CITY OF POQUOSON

POQUOSON PLANNING COMMISSION

January 22, 2026

POQUOSON PLANNING COMMISSION
REGULAR SESSION MEETING
THURSDAY, JANUARY 22, 2026, 7:00 P.M.

A. CALL TO ORDER

B. INVOCATION & PLEDGE OF ALLEGIANCE

C. APPROVAL OF THE MINUTES

1. **Work Session- October 20, 2025**
2. **Regular Session- October 20, 2025**

D. AUDIENCE FOR VISITORS

E. PUBLIC HEARINGS

1. **A request for the rezoning of Tax Map Parcel 27-01-00-0032, a .510-acre parcel located at 306A Wythe Creek Rd. from R-1 Residential to the B-2 Business District Conditional for use as professional office space, landscape contracting and storage yard.**
2. **A request for amendment of the Comprehensive Plan Future Land Use Map in the 2018-2038 Comprehensive Plan from Low Density Residential to General Commercial for Tax Map #27-01-00-0032 located at 306A Wythe Creek Rd.**

F. COMMUNICATIONS AND CORRESPONDENCE

H. ADJOURNMENT

The Poquoson Planning Commission met in a work session on October 20, 2025 in the Council Chambers located at 500 City Hall Avenue.

PRESENT: Commissioner Heather McClelland-Schott, Chairwoman
Commissioner Armentrout, Member
Commissioner Jonathan Hirsch, Member
Commissioner George Yeager, Member
Commissioner Chas Hartley, Member

Charles "Wally" Horton, Director of Community Development
Thomas Cannella, Planner
Crystal St. Pierre, Clerk

ABSENT: Commissioner, Stephen Geissinger, Vice Chairman
Commissioner David Peterson, Member

WORK SESSION

The work session of the Planning Commission was called to order by Chairwoman McClelland-Schott at 6:15 p.m.

Thomas Cannella and Wally Horton delivered a PowerPoint presentation outlining the proposed language for the Comprehensive Plan. Their presentation incorporated several previously agreed-upon amendments including the consolidation of "Big Woods East" and "Big Woods West" into a single section titled "Big Woods North – Commercial" and the R-1 properties as Big Woods North Residential. The presentation also included the concept of a master plan design or distinct development style for the area. Traffic considerations were addressed, with emphasis on leveraging existing intersections and conducting additional traffic impact analyses. Finally, the proposal included a Future Land Use Map change, shifting the area from the Research and Development (R&D) District to General Commercial (G-C) District.

Mr. Horton discussed potential impediments to development in Big Woods North, including limited street access, permitted uses, zoning restrictions, environmental factors, and stormwater management considerations. He then outlined two options for the Planning Commission's next steps: convening an additional Planning Commission meeting to further discuss the proposed Comprehensive Plan, or presenting the proposed plan during a joint session with the City Council.

The Planning Commission discussed various concerns, including accessibility impacts to landlocked properties and potential traffic implications. The Planning Commission and City staff explored how a master plan design could help improve accessibility and noted that the proposed

The Poquoson Planning Commission met in a regular session on October 20, 2025 in the Council Chambers located at 500 City Hall Avenue.

PRESENT: Commissioner Heather McClelland-Schott, Chairwoman
Commissioner Armentrout, Member
Commissioner Jonathan Hirsch, Member
Commissioner George Yeager, Member
Commissioner Chas Hartley, Member

Charles "Wally" Horton, Director of Community Development
Thomas Cannella, Planner
Crystal St. Pierre, Clerk

ABSENT: Commissioner, Stephen Geissinger, Vice Chairman
Commissioner David Peterson, Member

REGULAR SESSION

The regular session of the Planning Commission was called to order by Chairwoman McClelland-Schott at 7:00 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Chairwoman McClelland-Schott led the audience in the invocation followed by Commissioner Yeager leading the Pledge of Allegiance.

C. APPROVAL OF THE MINUTES

Commissioner Hirsch made a motion, seconded by Commissioner Armentrout, that the minutes of the September 15, 2025 regular session be approved as written.

