



NEW KENT COUNTY
PLANNING COMMISSION -- REGULAR MEETING
JULY 19, 2010
COUNTY ADMINISTRATION BOARD ROOM
AGENDA

ITEM DESCRIPTION

1. CALL TO ORDER

2. INVOCATION AND PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

A. May 19, 2010 – Regular Meeting

5. CITIZEN COMMENT PERIOD

Comments are limited to those on planning related issues that are not scheduled for a public hearing later on the agenda. Please sign up on the sheet at the back of the room prior to the start of the meeting.

6. UNFINISHED BUSINESS

A. CUP-06-10, National Communication Towers (Moore): National Communication Towers, LLC and R. Wade & Kathleen Moore have requested a conditional use permit for the purpose of installing a cell tower. Pursuant to Section 98-62 of the New Kent County Code, the "Communications Facility Tower - Radio, Cellular < 200 feet" use is allowed with a conditional use permit under the A-1, Agricultural zoning classification. The proposed site is located approximately 1,000' northeast of the terminus of Topeka Road. The property is identified on the New Kent County tax map as parcel number 20-14-12, and the digital map as GPIN M09-2203-1349. The property is designated as Rural Lands on the Comprehensive Plan's Vision 2020 Future Land Use Map.

7. PUBLIC HEARING

Public Hearings will be held at 7:00 p.m. or as soon thereafter as possible. Speakers are limited to three minutes each, and should come to the podium and state their name and address.

A. PUD-01-10, Farms of New Kent Land Bay I Area Plan Amendment: Consider an amendment to the previously approved Area Plan for Land Bay I of the Farms of New Kent Planned Unit Development to allow development of 30 lakefront cottages approved through the adoption of Ordinance O-01-10(R6) on 8 March 2010. Included are amendments to the General Design Manual to incorporate the design elements for the cottages. The portion of Land Bay I to which the amendments apply is identified as a portion of Tax Parcel 22-A-1 (GPIN #M13-2271-0365).

B. ZM-01-10, Whitmore Chevrolet: Mr. Tommy Whitmore has requested the rezoning from R-1, Residential, to Business, of approximately 1.10 acres of land. The subject properties are immediately to the west of Whitmore Chevrolet on State Route 33 in Eltham, and are identified as Tax Parcel 28A1-1-4 (GPIN #K31-1849-3585) and Tax Parcel 28A1-1-4A (GPIN # K31-1849-3585). Both properties are designated as Village on the Vision 2020 Comprehensive Plan's Future Land Use Map.

C. ZM-02-10, TJW Enterprise, LLC: Mr. Tommy Whitmore has requested the rezoning from R-1, Residential, to Business, of approximately 1.20 acres of land. The subject property is at the intersection of State Route 33 and Parks Road in Eltham, and is identified as Tax Parcel 28A1-1-3 and on the County's digital maps as GPIN #K31-1733-3463. The property is designated as Village on the Vision 2020 Comprehensive Plan's Future Land Use Map.

D. AFD-01-10, Addition to the Wahrani AFD: Request by Gilman Land & Timber LLC to add tax map parcel 37-50 consisting of approximately 307.78 acres to the Wahrani Agricultural and Forestal District, (new district will be Wahrani Swamp).

- E. **AFD-02-10, Creation of the Holts Creek AFD and Addition to the Wahrani AFD: Request** by Abbitt Realty Co, NK Abbitt LLC to create the Holts Creek Agricultural and Forestal District with tax map parcel a.) 24-37 consisting of approximately 783.31 acres; Request by Abbitt Realty Co, NK Abbitt LLC to add tax map parcels b.) 37-41 consisting of approximately 141 acres, c.) 37-45B consisting of approximately 1 acre, d.) 37-46 consisting of approximately .5 acres e.) 37-72 consisting of approximately 65 acres; totaling 207.5 ac to the Wahrani Agricultural and Forestal District, (new district will be Wahrani Swamp).
 - F. **AFD-03-10, Addition to the Pamunkey Farms AFD:** Request by Walter James Hawthorne Jr. and Patricia W. Hawthorne to add tax map parcels a.) 25-18A consisting of approximately 65 acres, b.) 25-18 consisting of approximately 99.82 acres, c.) 25-12 consisting of approximately 92 acres, and d.) 25-19 consisting of approximately 36.31 acres; totaling 293.13 ac to the Pamunkey Farms Agricultural and Forestal District, (new district will be Cooks Mill).
 - G. **AFD-04-10, Addition to the Evelyn AFD:** Request by Warren L. and Jean G. Smith to add tax map parcels a.) 23-41G consisting of approximately 5.48 acres and b.) 23-40E consisting of approximately 11.38 acres; totaling 16.86 to the Evelyn Agricultural and Forestal District, (new district will be Pelham Swamp).
 - H. **AFD-05-10, Addition to the Evelyn AFD:** Request by James W. and Carolyn O. Smith to add tax map parcels a.)23-40F consisting of approximately 10.34 acres and b.)23-41J consisting of approximately 3.61 acres; totaling 13.95 to the Evelyn Agricultural and Forestal District, (new district will be Pelham Swamp).
 - I. **AFD-06-10, Addition to the Ashland Farm AFD:** Request by Miron M. and Dyanne S. Mihalcoe to add tax map parcels 31-1-E consisting of approximately 16.53 acres to the Ashland Farm Agricultural and Forestal District, (new district will be Allens Run).
 - J. **AFD-07-10, Addition to the Slatersville AFD:** Request by Milton S. Clarke to add tax map parcels a.) 35-8-4 consisting of approximately 18.03 acres and b.) 35-19A consisting of approximately 2.9 acres to the Slatersville Agricultural and Forestal District, (new district will be Diascund Creek).
 - K. **AFD-08-10, Creation of the Timber Swamp AFD:** Request by Floyd M. Philbates and Betty J. Philbates to create the Timber Swamp Agricultural and Forestal District with tax map parcels a.) 35-48, b.) 35-49, and c.) 35-50 consisting of approximately 97.6 acres to join with parcels 35-47 and 36-7B totaling 142.64 (currently enrolled in the AFD program) to create the Timber Swamp district with a total acreage of 240.24 acres.
 - L. **AFD Realignment:** the existing districts are proposed to be consolidated to 16 districts; new names were assigned based on major drainages and swamps found in the immediate vicinity of the district. This realignment does not reflect the two proposed districts listed above.
- 8. **NEW BUSINESS**
 - 9. **CHAIRMAN'S REPORT**
 - 10. **RRPDC REPORT**
 - 11. **COMMISSIONER'S REPORT**
 - 12. **STAFF REPORTS**
 - 13. **MEETING SCHEDULE**
 - A. The Planning Commission is next scheduled to meet: Monday, August 16, 2010
 - 14. **ADJOURNMENT**

ITEMS OF INTEREST & INFORMATION ARE ATTACHED SEPARATELY