

Planning Commission

Regular Session Agenda

September 7, 2010

6:00 P.M.

1. Call to Order; Roll Call
2. Invocation and Pledge of Allegiance
3. Public Comments
4. Consent Agenda
 - a. Approval of Agenda Format
 - b. Approval of Minutes
 - c. Reports
5. Old Business
 - a. Connector Road
 - b. Boundary Adjustment Discussion
 - c. Technology/Tourism Zone
 - d. HARB Replacement
6. New Business
 - a. Conditional Rezoning – Randolph Avenue and Strawberry Street
7. Announcements
 - a. DCR assumes ownership of local 23 acre site.
8. Adjourn



TOWN COUNCIL
Joint Meeting with
Planning Commission & Harbor Area Review Board

July 22, 2010

6:00 p.m.

St. Charles Parish Hall

At 6:00 p.m. Mayor Dora Sullivan, having established a quorum, called to order the Joint Meeting of the Town Council with the Planning Commission and Harbor Area Review Board. In addition to Mayor Sullivan, present were Councilmen Bannon, Evans, Natali, Sullivan and Veber. Councilman Bennett was not able to attend. Also in attendance were Town Manager Heather Arcos, Town Planner Tom Bonadeo and Town Clerk Libby Hume. Mr. John Crouse of Hankins & Anderson, formerly CMSS Architects, was also in attendance as well as two members of the public.

Chairwoman Joan Natali, having established a quorum, called to order the meeting of the Planning Commission. In addition to Chairwoman Natali, present were Commissioners Ben Lewis and Roger Munz. Commissioner Dennis McCoy arrived at 6:03 p.m. Commissioners Malcolm Hayward and Mike Strub were unable to attend.

Chairman Ralph Orzo, having established a quorum, called to order the meeting of the Harbor Area Review Board (HARB). In addition to Chairman Orzo, present were Board Members Russ Dunton, Laurie Klingel, Steve Michel and Joan Natali.

Town Planner Tom Bonadeo introduced Mr. John Crouse who presented the final draft of the Harbor Area Design Guidelines explaining how the guidelines were structured. Mr. Crouse began by showing the coverage area on the map and went on to review the following sections: i) Street Design Standards, including Parking; ii) Streetscape Design Standards, including Streetscapes, Pedestrian Ways, Arcades & Colonnades, Outdoor Plazas, Outdoor Lighting, Outdoor Furniture, and Outdoor Dining & Sidewalk Cafes; iii) Architectural Design Standards, including Massing, Façade Treatment, and Building Materials; and iv) Landscape Design Standards; v) Signage Design Standards, including Environmental Signage and Commercial Signage.

There was some discussion regarding the design standards of the East Beach community in Norfolk, VA regarding their landscaping and building materials.

HARB member Steve Michel stated that he was new on the board and asked whether the information contained in these guidelines were recommendations or standards. Mr. Crouse explained that these were recommendations only. Tom Bonadeo added that requirements are included in the Zoning Ordinance and that these were guidelines to give people/developers an idea of what the Town would like in the Harbor area.

Commissioner Ben Lewis asked how these guidelines would be implemented. Tom Bonadeo stated that the guidelines would be given to developers. Mr. Crouse added that developers prefer clear guidelines of what the municipality wants.

HARB member Russ Dunton commented that there was some very nice vinyl siding that look like cedar shakes and asked if that would be permitted. Mr. Crouse stated that if the Town allowed some vinyl siding it could cause problems with other people/developers wanting to use other types of vinyl siding which is not as attractive.

Tom Bonadeo stated that the Town could not dictate use of certain materials, but could only make suggestions through the Historic District Review Board (HDRB) and the HARB. Mr. Crouse added that most developers would adhere to the guidelines provided by the Town vs. having to go through the process of getting something approved.

Councilman Veber stated his concern regarding parking whether on-street or off-street. The Town currently does not have enough room to accommodate parking for the condo units in Town, etc. and there was only one page dedicated to parking included in the guidelines. Tom Bonadeo stated that there was specific parking guidelines included in the Town's Zoning Ordinance. Mr. Crouse added that the Town could institute time limits on parking along Mason Avenue but the limits would have to be enforced.