Recorded vote on the motion:

YES: Commissioner Armentrout, Commissioner Hirsch, Commissioner Hartley, Commissioner Yeager and Chairwoman McClelland- Schott

NO: NONE

ABSTAIN: NONE

- Controlled/Delayed Development: Ret. Col. Neal noted that the term "controlled development" appears in the documents of the Planning Commission and requested that development either be controlled or delayed.
- Safety and School Concerns: He reported hearing about an increase in calls for behavioral issues within the city's law enforcement and school system, coinciding with increased development.
- Preservation of Poquoson's Character: He emphasized the importance of maintaining good schools and the community spirit that defines the city of Poquoson.
- Support for Mr. Quinn's Street Proposal: Ret. Col. Neal agreed with Harold Quinn's proposed connector street solution and expressed hope that it will be considered.

E. STAFF PRESENTATION – North Side of Victory Boulevard

Mr. Cannella and Mr. Horton delivered a PowerPoint presentation outlining the proposed language for the Comprehensive Plan. Their presentation incorporated several previously agreed-upon amendments including the consolidation of "Big Woods East" and "Big Woods West" into a single section titled "Big Woods North – Commercial" and the R-1 properties as Big Woods North Residential. The presentation also included the concept of a master plan design or distinct development style for the area. Traffic considerations were addressed, with emphasis on leveraging existing intersections and conducting additional traffic impact analyses. Finally, the proposal included a Future Land Use Map change, shifting the area from the Research and Development (R&D) District to General Commercial (G-C) District.

Mr. Cannella emphasized that no part of this discussion constitutes a rezoning, rather a comprehensive plan. He discussed current language and the permitted/prohibited uses in each district. Mr. Cannella stressed that nothing related to the current discussion and Comprehensive Plan includes or contemplates permitting any multifamily or high-density residential on any of these parcels.

Mr. Horton presented the amended language of the Comprehensive Plan. He highlighted the elimination of language supporting mixed-use developments, which effectively prohibits multifamily or high-density residential developments. He also discussed potential impediments to development in the R-1 District, including limited accessibility and environmental constraints.

Mr. Horton then outlined two options for the Planning Commission's next steps: holding an additional Planning Commission meeting to further discuss the proposed Comprehensive Plan, or presenting the proposed plan during a joint session with the City Council.

Chairwoman McClelland-Schott and fellow Planning Commission members extended their gratitude to the attendees for their participation and thoughtful input. The Planning Commission

CITY OF POQUOSON
PAID
DEC 16 2025
TREASURER #3

CITY OF POQUOSON

Department of Community Development
500 CITY HALL AVENUE, POQUOSON, VIRGINIA 23662-1996
(757) 868-3040 TELEPHONE (757) 868-3106 FAX

Date 12/16/25

Instructions: Please take this document along with your payment to the Treasurer's Office. Once you have completed your trans action with the Treasurer's Office, please return this document to the Community Development office. Thank you.

Project: Rezoning **Permit #:**

Address: 306 A Wythe Creek Rd **Parcel #:** 27-01-00-0032

Payee: SL North Holdings LLC **Contractor:**

TOTAL AMOUNT PAID: $ 734 00

Please apply the following amounts to the following accounts:

APPEAL		REINSP	
BLDG		ROW	
BIF		SAF	
BMP		SF	
BLA		SIF	
DPP		SIGN	
ELEC		SMSE	
ESP		SPIF	
EX		SPRF	
FAP		SRR	
FH		SSLO	
LUF		ST1%	
MECH		STRRF	
MHP		SWFREF	
NSLF		TF	
NSS		WAF	
PLNCOP		WCRF	
PLAT		WMF	
PLOT		WQA	
PLUMB		ZAF	$734.00

Acct # 3-010-001300-020

City of Poquoson
500 City Hall Avenue
Poquoson, Virginia 23662
(757) 868-3040

APPLICATION FOR REZONING

Date:
_12/15/2025_____,

To the Planning Commission/City Council of the City of Poquoson:

I/We, SL North Holdings LLC Represented by Taylor Stewart

the undersigned owner(s) of the described property:
306A Wythe Creek rd,

hereby request a change of the zoning classification from R-1 to B-2 for the following reasons:
Professional office space, Landscape Contracting and storage yard.

CITY OF POQUOSON
PAID
DEC 16 2025

TREASURER #3

Updated 10/30/2025

I hereby authorize City representatives to have access to the subject property during reasonable hours.

