

UNAPPROVED MINUTES FROM THE FEBRUARY 4, 2009 PLANNING  
COMMISSION MEETING

SUP-0021-2008 Jamestown Road Mediterranean Restaurant

Mr. Luke Vinciguerra stated the case involved a sit-down restaurant in an existing building at 1784 Jamestown Road. Sit-down restaurants require a Special Use Permit in the Limited Business district. Furthermore, buildings over 2,750 sq ft in the Limited Business district with a Land Use designation of Neighborhood Commercial require a Special Use Permit.

The approximately 1.2 acre parcel is currently occupied by two existing structures formerly owned by Duke Communications. The applicant proposes to demolish the existing smaller structure and use the remaining building to house a 96 seat restaurant Mediterranean style restaurant. Additionally, the plan proposes a 24 space parking lot, outdoor dining patio with fountain and a storm water management facility at the rear of the property. There are no plans for exterior building renovations at this time.

Per the Commission's recommendation, the applicant has met with neighbors to discuss the project. The result was restrictions preventing the owner from using outdoor speakers after 10pm, forbidding private well use, and the inclusion of rain barrels. Overall, staff finds the proposal, with conditions, to be consistent with surrounding land uses, the land use policies of the comprehensive plan, and the Comprehensive plan Land Use Map. Staff recommends the Commission recommend approval of the application to the Board of Supervisors, with attached conditions and approve of the landscape modification request.

Ms. Kratter asked how the neighbors were notified of the application and the meeting that was held by the applicant.

Mr. Vinciguerra stated there were notified by mail and there was a red public hearing sign posted.

Ms. Kratter asked if members of staff attended the meeting between the neighbors and the applicant.

Mr. Vinciguerra stated staff from the Environmental Division did attend the meeting.

Mr. Vinciguerra stated staff does feel that the neighbors' concerns have been addressed.

Mr. Henderson asked what the minimum number of parking spaces that is required.

Mr. Vinciguerra stated that the restaurant has 96 seats, and the parking required is one space per 4 seats, which the applicant has met.

Ms. Kratter asked when the original date the application was filed.

Mr. Vinciguerra stated the application was filed on October 22, 2008.

Mr. Krapf stated that this application came before the Commission last month, but was deferred due to lack of time for neighbors and citizen groups to review the application.

Mr. Geddy stated that a meeting was held between the applicant and any concerned citizens that were interested. He felt that all concerns have been addressed.

Mr. Fraley stated he appreciated the applicant's willingness to work with the neighbors and citizens' groups.

Mr. Krapf asked for public comments.

There being none, he closed the public hearing.

Mr. Poole made a motion to approve the application. He recognized the existing zoning and the land use designation as neighborhood commercial, the significant redevelopment opportunity, and the applicant's sensitivity to existing vegetation. He expressed his appreciation that the applicant was willing to defer from last meeting to allow citizen comments to be addressed.

Ms. Kratter seconded the motion.

In a roll call the motion was approved. (7-0) AYE: Henderson, Billups, Poole, Fraley, Kratter, Peck, Krapf.