Councilman Evans noted that on page 45 regarding Building Materials, the guidelines refer to maximum sizes on various materials, but no minimums which could become an issue. Mr. Crouse stated that Councilman Evans had a good point and that this was something that could be reviewed further.

HARB member Russ Dunton noted that on page 46 regarding Acceptable Materials for Exterior Walls, the guidelines state that "Mortar shall be red to light brown in color. Grey and white mortar colors are not acceptable" and questioned why grey and white mortar would not be permitted. There was some discussion regarding the color issue and Russ Dunton suggested that the last sentence in this section regarding grey and white mortar be deleted.

Councilman Evans stated that pages 43 and 46 are contradictory regarding the use of aluminum. Page 43 permits the use of "anodized aluminum, stainless steel, copper, bronze, brass or painted steel" but page 46 lists "metal siding that is exposed, galvanized, aluminum or other shiny metal materials" as unacceptable materials.

HARB member Steve Michel expressed some concern regarding the recommendations in the guidelines for one side of Mason Avenue vs. the historic nature of the opposite side of Mason Avenue and the fact that each side could have a different look. Steve Michel also added that in several places in the guidelines, the word "must" was used and suggested that this could be changed to "encouraged" since these are actually recommendations. Mr. Crouse agreed regarding changing the word "must" to "strongly encouraged" which would give the developers some flexibility and went on to address Mr. Michel's concern regarding the two sides of Mason Avenue matching stating that the two sides do not have to look alike and the Town may not want them to look alike. With the two sides of the street not being identical in nature, it would add diversity. Not all the buildings currently along Mason Avenue are alike.

HARB member Russ Dunton pointed out, on page 29, that the end of Item 8 shows a notation that should have been deleted to which Mr. Crouse was in agreement.

Councilman Evans asked about the "Transitional Zone / District" and whether it was the intent to make the buildings less imposing and more contemporary. Councilman Evans added that he felt that the buildings that were going up at the new wastewater treatment plant were

more contemporary with low profiles and a stark appearance. Mr. Crouse responded that the intent along Mason Avenue was to have the buildings be more like the historic styles but along the Harbor, a looser interpretation of styles would be permitted.

Commissioner Roger Munz asked, since "shiny" materials were not acceptable, if steel roofs on porches would be prohibited as well. Roger Munz added that the use of architectural vinyl would be nice in some instances as accents to a building. Mr. Crouse stated that steel roofs would be permitted as outlined in the guidelines, but reiterated that once vinyl was allowed, it could cause problems. Hardy Plank siding offers a very nice selection and would be preferred rather than vinyl.

HARB member Laurie Klingel expressed some concern regarding the suggested plant list stating that some of the plants included in the list may not be appropriate in certain areas and asked whether the HARB could advise against the use of some trees if a developer indicated that they would plant a type that would not necessarily be appropriate. Tom Bonadeo stated that this plant list was developed by the Tree Committee several years ago and that the HARB would be able to give their recommendations during the application review process.

Tom Bonadeo asked the attendees to forward any additional changes or concerns to himself or Libby Hume. Any modifications will be made and the final guidelines would be forward to the Planning Commission to make their recommendation to the Town Council. The Town Council would hold a public hearing in September and vote on the approval of the guidelines afterwards.

Motion made by Councilman Bannon, seconded by Councilman Veber to adjourn the Town Council Joint Meeting with the Planning Commission and the Harbor Area Review Board. The motion was approved by unanimous consent.

Motion made by Commissioner Dennis McCoy, seconded by Commissioner Roger Munz to adjourn the Planning Commission Meeting. The motion was approved by unanimous consent.

Motion made by HARB member Laurie Klingel, seconded by HARB member Steve Michel to adjourn the Harbor Area Review Board Meeting. The motion was approved by unanimous consent.

