

APPROVED MINUTES TO THE SEPTEMBER 13, 2004 PLANNING COMMISSION MEETING

Z-02-04/Z-09-04 Oaktree Office Park and Air Tight Storage Expansion

Mr. Chris Johnson presented the staff report. Ms. Jeanette Brady has applied to rezone approximately 5.7 acres from B-1, General Business, with proffers, to B-1, General Business, with amended proffers. The request seeks to amend a 1997 proffer which limits the total building footprint for mini-storage buildings on the site to 40,000 square feet. The amendment is necessary to accommodate a portion of the proposed 15,000 square foot mini-storage warehouse building footprint on the existing Oaktree site. The property is located just north of the Five Forks intersection at 3356 Ironbound Road in the Berkeley District and is designated Mixed Use on the Comprehensive Plan Land Use Map. Community-scale office development with complimentary building types and moderate density residential development are examples of uses that are envisioned for this Mixed Use area. The property is further identified as Parcel (1-26) on James City County Real Estate Tax Map No. (47-1).

Mr. McCleary affirmed with Mr. Johnson that the application, located in Five Forks, fulfills the requirement of maintaining the village feel set forth in the Five Forks Area Study.

Mr. Johnson confirmed this and added that the voluntary proffers included Development Review Committee review for the eventual site plan.

Mr. Poole added that the proffers additionally included enhanced landscaping.

Mr. Johnson stated that the existing office building would be used as a model for that landscaping.

Mr. Poole opened the public hearing

Ms. Jeanette Brady, the applicant, stated that she would comply with Five Forks committee recommendations, specifically with regard to landscaping and prorata share of road improvements.

Mr. Cleary clarified that prior to the Board of Supervisors' hearing the prorating would be addressed through an amended proffer.

Seeing no other speakers, Mr. Poole closed the public hearing.

Mr. Hunt moved to approve the application.

Ms. Wildman seconded the motion.

Ms. Wildman stated that she was pleased with the way applicant has worked with committee.

Mr. McCleary commended the applicant and other applicants who deferred or held applications for the Five Forks area until the committee concluded the Five Forks

Area Study.

Mr. Poole stated that this application converted undeveloped land into viable uses and credited the applicant for including landscaping and Development Review Committee review in the proffers.

The Planning Commission approved the application with by a vote of 7-0.
AYE: (7) Poole, Wildman, McCleary, Fraley, Hunt, Kale, Billups. NAY: (0).