Signature of property owner(s):

_____

_____

Name: Taylor Stewart / SL North Holdings

Address: 302 Old Rd

Poquoson VA, 23662

Phone No: Home 757-525-5076 Work _____ Cell _____

Signature of person(s) representing application (if other than owner):

_____

Name: _____

Address: _____

_____

Phone No: Home _____ Work _____ Cell _____

Include with this application:

- A surveyed plat of the property
- $734 fee to cover advertising cost. Make check payable to "City of Poquoson". Additional costs to be determined after application is submitted for notification of adjacent property owners.

Date Paid_____ Treasurer's Office Payment Certification_____

CITY OF POQUOSON
PAID
DEC 16 2025
TREASURER #3

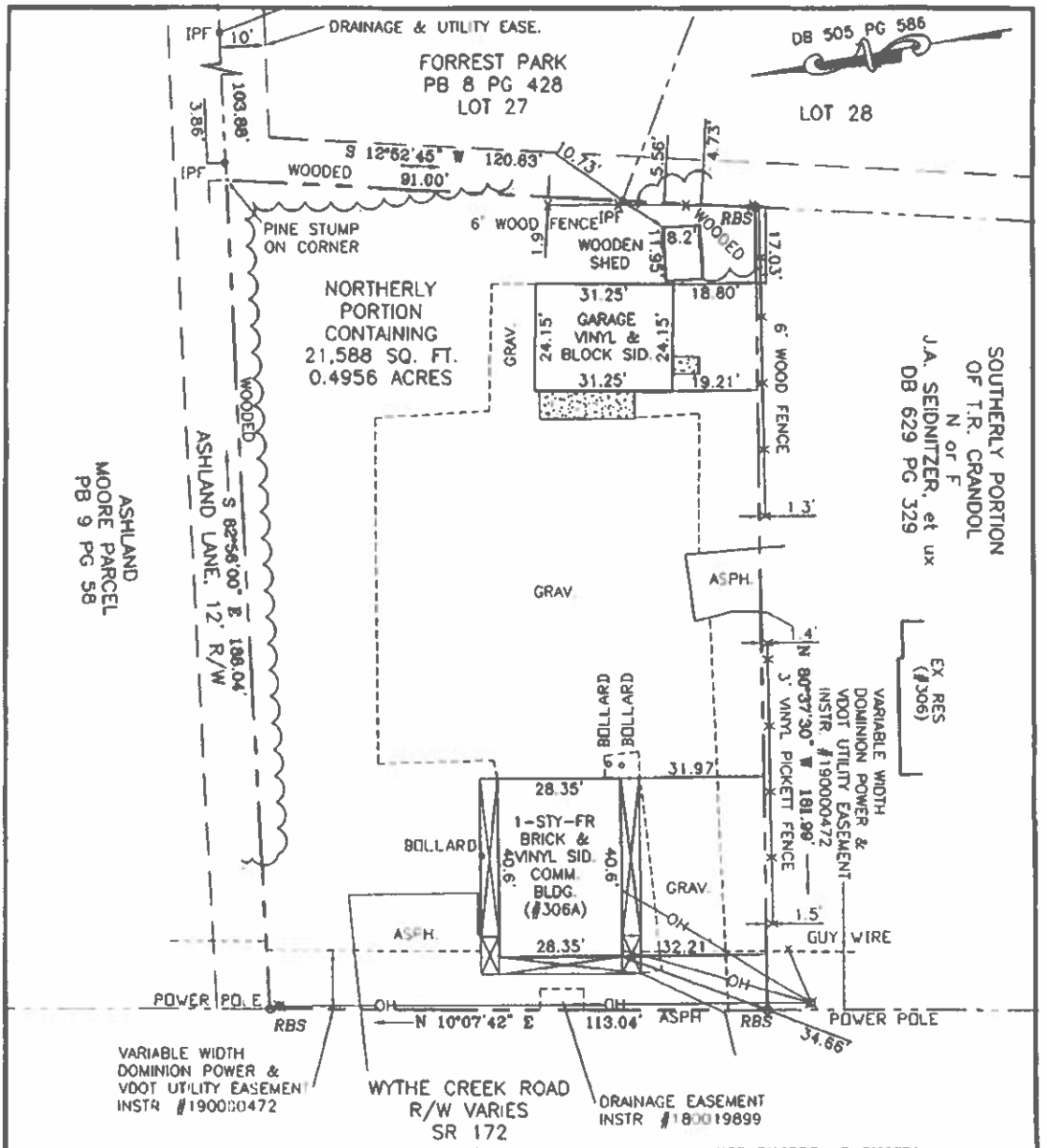
Updated 10/30/2025

I hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth in this submission.