Mayor Sullivan

Chairwoman Joan Natali

Chairman Ralph Orzo

Town Clerk



DRAFT
PLANNING COMMISSION
Regular Meeting & Joint Meeting
with Northampton County Planning Commission
Town Hall
August 3, 2010

At 6:00 p.m. in the Town Hall, Chairwoman Joan Natali, having established a quorum, called to order the Regular Meeting of the Planning Commission. In addition to Chairwoman Natali, present were Commissioners Malcolm Hayward, Ben Lewis, Dennis McCoy and Michael Strub as well as Town Planner Tom Bonadeo and Town Clerk Libby Hume. Commissioner Roger Munz was not in attendance. Also in attendance was former Commissioner Bruce Evans. There were no other members of the public in attendance.

A moment of silence was observed followed by the Pledge of Allegiance.

PUBLIC COMMENTS

There were no comments from the public nor any written comments submitted prior to the meeting.

CONSENT AGENDA

Hearing no objections, Joan Natali stated that the agenda was approved by unanimous consent.

The Commissioners reviewed the minutes for the July 6, 2010 Regular Meeting. Malcolm Hayward and Ben Lewis stated that they would abstain from the vote since they were not in attendance at the July 6th meeting.

Hearing no objections, Joan Natali stated that the minutes for the July 6, 2010 Regular Meeting was approved by unanimous consent.

Joan Natali stated that the purpose of this meeting was to provide background information to the Commissioners regarding past discussions on the Town Edge Zone and the County's Comprehensive Plan. The meeting would then be recessed so the Commissioners can travel to the former Northampton Middle School and reconvened at 7:00 PM with the County Planning Commission.

OLD BUSINESS

No old business was discussed.

NEW BUSINESS

Town Edge Zoning and the County Comprehensive Plan

Town Planner Tom Bonadeo gave a quick history of the issue regarding the Town Edge and distributed excerpts from the 1991 Annexation Agreement between the Town of Cape Charles and Northampton County regarding the Bay Creek property, formerly Brown & Root. Tom Bonadeo read items #8 and #14. Item #8 addressed the corridor between the Town of Cape Charles and Route 13 and the area adjacent to Route 13 and Route 184 (Stone Road) stating that both the County and the Town would receive comments regarding matters relative to both jurisdictions and give due consideration to the comments and other input made by the other. Item #14 addressed the creation of a special zoning district along Stone Road into the Town and along Route 13 within one mile of each

direction of the intersection of Route 13 and Stone Road. Tom Bonadeo added that it was interesting that these issues, which were of concern twenty years ago, were still under discussion.

Tom Bonadeo went on to review the letter from the County Planning Commission inviting the Cape Charles Planning Commission to discuss the Town Edge Zone, which covers the area from Bay Creek to Route 13 and the south side of Stone Road. Tom Bonadeo added that initially, Cape Charles wanted to include the north side of Stone Road as part of the Town Edge, which is mostly farm land, in order to have the ability to provide input to the County in the event the land was ever developed. The joint meeting later this evening would give the Commissioners the opportunity to discuss the Town's intent regarding this area.

Tom Bonadeo informed the Commissioners that the Cape Charles representatives on the Cape Charles-Cheriton Boundary Adjustment Committee would be meeting with District 2 Supervisor Sam Long next week to discuss the County's stand regarding boundary adjustments.

Motion made by Dennis McCoy, seconded by Mike Strub and unanimously approved to recess the Regular Meeting of the Planning Commission until 7:00 p.m. at the former Northampton Middle School.

At 7:00 p.m. in Conference Room #2 at the former Northampton Middle School, Chairman David Fauber, having established a quorum, called to order the Northampton County Planning Commission meeting. County Commissioners in attendance were Marshall Cox, Roberta Kellam, Robert Meyers and Mike Ward. Sandra Benson, Director of Planning & Zoning, Peter Stith, Long Range Planner, and Kay Downing, Assistant Zoning Administrator, were also in attendance.

Joan Natali reconvened the recessed meeting of the Cape Charles Planning Commission.

Chairman David Fauber welcomed the Cape Charles Planning Commission and asked everyone around the table to introduce themselves.

David Fauber explained that the County Commissioners were meeting with the incorporated Towns in the County to discuss the Town Edge Zone as defined in the County Comprehensive Plan. David Fauber went on to state that the Town of Cape Charles seemed to be more concerned with the portion of land along Route 184 into Town.

