021, Community Meeting hosted by the applicant. Mr. Polster stated that he has also spoken several times with the traffic consultant, Mr. Dexter Williams and with Mr. Morrison.

Ms. Null stated that she attended the December 21, 2021, Community Meeting and has also had several conversations with Mr. Trant.

Mr. O'Connor stated that he has not had any conversations with Mr. Trant since the one noted for the October 2021, Planning Commission Meeting.

Mr. O'Connor opened the Public Hearing.

Mr. Tim Trant, Kaufman & Canoles, P.C. representing Hazelwood Farms, made a presentation to the Commission in support of the application.

Mr. Larry Hazelwood, 2420 Ocean Shore Crescent, addressed the Commission to provide context to the Hazelwood family's decision to submit plans to ensure the orderly and appropriate development of the property.

Ms. Null noted that the property is in a foreign trade zone and inquired what benefits are associated with a foreign trade zone.

Mr. Hazelwood explained that the foreign trade zone allows a business to import materials on a tariff free basis to manufacture a product. Mr. Hazelwood further stated that the northern extent of the foreign trade zone ends in James City County. Mr. Hazelwood stated that with transportation being key to the success of import and export, the property's location is prime for a manufacturing operation.

Mr. Polster inquired about the assurances provided in the Design Guidelines, that the treeline and buffering on Leisure Road would be intact once a building is constructed.

Mr. Trant stated that the 100 feet would have to remain undisturbed. Mr. Trant further stated that at site plan review, the existing vegetation would have to provide adequate screening or be supplemented according to the County's landscape guidelines.

Mr. Polster inquired about the traffic accommodations on Barhamsville Road that allow it to maintain a Level of Service (LOS) C.

Mr. Williams stated that there is an existing left-turn lane onto Old Stage Road and this

development will add a second turn lane as part of the signalization. Mr. Williams further stated that there will be three through lanes and that one will drop out at the ramp to I-64.

Mr. Polster inquired whether there was direct access to the property from I-64 when coming from the north.

Mr. Williams stated that the existing pavement would be rebuilt to accommodate direct access.

Mr. Polster inquired about the cumulative cap on trip generations and how that would be monitored.

Mr. Wysong stated that each use would be required to include a current trip generation.

Mr. Polster inquired if the site plan would be approved if the cumulative cap were exceeded.

Mr. Wysong stated that it would not be approved.

Dr. Rose inquired if the traffic study was limited to the project or if it included a broader area.

Mr. Trant stated that because of the proximity to the interstate, a specific type of traffic study was required that would have a wider scope and include all affected roads and intersections. Mr. Trant further stated that the traffic study used an aggressive model for estimating future growth. Mr. Trant stated that the study also incorporated the current and future impacts of known development. Mr. Krapf inquired if it were possible that the applicant might come back with an amendment to raise the trip generation cap. Mr. Trant stated that, in theory, it is possible. Mr. Trant further stated that there were limitations on the uses that generate a large number of trips. Mr. Trant stated that the light manufacturing uses would not generate the same amount of traffic; therefore, more of those uses could be accommodated under the current cap.

Dr. Rose inquired about the use of Leadership in Energy and Environmental Design (LEED) building techniques and whether the applicant would eventually seek LEED certification.

Mr. Hopke noted that to obtain LEED certification, the developer must keep track of the items that generate points for certification and then apply to the Green Building Council for verification. Mr. Hopke stated that the certification process is time consuming and expensive, so many developers opt to use the techniques but not apply for the certification.

Mr. Trant stated that there are assurances for environmental protection in addition to the commitment to use LEED techniques.

Dr. Rose inquired whether any consideration was given to encouraging local restaurants and businesses to locate within the project.

Mr. Trant stated that no end users have been identified, and the project is very open to local and small business. Mr. Trant stated that the goal of the project is to prevent sprawling, unplanned development.

Ms. Leverenz inquired about the plan for buffering along Leisure Road where there is currently no vegetation.

Mr. Trant stated that the area would have to be populated in accord with the County's guidelines. Mr. Trant stated that this would most likely happen when there is a site plan submitted for development of the parcel.