Conditions:

1. The users request are Solely for landscape contracting and storage associated. As well as professional offices.
2. The storage yard will be screened in accordance with city code and as approved by Architectural Review Board.
3. No outdoor activity will be permitted from the hours of 9 PM- 7AM. With the exception of a significant weather event or government declared emergency.
4. Parking areas, If required, shall be surfaced in accordance with the city's site plan ordinance.
5. Trees on the wooded portions of the lot will remain unless dangerous or diseased.
6. Material Kept on site will be shielded from public view in its entirety. Equipment and Vehicles will be screened from public view up to 55% to be determined by height at highest point.
7. Vehicles and equipment Kept in the storage yard must be kept in good repair and working condition. Abandoned and or Unlicensed vehicles or equipment will not be permitted.
8. No portion of the storage yard shall be located in the required front yard set back and shall meet all front yard set back requirements.
9. Parking on site shall be adequate for all uses as required by the site plan ordinance and all applicable sections of city code.

CITY OF POQUOSON
PAID
DEC 16 2025
TREASURER #3



NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN

THIS PROPERTY IS LOCATED IN FIRM HAZARD ZONE AE, (EL 8)(AREA OF 1% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 510183 0082 G DATED DECEMBER 16, 2014 (INDEX DATE DEC 16, 2014)

REF: DB 505 PG 586 DB 480 PG 511, PB 5 PG 32

NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN

THIS PROPERTY IS LOCATED IN RESOURCE MANAGEMENT AREA OF THE CHESAPEAKE BAY PRESERVATION ACT

COMMONWEALTH OF VIRGINIA
ANTHONY D POTTS
LIC NO 001487-B
10-27-25
LAND SURVEYOR

THIS IS TO CERTIFY THAT ON OCTOBER 27, 2025 I PERFORMED A CURRENT FIELD SURVEY OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.

THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN

ANTHONY D POTTS, L.S

F.B. 1016 PG 77

CRANDOL-306A-WYTHE-CR.DWG
JOB NO 25-341

STEWART/ADP

#306 A WYTHE CREEK ROAD

PHYSICAL SURVEY OF THE PROPERTY OF

SL NORTH PROPERTY HOLDINGS

NORTHERLY PORTION CONTAINING 0.4956 AC.

"PLAT TRACT OF LAND PROPERTY OF T.R. CRANDOL"

POQUOSON, VIRGINIA

ADPA

A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4810

SCALE. 1"=30' DATE. 10/27/25

CITY OF POQUOSON
COMMUNITY DEVELOPMENT

500 CITY HALL AVENUE
POQUOSON, VA 23662
(757) 868 3040 *TELEPHONE*

APPLICATION TO AMEND THE COMPREHENSIVE PLAN

Date: 12/16/25, 2025

To the Planning Commission/City Council of the City of Poquoson:

I/We, SL North Holdings/ Taylor Stewart,

the undersigned owner(s) of the described property:

306A Wythe Creek Rd, Poquoson VA

hereby request a change of the Future Land Use zoning classification from R1 to B2 for the following reasons:

Landscape constitution and laydown yard

Professional office space

(CONTINUED)

I HEREBY AUTHORIZE CITY REPRESENTATIVES TO HAVE ACCESS TO THE PROPERTY DURING REASONABLE HOURS.

SIGNATURE OF PROPERTY OWNER(S):

X _____

X _____

NAME: William Stewart

ADDRESS: 302 Old R2, Poquoson, VA

TELEPHONE: 757-525-5478

SIGNATURE OF PERSON REPRESENTING APPLICATION:
(IF OTHER THAN OWNER)