Tom Bonadeo explained that the Cape Charles Planning Commission had updated the Comprehensive Plan in 2009 and concentrated on Routes 184 and 642 (Old Cape Charles Road) and added that this meeting was a historic meeting with both the Town and County Planning Commissions meeting to discuss this issue.

David Fauber and several other County Commissioners stated that they had not seen the updated Cape Charles Comprehensive Plan. Joan Natali informed the attendees that the Comprehensive Plan was available on the Town's website and contained a section regarding the Town Edge Zone.

Planning & Zoning Director Sandra Benson explained that the County's Comprehensive Plan was adopted in July 2006. A Steering Committee was formed who met with representatives from all the towns to discuss the Town Edge. The Steering Committee considered all the comments that were received and the Town Edge was designated as the County's primary growth area, but development in these areas would not begin until services could be offered. Sandra Benson continued by stating that the County had the impression that Cape Charles already had ideas of what they wanted to see in this area and the goal now was to determine how the County and Cape Charles could move forward and work together in the planning process.

Tom Bonadeo stated that Cape Charles would like to include the north side of Route 184 as part of the Town Edge Zone, even though the majority of the area was currently agricultural. This land could be sold in the future and rezoned. Water surrounds the majority of the Town and this land was the only "edge" shared with the County and was also the entrance to the historic district. Tom Bonadeo went on to state that the Town was also concerned with Cheriton's Town Edge and would like to see additional engagement with Cheriton regarding the Route 13 corridor. Tom Bonadeo distributed an excerpt from the 1991 Annexation Agreement and read items #8 and #14, which covered this area and added that when the Food Lion was built on Route 13, the Town of Cape Charles lost four retail businesses. Tom Bonadeo went on to state that it would be relatively easy to add Town Edge language to the Town's Zoning Ordinance and it would be appropriate to have language referring to the Town Edge Zone in both the Town and County Zoning Ordinances.

David Fauber clarified that once the Town Edge Zone has been established and the Towns' input received, the land still belongs to the County.

Joan Natali added that even though the County would own the land, the Town would like to have input on any development in this area.

Sandra Benson stated that the Annexation Agreement was not discussed by the Steering Committee or Planning Commission when developing the 2006 Comprehensive Plan.

Robert Meyers stated that after reading the language in the Annexation Agreement, it would seem that the Food Lion complex should not have been permitted. There was further discussion regarding this issue and the determination of a type of mechanism that could be put in place to engage Cape Charles in the County process to prohibit more business being taken from within the Town. Both the County and the Town needed to work together to ensure a procedure was put in place.

The discussion moved to the land on the north side of Route 184 and that the Steering Committee felt that this land should be zoned agricultural. Mike Ward asked why Cape Charles agreed to this if they wanted it included in the Town Edge and whether a follow-up meeting was scheduled after the Steering Committee made their determination regarding this area to discuss the issues with Cape Charles. Sandra Benson responded that a follow-up meeting was not held at the time.

Joan Natali added that the Town was not given an opportunity to provide input and that the Town wanted this area included in the Town Edge to protect the view shed coming into Town.

Sandra Benson stated that during this current process, the County needed to review the zoning and certain areas would probably be rezoned. Roberta Kellam suggested that it may be possible to have a Town Edge Zone and a Town Edge-Agricultural Zone.

Tom Bonadeo stated that the first objective of the Town is protection of the corridor and work could be done on the corridor overlay without affecting the zoning.

Mike Ward asked if Cape Charles considered the approval of the hotel on Route 13 inconsistent with #14 of the Annexation Agreement. Tom Bonadeo responded affirmatively due to the fact that the Town was not informed or given an opportunity to be involved in the decision and future business permitted in this surrounding area could affect the Town. The Town was not given an opportunity to participate in the discussions except to go to the public hearing. The Town was not notified of the request regarding the hotel since it was not an adjacent land owner.

Robert Meyers stated that the County could remedy this situation in the future by notifying towns of any application regarding the Town Edge area.