Ms. Leverenz inquired if this was intended to be a screening buffer.

Mr. Wysong confirmed. Mr. Wysong stated that there would be an increase of approximately 10% in the mix of evergreen trees and shrubs. Mr. Wysong further stated that 45% of the evergreens would have to reach a minimum height of 40 feet at maturity.

Ms. Leverenz inquired if there would be lower growing evergreens to provide full coverage.

Mr. Wysong confirmed.

Ms. Leverenz inquired about the plans for Land Bay 6 until it is developed.

Mr. Trant stated that for the time, there would be no changes to the use other than possibly establishing some infrastructure to make the property desirable to end users.

Ms. Linda Rice, 2394 Forge Road, representing Friends of Forge Road, addressed the Commission in opposition to the application.

Mr. Ellis Colthorpe, 4945 Settler's Market Boulevard, addressed the Commission in support of the application.

Mr. Erik Conradi, 5 Clarendon Court, addressed the Commission in support of the application.

Mr. John Fuqua, 207 Highfield Drive, addressed the Commission in opposition to the application.

Mr. Ed Lampitt, 2616 Meadow Lake Drive, addressed the Commission in support of the application.

Mr. Kimber Smith, 3501 Heritage Landing Road, addressed the Commission in support of the application.

Mr. Bruce Beiderman, 9120 Manorwood Way, addressed the Commission in opposition to the application.

Ms. Jennifer Weinstein, 3237 Leighton Boulevard, representing Save Rural James City County, addressed the Commission in opposition to the application.

Ms. Kelly Wagnitz, 8948 Coco's Path, addressed the Commission in opposition to the application.

Mr. Kyle Seal, 3248 Oak Branch Lane, addressed the Commission in opposition to the application.

Mr. Gary Massie, 8644 Merry Oaks Lane, addressed the Commission in support of the application.

Ms. Martha Ray, 7440 Sturgeon Point Road, addressed the Commission in opposition to the application.

Mr. Cecil Bray, 1704 Centennial Drive, addressed the Commission in opposition to the application.

Ms. Stephanie Dean Ripchick, 4901 Holly Fork Road, addressed the Commission in

opposition to the application.

Ms. Michelle Eardley, 2996 Forge Road, addressed the Commission in opposition to the application.

Mr. Robert Hall, 136 Leisure Lane, addressed the Commission in opposition to the application.

As no one else wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Krapf thanked the applicant for conducting the three Community Meetings and for willingly removing the truck terminal and the residential units from the SUP. Mr. Krapf stated that both the previous and current Comprehensive Plan identified Economic Development as a use for the property. Mr. Krapf further stated that the rezoning incorporates a number of strong elements and safeguards. Mr. Krapf stated that it is a well thought out plan; however, he still has reservations about the open-ended nature of the SUP items. Mr. Krapf further stated that many times when you try to mitigate certain impacts such as traffic, it creates unintended consequences. Mr. Krapf stated that this application, if approved, will forever change upper James City County. Mr. Krapf noted that he wished the County had been able to pursue the recommended uses for Rural Economic Development that were developed in 2014. Mr. Krapf stated that because of the open-ended SUP uses and the far-reaching impacts on upper James City County, he is not able to support the application as it is currently presented.

Mr. Polster stated that as the Commission developed the 2045 Comprehensive Plan, one of the priorities was developing strategies to protect and preserve the rural character of the County. Mr. Polster further stated that the Commission had a charter to look at the PSA to determine if any changes were needed to indicate where development would be appropriate. Mr. Polster stated that the Hazelwood property was placed in the PSA and designated Economic Opportunity because the County deemed it appropriate for development. Mr. Polster further stated that Stonehouse has already changed the character of the Upper County. Mr. Polster further stated that the proposal addresses concerns about traffic safety, provides controls to ensure appropriate development, and provides economic benefits to the County through the taxes that will be paid. Mr. Polster stated that he intends to support the application.

