



NEW KENT COUNTY
PLANNING COMMISSION -- REGULAR MEETING
NOVEMBER 20, 2017, AT 6:30 PM
COUNTY ADMINISTRATION BUILDING BOARDROOM
AGENDA

ITEM	DESCRIPTION
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1. CALL TO ORDER

2. MOMENT OF SILENCE AND PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. APPROVAL OF MINUTES

A. OCTOBER 16, 2017

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. PRESENTATION

7. UNFINISHED BUSINESS

8. PUBLIC HEARINGS

6:30 PM 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. Application OA-04-17: The Commission will consider zoning ordinance changes for Article II, Chapter 98, Section 98-62 of the New Kent County Code. The proposed change to the County Code will amend the requirements for mini-storage warehouses in the Economic Opportunity zoning district, requiring an applicant to obtain a Conditional Use Permit for new mini-storage warehouses in this zoning district.

B. Application PUD-01-17, Farms of New Kent PUD Amendment: Kent Farms Holding Company, LLC and New Kent Farms, LLC (through their representative, Mr. David Guy) have requested amendments to the Farms of New Kent Planned Unit Development Ordinance. These amendments include, without limitation: (1) as to all Land Bays, revisions to address satisfaction of existing requirements; changes to and elimination of certain residential amenity requirements; modification of commercial phasing requirements to increase the residential dwelling units permitted to 1,500 before site plans for commercial improvements must be submitted and increasing the number of residential dwelling units permitted to 1,700 before site plans for commercial construction must be completed; modification of annual residential phasing caps; changes to and elimination of certain special studies and design standards; modification of permitted land uses; changes to and elimination of certain required transportation improvements; changes to the proffered conditions and Development Agreement

associated with the Ordinance, including changes to impact mitigation payments; and other technical amendments; (2) as to Land Bay I, increase of the number of estate lots and cottages to 400 and 230, respectively and reduction of minimum estate lot size requirement from 1 acre to ½ acre; (3) as to Land Bay II, removal from the Planned Unit Development and rezoning of Land Bay II to A-1; (4) as to Land Bay IV, modification of minimum residential square footage requirements; and (5) as to Land Bay V, reduction in the minimum square footage for single-family detached units. The Farms of New Kent Planned Unit Development is located along State Route 106 (Vineyards Parkway) and State Route 609 (Old Church Road) north of Interstate 64, at Exit 211.

9. NEW BUSINESS – PRESENTATION OF THE FY 2019 CAPITAL IMPROVEMENTS PROGRAM

10. CHAIRMAN’S REPORT

11. RRPDC REPORT

12. COMMISSIONER’S REPORTS

13. STAFF REPORTS

14. MEETING SCHEDULE

A. THE COMMISSION WILL HOLD THE NEXT REGULAR MEETING ON MONDAY, DECEMBER 18, 2017 AT 6:30 PM IN THE BOARDROOM

15. ADJOURNMENT