Tom Bonadeo added that the Town hoped that it would be able to discuss a rezoning application before it was taken to a public forum. There was some discussion regarding notifications to the towns at the time an application was received. David Fauber stated that if the towns had to meet first and be given the opportunity to provide their input, the entire process would be delayed.

Tom Bonadeo stated that Cape Charles was interested in participating in the process as early as possible. Marshall Cox suggested that the Town could attend the public hearing to express their concerns and the County could table the issue to the next meeting if needed.

Sandra Benson stated that in moving forward, the notification issue could easily be addressed. This was a work in progress and it would be appropriate to talk about the planning process for an area in the Town Edge Zone.

Tom Bonadeo stated that both the County and Town Planning Commissions hold their meetings on the same night. If the Town could be notified at the same time that notification was sent to County Commissioners, the Cape Charles Planning Commission could review the information at their meeting and provide input to the County prior to the public hearing.

Robert Meyers agreed that the Town forwards their agenda and information to the County regularly and suggested that the County could do the same and provide the information to the towns on a regular basis. David Fauber agreed that this process could be adopted for all towns in the County. Robert Meyers suggested that a formal notification procedure to the towns be put in place to ensure it continues in the future and does not stop with the turnover in the Planning Commission and County staff. There was some discussion as to what needed to be done to put this procedure in place.

Sandra Benson stated that the Board of Supervisors could be asked and it could be emphasized in the Comprehensive Plan stressing cooperation between the County and the towns.

Bruce Evans agreed and stated that this could be reviewed by the Town Council as well and added that he felt that this meeting was indeed a historic meeting.

David Fauber stated that the County Planning Commission would review the corridor overlay and asked Sandra Benson and Tom Bonadeo to review dates for future joint meetings. David Fauber added that he felt that this was a positive meeting and the future could be bright if the County and towns could work together.

Motion made by Malcolm Hayward, seconded by Dennis McCoy and unanimously approved to adjourn the Regular Meeting of the Cape Charles Planning Commission.

Chairwoman Joan Natali

Town Clerk

Planning Commission Staff Report

From: Tom Bonadeo
Date: September 7, 2010
Item: 4C – Reports
Attachments:

Item Specifics

1. The Northampton County website is www.co.northampton.va.us and contains the updated information from county meetings.
2. The Breakwater Project is completed. The next Harbor Improvement project will be out to bid in the next 30 days, more slips and new bath facilities at the old gravel dock
3. The Trail Project is nearing the next major change, Grand Opening. Substantial Completion has been reached but the project is not yet finished.
4. The WWTP is moving along well and the new tanks can be seen from the road. These will be screened by vegetation prior to completion. New scientific developments will allow the Town to increase capacity of the plant prior to its opening. The pipe along Bayshore Road will begin soon along with the pipe to Bay Creek for a new force main and reuse pipe.

Planning Commission Staff Report

From: Tom Bonadeo
Date: September 7, 2010
Item: 5A – Industrial Connector Road - Discussion
Attachments:

Item Specifics

The Town Council and the Planning Commission are studying the potential for a connector road between westbound Old Cape Charles Road and the entrance to Bayshore Concrete for the enhancement of attracting industrial/technology businesses to Cape Charles and to help with safety issues. At the last meeting the Commission reviewed the road requirements surrounding the area.

The VDOT Guide was also reviewed and positive input was heard from South Port as well as Bay Creek. While Bay Creek is still required to construct an extension of its entrance road in the future, the plans to close the Old Cape Charles Road connection no longer exists.

Discussion

The flow charts on pages 13 and 14 of the VDOT Guide describe the process for project development. The first step is to have a development plan to forward to the local VDOT Manager. In addition to these flow charts, Appendix F provides a checklist for requirements to propose a project.

The South Port presentation in favor of the access road offered full financial support for the project. The representative stated that the Town would not be required to commit any funds.

Staff expects positive input from Bayshore Concrete on the proposed road as they could be one of the major beneficiaries of the project. The road would considerably improve the movement of the extra-long concrete beams that are shipped by truck.

