

**Unapproved Minutes of the November 6, 2019
Planning Commission Regular Meeting**

Z-19-0014/MP-19-0016. The Promenade at John Tyler Highway Proffer and Master Plan Amendment

Ms. Leverenz stated that she would not participate in this Public Hearing as she has a potential financial interest in the development. Ms. Leverenz left the dais.

Mr. José Ribeiro, Senior Planner II, stated that Mr. Jerry Bowman of Franciscus at Promenade, LLC, has submitted a request to amend the adopted Proffers and Master Plan for The Promenade at John Tyler Highway to allow for the construction of an additional ten-plex building on the site.

Mr. Ribeiro stated that The Promenade is a master planned community approved by the Board of Supervisors in December of 2014. Mr. Ribeiro stated that the development consists of up to 204 residential units and approximately 48,000 square feet of commercial space. Mr. Ribeiro stated that Mr. Ribeiro stated that the entire master planned area is zoned Mixed Use, with proffers and designated Mixed Use by the 2015 Comprehensive Plan and located within the Primary Service Area.

Mr. Ribeiro stated that the proposed 204 residential units are distributed in the following types of structures:

- 11 ten-plex buildings (110 units)
- 40 duplex buildings; (80 units) and
- 14 multi-family units, or the live-above units, associated with the mixed use buildings planned at the four outparcels adjacent to Route 199

Mr. Ribeiro stated that this amendment proposes revisions to the adopted Master Plan and Proffers for a portion of The Promenade, more specifically, the four outparcels adjacent to Route 199, to allow that in lieu of constructing the 14 live-above units as part of the Mixed Use buildings at the four out parcels, the applicant is proposing to build a ten-plex, all residential building, on the outparcel located at 5311 John Tyler Highway.

Mr. Ribeiro stated that staff recommends that the Commission recommend approval of the application and acceptance of the voluntary Proffers to the Board of Supervisors.

Mr. Haldeman called for disclosures from the Commission.

Mr. Krapf stated that he spoke with the applicant's representative.

Mr. Haldeman stated that he also spoke with the applicant's representative.

Mr. Polster stated that he spoke with the applicant's representative.

Mr. Haldeman opened the Public Hearing.

Mr. Vernon Geddy, Geddy Harris, Franck & Hickman, 1177 Jamestown Road made a presentation to the Commission.

Mr. Haldeman inquired how the commercial square footage will be adjusted.

Mr. Geddy stated that two of the buildings where commercial space had been proposed for the second floor will now be entirely commercial.

Ms. Betty Hatzidakis, 903 Promenade Lane, addressed the Commission with concerns about the application.

As no one further wished to speak, Mr. Haldeman closed the Public Hearing.

Mr. Krapf inquired if there were any public meetings for residents of the Promenade to better understand the changes.

Mr. Geddy stated that a meeting was held with residents of Winston Terrance; however, he was not certain about any meetings for the residents of the Promenade.

Mr. Krapf inquired if the wooded area would change if the ten-plex were not built.

Mr. Geddy stated that this area has always been planned for development; however, the existing buffers as shown on the Master Plan will not change.

Mr. Polster noted that he appreciates the amount of public parks included with this project. Mr. Polster further noted that the 204 units are all affordable units. Mr. Polster stated that of these units, 32 are priced to be affordable for entry level teachers and public safety employees.

Mr. Schmidt inquired if there is potential for potential to add additional parking to address the parking concerns.

Mr. Geddy stated that the applicant is agreeable to adding some additional parking spaces.

Mr. O'Connor stated that he appreciates the positive impact of the development on the Williamsburg Crossing Shopping Center. Mr. O'Connor further stated that having the office uses rather than retail within the Promenade is a better mix of uses.

Mr. Schmidt stated that he will also support the application.

Mr. Polster made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-19-0014/MP-19-0016. The Promenade at John Tyler Highway Proffer and Master Plan Amendment. (5-0-1) Ms. Leverenz abstaining.