Ms. Null stated that she has reviewed the application extensively. Ms. Null noted that the property is currently zoned B-1, General Business, and is not designated as rural lands. Ms. Null stated that the property could be developed by-right with any number of assorted uses. Ms. Null further stated that under the proposed Master Plan, development is confined by County rules and guidelines. Ms. Null stated that with all of the County oversight, the development will be orderly and attractive. Ms. Null stated that the traffic concerns will be mitigated. Ms. Null stated that the project will be beneficial to the community, and she intends to support the application.

Dr. Rose expressed appreciation for the Public Hearing comments. Dr. Rose stated that having a Master Plan provides assurances as opposed to the unknown impacts of by-right development. Dr. Rose stated that it is a challenge to approve something of this scale and impact without a clear picture of what it will ultimately include, the impact on the community, and the impact on other businesses.

Ms. Leverenz stated that her job as a Planning Commissioner is to consider how the proposal fits with and supports the County's long-range plan which is the Comprehensive Plan. Ms. Leverenz stated that she is not as concerned by the open-endedness of the application

because the face of industry is changing in response to the pandemic and the increased use of automation. Ms. Leverenz stated that she is inclined to support the application.

Mr. O'Connor stated that in the recent Comprehensive Plan update, the community response was to preserve the rural character of the County, with rural lands being defined as being outside of the PSA. Mr. O'Connor stated that what the citizens also indicated is that if those rural lands are protected, high density development will be acceptable inside the PSA. Mr. O'Connor stated that he was in the minority regarding the residential component of the proposal. Mr. O'Connor stated that including residential development would be in line with the concept of complete communities and serve as a transition between the existing neighborhoods and the commercial development. Mr. O'Connor stated that there would likely be public sentiment against any type of development on the property. Mr. O'Connor further stated that this application is meeting many of the goals of the Comprehensive Plan. Mr. O'Connor stated that the development plan was created with good intent and the applicant was willing to remove some of the elements that were of greatest concern. Mr. O'Connor further stated that by placing the development in this location it could potentially limit development in other locations such as Anderson's Corner because the need for the services would be lower. Mr. O'Connor stated that he intends to support the application.

Dr. Rose stated that this is not a question of putting the development here or putting it somewhere else. Dr. Rose stated that there are many ways of developing rural lands that have not been considered for this property. Dr. Rose stated that there are many promises with the application but no guarantees. Dr. Rose stated that recommending approval of the application would mean relying on a great unknown.

Ms. Null stated that this is not a case of build and they will come, but rather a case of build as they come.

Mr. Krapf stated that his concern over the open-endedness was the language "any building over 10,000 square feet." Mr. Krapf stated that without knowing the end user, it is difficult to gauge the impacts and whether the mitigations will be adequate.

Ms. Leverenz inquired if Mr. Krapf was talking about phasing the development.

Mr. Krapf stated that because of the irrevocable change to the Upper County, what he would prefer is a rezoning application that provided a conceptual master plan and outlined desired by-right uses and considering specially permitted uses on a case-by-case basis. Mr. Krapf further stated that his wish was that the County had aggressively campaigned to bring in the businesses recommended by the Rural Economic Development Committee to create a new vision for the Upper County.

Mr. O'Connor commented that he was surprised to be reminded of how little income farming uses generate. Mr. O'Connor noted that farming uses are not nearly as valuable to the County's revenue as one might believe.

Mr. Polster made a motion to recommend approval of the rezoning and SUP and acceptance of the voluntary proffers.

On a roll call vote the Commission voted to recommend approval of Z-19-0006 and SUP-19-0005. Hazelwood Farms - The Enterprise Center. (4-2)

2. Z-21-0015. 6940 and 6950 Richmond Road Proffer Amendment

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

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Krapf, Leverenz, Null, O'Connor, Polster, Rose

Mr. Tom Leininger, Senior Planner, stated that Mr. Doug Harbin has applied to amend the existing proffers for two parcels located at 6940 and 6950 Richmond Road. Mr. Leininger stated that the Proffer Amendment would revise the timing of the required signal warrant study. Mr. Leininger stated that the properties are zoned B-1, General Business with Proffers, located within the PSA and are designated Mixed Use on the adopted 2045 Comprehensive Plan Land Use Map.