There are several factors to consider:

1. Depending on the type of project, bonding may be required. If South Port is willing to "underwrite" the local portion of the project, there is little risk to the Town.
2. It will be difficult to estimate the cost of the road as no engineering drawings or design details are yet available. Since these will need to be in place prior to project submission and will be provided by South Port, little risk exists.
3. All the surrounding businesses have given favorable recommendations.
4. The land where the road is suggested to be built is currently in a utility easement and cannot be productive to any of the surrounding businesses.
5. The total value of the Economic Development Access Program administered by VDOT is \$800,000. If the road costs more than that, South Port has stated they will support the additional funds required. Again, little risk to the Town is apparent.
6. These projects are only funded for localities (Towns or Counties or Cities) and that locality is responsible for numerous submittals. See Appendix C-2 in the VDOT manual. Also the Town may have to post a Bond. If these costs were covered by South Port, little risk to the Town exists.
7. The locality is required to manage the project and provide compliance with the regulations.

Recommendation

Staff recommends that Planning Commission provide an affirmative recommendation to Town Council to support an application for an Industrial Access Road in accordance with the Economic Development Access Program Guide administered by VDOT. Further discussions between Council and South Port would determine the type of project (regular or bonded) and the legal details for financial support.

Planning Commission Staff Report

From: Tom Bonadeo
Date: September 7, 2010
Item: 5B – Boundary Adjustment Discussion
Attachments: None

Item Specifics

The Boundary Adjustment Subcommittee did meet this month. A joint meeting of the Cheriton and Cape Charles Planning Commissions has not yet been successfully arranged but is expected to take place. The Cape Charles Town Council has appointed Councilman Sullivan to the committee and we met with Supervisor Long who appears to be in favor of the adjustment.

Discussion

The Town Council, at its last work session, agreed to move forward with the Boundary Adjustment while still having the Planning Commission work with the County on Town Edge.

Recommendation

Staff recommends that Planning Commission discuss the results of the joint meeting on Town Edge and continue to formulate ideas concerning complimentary businesses for the Route 13 area.

Planning Commission Staff Report

From: Tom Bonadeo
Date: September 7, 2010
Item: 5C – Technology/Tourism Zones
Attachment: Please bring your Tech Zone Work Book, Matrix

Item Specifics

The Technology Zone Matrix that is attached shows the range of localities that offer zones, the kinds of businesses that qualify and the varying incentives offered.

The first part of the list shows that type of locality is generally a county or city and only two towns offer Technology Zone incentives. The town of Marion has the downtown as its zone and the town of Halifax has both the downtown and a park as their zone.

The second striking statistic is the relatively tight definition of technology businesses that qualify for these incentives. The words Technology, Computers, Bio-technology, etc. are usually involved in the definition.

The third most interesting statistic is the ratio of jobs to capital investment. The majority of localities qualify businesses by a quantity of jobs created and capital invested and in many cases the amount of discount varies with a greater investment. The majority of localities require 3-5 jobs create and \$25k to \$250k in capital investment. Larger localities are up to \$1mil and 100 employees.

The vast majority of incentives are discounts of fees and taxes and the rage is usually a descending value over 3, 5, and 10 years. Often the value is based on investment size – larger investment larger discount.

Many locations rebate fees and discounts. This is due to the speculative nature of the new businesses. A business would pay the full price and then based on the first year performance receive a rebate for the next year tax or fee.

Many localities offer utility tax discounts as they are the utility provider especially for electricity.

Some localities offer grants but these are really rebates of existing fees not cash dollars.

Please compare the population with the incentives offered.

Discussion

The concept of a Technology/Tourist Zone with incentives to attract business sounds good. The types of businesses, size of businesses and the quality of jobs created will certainly drive the amount of benefits a potential company might qualify for.

The Definition of technology businesses is relatively open as long as computers, technology and telecommunications are part of the principal business. Many localities expand the definition to include bio-tech which gets more specific but could be important in attracting businesses or enlarging existing businesses line WACO.

Tourism Zones have the same possibilities. The Commission could outline a recommendation for the Technology Zone using the State template in the book.