X _____

NAME: _____

ADDRESS: _____

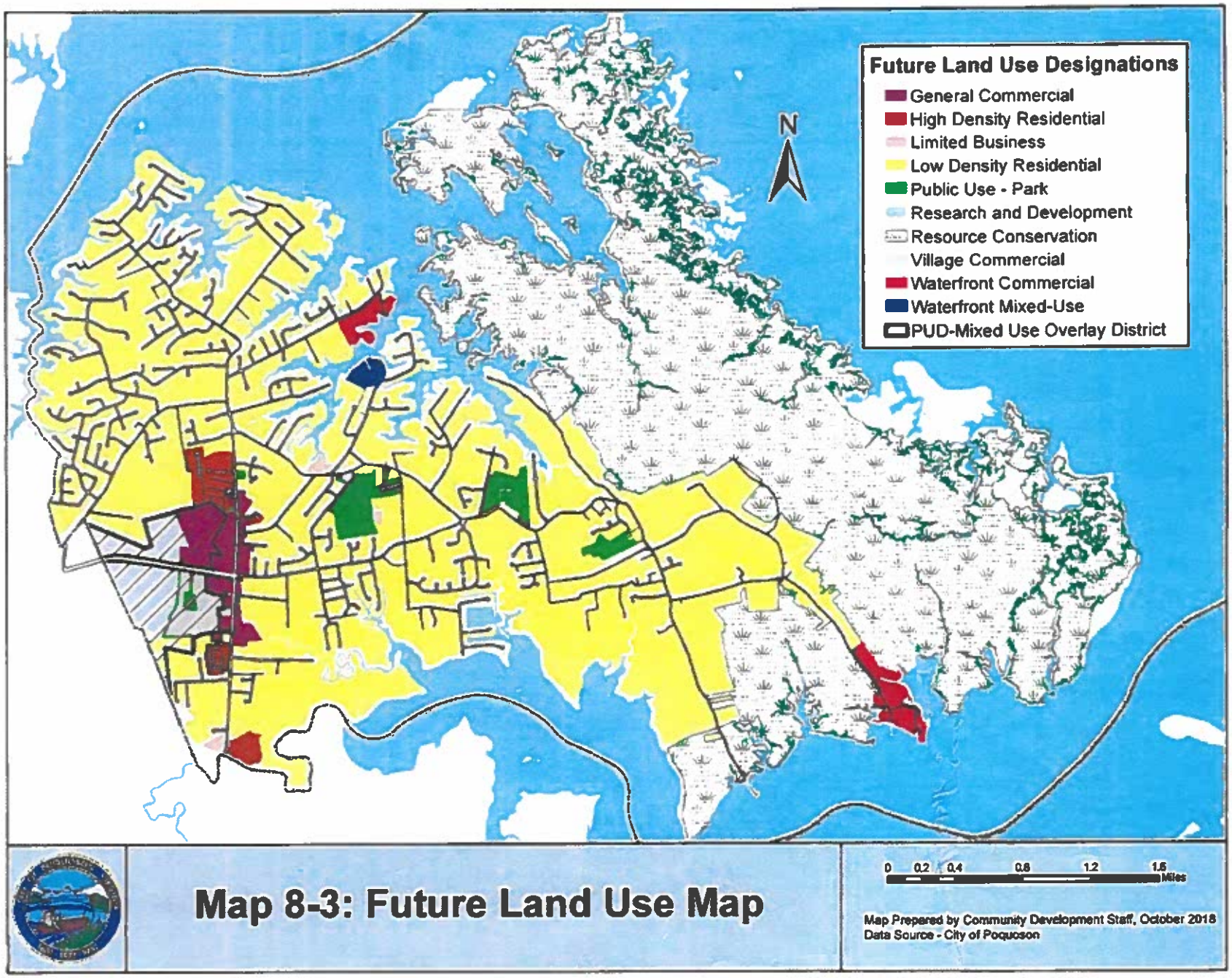
TELEPHONE: _____

INCLUDE WITH THIS APPLICATION:

1. A $711 FEE TO COVER ADVERTISING COST. MAKE CHECK PAYABLE TO "CITY OF POQUOSON".

2. A SURVEYED PLAT OF THE PROPERTY.

Date Paid_____ Treasurer's Office Payment Certification_____



Map 8-3: Future Land Use Map

CITY OF POQUOSON
COMMUNITY DEVELOPMENT

500 CITY HALL AVENUE
POQUOSON, VA 23662
(757) 868-3040 *TELEPHONE*
(757) 868-3105 *FAX*

November 5, 2025

William Stewart
302 Odd Road
Poquoson VA, 23662

Mr. Stewart,

The Architectural Review Board of the City of Poquoson met on Monday, November 3rd, 2025 to review your application. The ARB considered your application for the new signage, fencing/screening, and repainting at 306A Wythe Creek Road. The application was approved as presented.

Any deviation from the approval must be communicated to City staff and will be reconsidered by the ARB. If you have any questions moving forward, please contact my office at 757-868-3023.

