

UNAPPROVED MINUTES FROM THE MAY 6, 2009 PLANNING
COMMISSION MEETING

SUP-0010-2009 Michael J. Hipple Contractor's Warehouse

Mr. David German stated that Mr. Michael J. Hipple has applied for a Special Use Permit on a parcel zoned A-1, inside the PSA. The property is comprised of three lots at 7424, 7426, and 7428 Richmond Road, totaling 1.03 acres. The contractor's office and parking area will be confined to the rear parcels, furthest from Richmond Road. Two small homes on the properties will be used for residential purposes. The parcel is designated Low Density Residential on the Comprehensive Plan Land Use Map, which specifies that only limited commercial undertakings should be permitted. Compacted gravel, in conjunction with the structures onsite, makes the site 42% impervious. One condition of approval is a reduction of the impervious area (to approximately 23%) of the site. The project consists of a 1,600 square foot garage building, (which includes an office, and storage areas inside two garage bays), and associated parking areas both in front of and across from the garage. A six foot privacy fence and landscaping will help conceal one of the residential homes, the office/garage, and the parking area. Staff finds the proposal generally consistent with the Comp Plan, and with the surrounding zoning and neighboring land uses. The conditions recommended for approval with the SUP will further mitigate any impacts, especially those associated with stormwater management, parking, and irrigation. Staff recommends approval.

Mr. Fraley asked about the irrigation via stormwater collection provision, and the use of the term "impoundments" in the condition related to onsite stormwater collection devices.

Mr. German stated that the James City Service Authority instituted that condition, and that the term "impoundments" was being used to refer to rain barrels, cisterns, and similar water catchment devices.

Mr. Murphy stated that the impoundment application was a universal standard, whereas this particular development would not be subject to an impoundment plan for either stormwater or environmental concerns.

Mr. Bill Cain stated there were no traditional stormwater impoundments proposed for the project.

Mr. German stated all standard notification protocols were followed. No comments or concerns have been received by Staff. The current operation will not change with an SUP approval. The applicant and his neighbor to the rear (Mr. A. G. Bradshaw) had reached an agreement about the landscaping that would be installed along their mutual property line, and that this agreement was reflected in the recommended landscaping and fencing condition of approval.

Mr. Cain agreed that "impoundment" in this case referred to rain barrels and similar devices for the collection of rainwater runoff.

Mr. Fraley stated he would prefer that more specific language be used in place of impoundment.

Mr. Murphy stated this condition had been applied to many previous proposals.

Mr. Krapf opened the public hearing.

Mr. Michael Hipple stated that he understood "impoundments" to mean rain barrels and similar devices. He said he added barrels to ensure the landscaping would not have to be watered, at JCSA's request. The rear buffers had been discussed with Mr. Bradshaw, who had requested a landscape buffer and the relocation of a fence.

Mr. Krapf closed the public hearing.

Mr. Poole stated that based on the zoning and Comp Plan, he was prepared to support the application.

Mr. Poole moved for approval, with a second from Mr. Fraley.

In a unanimous roll call vote, the Commission approved the motion (7-0).