Recommendation

Review the matrix and discuss which style of ordinance fits Cape Charles. Outline item to be in a zone ordinance using the state definition and the examples.

| Location | Pop | Business | Qual | Area | Incentives | W/S Connection Fee | BPOL | Permit Fees | RE Tax | Equip Tax | Grants | Telecom | Notes |
|-----------------|---------------|-------------|--------------|-------------|------------|--------------------|----------------|---------------|--------------|------------|--------|---------|-----------------|
| Arlington | 189,000 City | Tech | Empl | Highways | | | Discount/Empl | Discounted | | Discount | | | |
| Bedford Cty | 60,371 County | Tech | Capital/Jobs | Park | Discounted | | Discounted | Discounted | | Discount | | | |
| Buena Vista | 6,349 City | Tech | Empl/Capital | Drown/Ind | Rebate | | Discounted(5) | Discounted | | | | | Util Tax rebate |
| Caroline | 22,121 County | Tech | Capital/Empl | Park | | | Discounted(10) | | | Discount | | | |
| Charlottesville | 45,000 City | Tech | Capital/Empl | City | | | Discounted | | | | | | |
| Culpeper | 44,622 County | Tech R/D | Empl F/T | Parks(5) | | | Exempt(3) | Discounted | Discounted | Discount | | | |
| Falls Church | 10,390 City | Tech R/D | 50% Tech | City | | | Exempt(3) | Discounted | | | | | |
| Franklin | 8,346 City | Tech | Empl/Capital | Park | Waived | | Waived | Waived | | | | | Util Tax disc. |
| Fredrick | 71,187 County | Bio-Tech | Empl/Capital | Urban Dev | Rebate 20% | | Discounts(5) | Rebate 20% | | | | | Util Tax disc. |
| Fredricksburg | 19,279 City | Tech | Empl/Capital | Highways | | | Discounts(5) | Rebate 20% | | | | | Performance |
| Front Royal | 13,589 Town | Tech | Empl 2min | Drown/Park | | | Discount(10) | Waiver(\$500) | | | | | |
| Haitfax | 36,149 County | Tech | Empl/Capital | Park | | | Exempt(5) | Exempt | | | | | |
| Hampton | 146,437 City | Tech | Empl/Capital | Parks/Drown | | | Discount(5) | Rebate | Discounted | Discount | | | Util Tax Rebate |
| Harrisonburg | 40,468 City | Tech | Empl/Capital | Drown | Exempt | | Exempt(3) | Waived | | | | | |
| Henry | 56,208 County | "Qual" | Empl/Capital | County | Exempt | | Discounted | Waived | Rehab Exempt | | | | |
| Lynchburg | 65,269 City | Tech | Empl/Capital | Drown | | | Discounted | Waived | | | | | |
| Marion | 6,349 Town | Tech | Empl/Capital | Town | | | Discounted | Waived | | Disc | | | New Bus only |
| Newport News | 180,150 City | Tech/Energy | Empl/Capital | Park | | | Discounted | | | | | | |
| Roanoke | 94,911 City | Tech | Empl/Capital | Part Town | | | Discounted | | Discounted | | | | |
| Roanoke | 90,480 County | Tech | Capital/Wage | Park | Discounted | | Discounted | Discounted | | | | | Free land |
| Rockingham | 72,564 County | Tech | Empl/Capital | Zones/Town | | | Exemptions | | | Rebated(5) | | | |
| Russel | 28,790 County | Tech | Empl | Park | | | | | Discounted | Discount | | | Non Ind |
| Smyth | 32,506 County | Tech | Empl/Capital | Park | | | | | | Rebated(5) | | | |
| Winchester | 25,500 City | Tech | Empl/Capital | Drown | Rebate | | Discounted | Rebate | | Discount | | | Util Tax rebate |

Planning Commission Staff Report

From: Tom Bonadeo
Date: September 7, 2010
Item: 6A –Conditional Rezoning – Randolph and Strawberry
Attachments: None

Item Specifics

The applicant did not have a complete and chose to delay submission until next month. Please review the ordinance on conditional zoning and visit the site.

Discussion

Recommendation

Visit the site during the month to view.