

Planning Commission (Monday, November 13, 2023)

Generated by Planning Comm on Wednesday, November 15, 2023

Members present:

J Howard Thompson, Chair
Joseph L Van Kirk, Co-Chair
Joseph Fazekas
Merl Evans
Patricia Robrecht
Kim Summers
John Brown

Meeting called to order at 6:30 PM

1. CALL TO ORDER
2. ROLL CALL
3. AGENDA

4. REVIEW AND APPROVAL OF MINUTES

Move to approve the November 6, 2023 Meeting Minutes with the correction of Joe Van kirk abstaining instead of Merl Evans in the matter of approving the October 16, 2023 Minutes.

Motion by Merl Evans, second by John Brown.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown

5. DISCUSSION

Move to approve the 2024 Planning Commission and Technical Evaluation Committee Meeting Schedules

Motion by Merl Evans, second by Patricia Robrecht.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown

6. PUBLIC HEARING:

In the matter of CONCEPT SITE PLAN #CSP23-0178, Compass Point Montessori Daycare , having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be APPROVED WITH THE FOLLOWING CONDITIONS:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.

Motion by Kim Summers, second by John Brown.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown

7. PUBLIC HEARING:

In the matter of CONCEPT SITE PLAN #CSP23-0152, Pax River Village Center, having accepted the staff report and having made a finding that the objectives of Section 60.6 of the Comprehensive Zoning Ordinance have been met, and noting that the referenced project has met all requirements for concept approval, I move that the concept site plan be APPROVED WITH THE FOLLOWING CONDITIONS:

- a. Any road improvement (s) required by the state and county must be concurrent with the issuance of the Certificate of Occupancy.
- b. A variance must be obtained to reduce or remove the requirement for the "B" type buffer yard by the Zoning Board of Appeals.
- c. A text amendment must be approved to permit use #74 Restaurant, Fast Food, in the LCI zoning district and the APZ-2 overlay.
- d. A variance must be obtained from the Zoning Board of Appeals to reduce the required landscaping from 20% to 17.7%.

Motion by Patricia Robrecht, second by John Brown.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown

8. ADJOURN

Move to adjourn the November 13, 2023, meeting at 8:43 p.m.

Motion by Patricia Robrecht, second by Kim Summers.

Final Resolution: Motion Carries

Yea: J Howard Thompson, Joseph L Van Kirk, Joseph Fazekas, Merl Evans, Patricia Robrecht, Kim Summers, John Brown