



PLANNING COMMISSION  
County of New Kent

**AGENDA**

MONDAY, 15 JUNE 2009  
6:30 PM  
BOARD ROOM,  
COUNTY ADMINISTRATION BUILDING

**ITEM DESCRIPTION**

1. CALL TO ORDER
2. INVOCATION AND PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF MINUTES
  - A. 18 May 2009 – Regular Meeting
5. CITIZEN COMMENT PERIOD
  - A. Comments limited to those on planning-related issues that are not scheduled for public hearing later on the agenda-sign up on the sheet at back of the room prior to the meeting is required.
6. UNFINISHED BUSINESS
7. PUBLIC HEARINGS
 

7:00 PM or as soon thereafter as possible speakers are limited to three minutes each, should come to the podium and state their name and address.

  - A. **ZM-02-09, SPF Investments, Inc.:** Request to rezone from Economic Opportunity to Industrial, of approximately 1,200 acres of land. The parcels involved were zoned Economic Opportunity as part of the Countywide Comprehensive Rezoning in January of 2009. The subject properties are located just to the south of I-64, between SR 106 (Vineyards Parkway) and SR 618 (Olivet Church Road), and are identified as Tax Parcels 22-5A, 22-6A, 32-5, portions of 32-4, and 31-70 and the County's digital maps as GPINs I13-3790-4958, I14-2072-4712, I13-4169-2181, portions of H13-0380-4661, and H12-1278-4756. The net result of the reclassification, if approved as proposed, would have approximately 474 acres zoned Economic Opportunity and approximately 1,188 acres zoned Industrial.
  - B. **CUP-01-09, Alvis – Horsley Mini-Storage:** Request for a conditional use permit for the purpose of constructing and operating a mini-storage facility. The property is located at the southeast quadrant of the intersection of New Kent Highway (Rte 249) and Airport Road (Rte 612) and is identified on the New Kent County tax map as parcel numbers 21(6)8A and 21(6)8B, and the digital maps as GPINs L10-3396-1833 and L10-3621-1758.
  - C. **ZT-03-09, Sign Requirements:** Request to consider amendments to §98-941 et seq. of the Zoning Ordinance containing Article XXIV, Signs, to include the following: Modify the zoning district of Article XXIV to reflect the district changes made to Article I §98-4 in January 2009; Zoning districts B1 and B2 will be changed to read Business; Zoning districts B3 and M1 will be changed to read Economic Opportunity; Zoning district M2 will be changed to read Industrial.
  - D. **ST-01-09, Open Space Ownership and Perpetuation in Cluster Subdivision:** Request to consider amendments to Article VII, §91-127 of the Subdivision Ordinance containing Special

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Provisions for Open Space or Cluster Subdivisions to provide for the following: A requirement that open space areas in cluster subdivision be placed in a conservation easement; The Board of Supervisors could authorize ownership of open space in cluster subdivisions when the open space is owned by someone other than a homeowners' association provided the open space is being used for agriculture, forestry, or other similar purposes; Conservation easements would need to comply with the requirements of the Virginia Conservation Easement Act located in the Code of Virginia Title 10, Chapter 10.1; The owner of the open space would be responsible for the maintenance of the open space. The County would not be responsible or liable for maintenance of open space; The Board of Supervisors would have sole authority for approving alternative methods for preserving open space in cluster subdivision.

8. NEW BUSINESS
    - A. Dunham Rezoning Presentation
    - B. Christian Family Subdivision Appeal of the Subdivision Agent's decision to waiver the 2-year holding period provided by §91-126(a)(16) of the Code of New Kent County for Family Subdivisions
    - C. Flood Plain Presentation by George M. Homewood, AICP, Director of Community Development
  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, 20 July 2009
  14. ADJOURNMENT
- ITEMS OF INTEREST & INFORMATION.....ATTACHED SEPARATELY