Mr. Leininger stated that the current proffers were adopted on August 31, 2006 and required the traffic signal to be bonded prior to the first building permit for the properties. Mr. Leininger stated that currently the signal warrant study would be required within six months of the buildout of both properties or earlier upon the request of the Virginia Department of Transportation (VDOT).

Mr. Leininger stated that Harbin Properties, LLC, has maintained a letter of credit in accordance with the 2006 Proffer since the Colonial Car Wash at 6950 Richmond Road was built in 2009. Mr. Leininger stated that the second property remains vacant.

Mr. Leininger stated that the proposed amendment would eliminate the need to renew the surety each year; however, a traffic signal warrant study would be required prior to final site plan approval for 6940 Richmond Road. Mr. Leininger stated that if the signal is warranted, installation of the traffic signal would be required prior to any occupancy permit for the site.

Mr. Leininger stated that staff finds this proffer amendment to be compatible with surrounding development and consistent with the 2045 Comprehensive Plan and Zoning Ordinance. Mr. Leininger further stated that staff recommends that the Planning Commission recommend approval of the proffer amendment to the Board of Supervisors.

Ms. Null asked if there was a use proposed.

Mr. Leininger stated there is no current use proposed at the time.

Mr. O'Connor opened the Public Hearing.

Mr. Vernon Geddy, Geddy, Harris, Franck & Hickman, LLP, representing the applicant, made a presentation in support of the application.

As there were no speaker cards Mr. O'Connor closed the Public Hearing and opened the floor for discussion by the Commission.

Mr. Polster made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-21-0015. 6940 and 6950 Richmond Road Proffer Amendment. (6-0)

3. SUP-21-0017. 4007 Ironbound Road Convenience Store with Fuel

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

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Krapf, Leverenz, Null, O'Connor, Polster, Rose

Mr. Tom Leininger, Senior Planner, stated that Mr. Mark Rinaldi of Bush Construction Corporation has applied for an SUP for a convenience store with fuel sales at a property located at 4007 Ironbound Road, zoned B-1 with proffers, designated Mixed Use on the

2045 Comprehensive Plan Land Use Map and located inside the PSA.

Mr. Leininger stated that a convenience store which sells and dispenses fuel is a specially permitted use in the B-1 Zoning District. Mr. Leininger stated that additionally, any convenience store and uses that generates over 100 peak-hour trips require a commercial SUP.

Mr. Leininger stated that in 2018, the property, along with the adjacent VDOT cul-de-sac and a portion of 4002 Ironbound Road were rezoned to B-1 with proffers. Mr. Leininger stated that the rezoning also included design guidelines adopted by the Board of Supervisors.

Mr. Leininger stated that a Traffic Impact Analysis (TIA) was completed for this proposal, which recommends the installation of a second exclusive left-turn lane on northbound Ironbound Road at the intersection of Monticello Avenue and Ironbound Road. Mr. Leininger stated that additionally, a right turn-taper and right-turn lane are recommended for southbound Ironbound Road at the intersection of Ironbound Road and Old Ironbound Road. Mr. Leininger further stated that the TIA recommends pavement markings and modifications to the traffic signal at the Monticello Avenue intersection. Mr. Leininger stated that all recommended improvements shall be installed before the first Certificate of Occupancy is issued for the Convenience Store.

Mr. Leininger stated that on October 28, 2021, the New Town Design Review Board (New Town DRB) reviewed the master plan and building elevations and approved the design in its conceptual form. Mr. Leininger stated that prior to site plan approval, the New Town DRB would review the design elements again for consistency with the adopted design guidelines.

Mr. Leininger stated that staff finds the proposal to be compatible with surrounding development and consistent with the 2045 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. O'Connor called for disclosures from the Commission. Ms. Null, Mr. Krapf, and Mr. Polster each stated that they spoke with Mr. Geddy.

Mr. O'Connor stated that he spoke with Mr. Geddy and Mr. Rinaldi.

Mr. O'Connor opened the Public Hearing.

Mr. Vernon Geddy, Geddy, Harris, Franck & Hickman, LLP, representing the applicant, made a presentation in support of the application.

Mr. Polster asked if there was an intention of adding electric charging stations.

