

Members Present: Chairman-Hugh Wilkerson, Vice-Chair Michelle West, Joe Gennusa, Emil Powella, AJ Passman
Members Absent: None **Quorum Present:** Yes.

Staff Members Present: Joellen Wilson –City Planner

Work Session: Yes.

I. **Call to Order:** 7:35 PM by Hugh Wilkerson, Chairman.

II. **Approval of Agenda:** Motion by Powella. Second by Gennusa. All for.

III. **Approval of Mtg. Minutes August 23, 2018:** Motion by Powella. Second by Gennusa. All for.

IV. **Old Business:** None

V. **New Business:**

RZ-2018-03. Application of Taylor Harris on behalf of H F Holdings for a rezoning from CB, Commercial Business to R2, Medium Density Residential, for use as a townhome development located at 242 & 280 Rockbridge Road, District 6, Land Lots 136 and 137, Parcels 002 and 002A, containing 6.91± acres.

Staff presented zoning history and site constraints, applicant's intent and proposed conceptual site plan with respect to Article 6 and 7 of Zoning Ordinance, including 49 units (7 units/acre) in 10 buildings along a new cul-de-sac street with entry off Rockbridge Road. In consideration of the down-zoning, surrounding uses and future land use map/character areas, and housing trends in the city, staff **recommended approval with conditions enumerated in** the Staff Report. In response to Planning Commission request, staff also described other potential R-2 uses that might develop in this location.

No public comments were received.

Applicant presented site plan noting greenspace and architectural elevations as examples in line with his vision for the subdivision development. He reviewed and agreed with the proposed conditions, and addressed questions from Planning Commission regarding architectural treatments, heated square footage and corresponding price points.

Motion by Powella to approve RZ-2018-03 with Conditions recommended by staff (attached) to allow R-2 (Medium Density Residential) zoning for 49 townhomes. Second by Gennusa. All voted for.

VI. **Adjournment:** Motion to adjourn by Gennusa. Seconded by Powella. All voted for. Meeting was adjourned at approximately 7:44 PM.

Hugh Wilkerson, Planning Commission Chair

Attachment 1 - RZ-2018-03 Conditions recommended by staff

1. Side and rear setbacks adjacent to low density residential uses shall include minimum 5' wide evergreen landscape strip, except where pedestrian connectivity is proposed.
2. Pedestrian connectivity shall be provided throughout the development and within common area to adjacent right of way (Cobblestone Way).
3. Building elevations shall be provided to Department of Planning and Economic Development for approval, with architectural treatments that result in compatible but unique individual housing units within each building.
4. Mail kiosk, if provided, shall include overhead protection from elements.

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