

COUNCIL COMMITTEE MEETING  
MONDAY, JANUARY 24, 2022

Present: Susan Powell, Bibianna Dussling, Jackie Donnelly, John McMullan, Meredith Merino, Jaime Jilozian

**LAND PLANNING COMMITTEE MEETING**

1. Discussion: WV-PP Towne Center, LP and Printers Way Properties, LLC, proposed Zoning Ordinance and Zoning Map Amendment(s) for the SU-1-A District - Franklin Mint Redevelopment area.

Ms. Kristin Camp, Buckley Brion McGuire & Morris LLP, representing WV-PP Towne Center LP and Printers Way Properties, LLC stated that on May 7, 2021, she had submitted an application for a change of Zoning. This application proposed amendments to the text of the Zoning Ordinance as well as changing the Zoning of four parcels owned by Printers Way Properties LLC from SU-1 Special Use to SU-1-A Mixed Use Zoning District. She stated these parcels are east of Donovan Drive. Ms. Camp stated at this point they have decided to proceed with the request to rezone the four parcels to SU-1- A, Mixed Use District, and to amend the land use plan. She presented plans showing the location of the parcels to the committee and stated the front two lots are currently zoned SU-1, and the rear parcels are zoned R-2. At this point, they are proposing a self-storage facility at the rear parcels.

Mr. Kevin McLaughlin, McKee Group, stated part of the planning for the overall Mint project included purchasing additional properties. He stated the last holdout was BGP. He stated they tried to negotiate an easement agreement with BGP, but this was refused, and they had to purchase the parcels. Mrs. Powell asked if there is still available land not owned by McKee, and Mr. McLaughlin answered there is still property owned by the Pace family. Mr. McLaughlin stated the project needed to get the road built, but they need to realize some value to these parcels. He stated they are hoping to get a restaurant for the front portion and a self-storage facility for the rear. Mr. McLaughlin presented the committee with an architectural rendering. Mrs. Powell stated it looked like an office building, and Mr. McLaughlin stated they will be able to make the building look presentable with architectural details. Ms. Dussling asked about the impact to the trees, and Mr. McLaughlin stated they will do everything possible to preserve the existing landscaping. Ms. Jilozian stated she provided a memo detailing a buffer area adjacent to Hunter Street. Ms. Camp stated the parcels that are currently zoned R-2 will include a stormwater basin. Ms. Jilozian stated the buffer is now removed and they will need to include more open space. Ms. Camp stated the only thing proposed in the R-2 zoning district is the stormwater basin which can be included as open space. Mr. McLaughlin stated the hard engineering is not done as yet but they will do a landscape plan as part of the Land Development project. Ms. Merino stated staff does not have any issues with the request for rezoning. Ms. Dussling asked what uses are permitted in the SU-1 zoning district. Ms. Merino used the Media Camping Center as an

example of SU-1 zoning. Mr. McLaughlin asked if they could move forward with their Land Development project in conjunction with the zoning changes. Mrs. Powell agreed to go through this process together with the Land Development project.

2. McKee Middletown Builders LLC, Map Amendment Request - R-1 to R-3, Christian Academy Property, 704 Middletown Road (4301 Chandler Drive, Brookhaven).

Ms. Camp stated the property in question consists of a 31-acre parcel with a school facility which is leased to the DCIU and the Gateway Church. The parcel is zoned R-1 and surrounded by R-2, R-4 and R-5 zoning districts. She stated the Comprehensive Plan calls for a low residential area, but it abuts high density areas. She stated the school approached McKee to purchase 25 acres of the parcel. Ms. Camp stated Stantec looked at the R-1 zoning and stated there are a lot of constraints on the land and the R-3 Zoning is a better option. She stated they went before the Land Planning Committee in September 2021 and the major concerns were in regard to traffic. Ms. Camp stated they also met with the neighbors whose concerns included buffering and the continuation of the church. Mrs. Powell asked why not develop the property as it is currently, zoned R-1. Mr. Ryan Veasy, Stantec, stated the R-1 Zoning calls for 30% of open space. He stated the open space cannot include pipelines or steep slopes and is very restrictive. Ms. Camp stated the plan shows a single access street, but they will need an emergency access for the school property. Ms. Jilozian stated the Comprehensive Plan shows low density in this area. Ms. Camp stated the R-1 zoning will not realize the benefits the school needs for their funding. Mr. McLaughlin asked if they may present a compromise plan as far as density and stated they are not sure how many lots there will be until the plan is engineered. He stated they are showing 37 lots at this point but realistically it may be closer to 30 lots. Mrs. Powell asked what objections the neighbors have, and Mr. McLaughlin stated one neighbor wanted no development, but the majority of concerns were about building large expensive homes that do not fit in with the existing structures and concerns about the school remaining. Ms. Camp stated the school needs to know if they can move forward with this plan. Mr. McLaughlin stated they are not making demands tonight but wish to proceed with the Land Development process and make changes as needed.

Mrs. Powell adjourned the meeting at 6:50 pm.

Respectfully Submitted,



Sharon Browne