Mr. Jeb Bell, Real Estate Engineer, Wawa, Inc. stated the electric charging stations are shown on the plans for the purpose of identifying a possible future placement and would be constructed by a partner rather than Wawa.

Ms. Null asked if there would be a landscape buffer to screen the view from Monticello Avenue.

Mr. Geddy stated that there would be a buffer, and there is a condition for enhanced landscaping they need to meet.

Dr. Rose requested clarification that the traffic improvements were not removing the option to drive straight through.

Mr. Geddy confirmed that the right lane would have the ability to turn or go straight.

Dr. Rose requested confirmation that the church was getting a new overflow lot and were not losing space.

Mr. Geddy confirmed.

Mr. Ken Freeman, 10 Sussex Road, addressed the Commission in support of the application.

As no one else wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. Geddy stated there would be additional stormwater and water quality requirements that would not be part of a by-right development associated with this application.

Mr. O'Connor inquired about the lightning requested assurance that it will not spill over.

Mr. Bell stated that the lighting is LED and directional.

Mr. Geddy stated it is a requirement that the light does not cross over.

Mr. Polster discussed the stormwater management and traffic flow.

Mr. Krapf discussed the aesthetics of the plan and meeting the Comprehensive Plan guidelines.

Ms. Leverenz stated that she thinks this is something needed in the area and that she appreciates the applicant coordinating with neighbors.

Mr. O'Connor stated that he appreciates the traffic guidelines and the supportive comments from the neighbors.

Mr. Polster made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-21-0017. 4007 Ironbound Road Convenience Store with Fuel. (6-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

Mr. Holt state that he did not have anything to add to what was provided in the Agenda Packet.

Mr. Holt highlighted that the first 3D-printed house with Habitat for Humanity was completed and noted that it is a proud moment for staff and hopefully for the County as well.

I. Planning Director's Report - January 2022

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Ms. Leverenz stated that she had spoken with a PC member of Goochland, VA and their County allows for sunset clauses on short-term rental SUPs. Ms. Leverenz stated that she

shared this with Mr. Holt and Mr. Adam Kinsman and that Mr. Kinsman let her know that there is a 50/50 split of localities and their interpretation of State Code allowing for sunset clauses.

Dr. Rose stated that he had a couple of reflections on the Hazelwood discussions. Dr. Rose stated that he is concerned by VDOT keeping speed limits as high as possible without regard to safety issues. Ms. Null noted that the speed limit was just lowered on Route 30 by Stonehouse. Dr. Rose state that they should be able to find more value in the land rather than developing it. Dr. Rose stated that there is no mechanism to give value to land and encourage not developing it.

Mr. Polster stated that the majority of wooded areas in rural lands are smaller lots. Mr. Polster stated that he would encourage the County explore carbon sequestration efforts. Mr. Polster noted that the state received \$211 million this year from Regional Greenhouse Gas Initiative (RGGI). Mr. Polster stated that this money goes back to the landowner. Mr. Polster stated that Ms. Tammy Rosario's, Assistant Director of Community Development, efforts are taking the first steps to explore additional options.

The Commission discussed alternatives to land development and possible future developments.

Mr. Krapf stated he had Board of Supervisor meeting coverage for next month.

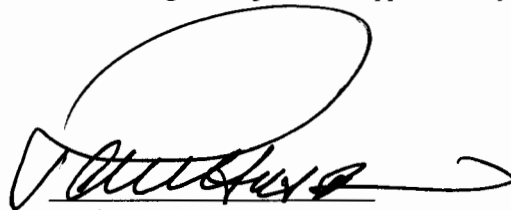
Ms. Null asked when Hazelwood would be going to the Board. Mr. Holt stated it would tentatively be the February 8, 2022 meeting.

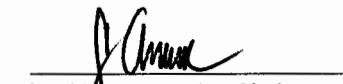
Mr. O'Connor thanked Ms. Leverenz for her time on the Commission and noted that they would officially thank her publicly next month.

J. ADJOURNMENT

Mr. Krapf made a motion to adjourn.

The meeting was adjourned at approximately 10:08 PM.


Paul D. Holt, III, Secretary


Tim O'Connor, Vice Chair