Sincerely,

Thomas J. Cannella II

Thomas J. Cannella II
Principal Planner, City of Poquoson

CITY OF POQUOSON
COMMUNITY DEVELOPMENT

500 CITY HALL AVENUE
POQUOSON, VA 23662
(757) 868-3040 *TELEPHONE*
(757) 868-3105 *FAX*

MEMORANDUM

DATE: January 22, 2026

TO: The Honorable Members of the Planning Commission

FROM: Charles W. (Wally) Horton IV, Community Development Director

SUBJECT: A Conditional Rezoning Request submitted by Taylor Stewart representing SL North Holdings LLC

Introduction

Presented for your consideration this evening is a request from Taylor Stewart representing SL Holdings LLC applicant and owner, that Tax Map Parcel 27-01-00-0032, a .510-acre parcel, be conditionally rezoned from R-1 Residential to B-2 Business for professional office space, landscape contracting and storage yard.

Public Notice

This application was advertised for public hearing in the Daily Press on January 7, 2026 and January 14, 2026. Adjacent property owners were notified of this request by letters mailed on January 12, 2026.

Applicant's Request

The applicant has requested rezoning of a parcel that is currently zoned R-1 Residential to B-2 Business for professional office space, landscape contracting and storage yard. This parcel has been used for a commercial building since 1985.

Site Character

The site is .510 acres and lies at the southeast corner of Wythe Creek Road Ashland Ln. The site can support the addition of uses as proffered by the Applicant – Professional Office Space, Landscape Contracting and storage yard. The applicant has provided a concept layout of the property prepared by Anthony D. Potts.

Zoning and Comprehensive Plan Considerations

The applicant has submitted the request as a conditional rezoning. If approved by City Council, the new zoning of B-2 Business would permit the operation of professional office space, landscape contracting and storage yard. The Applicant has obtained approval from the Architectural Review Board for the proposal (Attached behind this Memo).

The Comprehensive Plan doesn't specifically mention the subject parcel; however, the property is contained within the Low-Density Residential area on the Comprehensive Plan Future Land

Use Map despite its use as a commercial building. This includes McPhersons Garage Inc., located slightly south across Wythe Creek Rd. For this reason, a consideration of a change in the property's designation from Low Density Residential to General Commercial will be presented after this request is recommended for action in keeping with the intent to keep the city's zoning ordinance and Comprehensive Plan in alignment.

Surrounding Characteristics

The parcel is bordered by R-1 zoning on all sides. This also true for McPhersons Garage Inc., located slightly south across Wythe Creek Rd. Approximately 870 feet to the north begins the General Commercial Area as depicted in the Comprehensive Plan Future Land Use Map.

Traffic and Access

The site is accessed from directly from Wythe Creek Road.

Staff Recommendation and Recommended Conditions

Staff has not received any concern from the public or adjacent property owners regarding the application.

Should the Planning Commission make an approval recommendation, staff recommends that it include the following conditions as proffered by the applicant/owner:

1. The user's request is solely for landscape contracting and associated storage. as well as Professional Offices.
2. The storage yard will be screened in accordance with city code and as approved by the Architectural Review Board.
3. No outdoor activity will be permitted from the hours of 9 PM – 7AM. with the exception of a significant weather event or government declared emergency.
4. Parking areas, if required, shall be surfaced in accordance with the city's site plan ordinance.
5. Trees on the wooded portions of the lot will remain unless dangerous or diseased.
6. Material kept on site will be shielded from public view in its entirety. Equipment and vehicles will be screened from public view up to 55% to be determined by height at highest point.
7. Vehicles and Equipment kept in the storage yard must be kept in good repair and working condition. Abandoned and/or unlicensed vehicles or equipment will not be permitted.
8. No portion of the storage yard shall be located in the required front yard setback and shall meet all front yard setback requirements0
9. Parking on-site shall be adequate for all uses as required by the site plan ordinance and all applicable sections of city code.

A RESOLUTION RECOMMENDING APPROVAL TO CITY COUNCIL OF A CONDITIONAL REZONING REQUEST OF TAX MAP PARCEL27-01-00-0032, A .510-ACRE PARCEL TO REZONE THE PROPERTY FROM R-1 RESIDENTIAL TO B-2 BUSINESS FOR PROFESSIONALOFFICE, LANDSCAPING AND STORAGE YARD

WHEREAS, Taylor Stewart, representing SL Holdings LLC applicant and owner, has requested that Tax Map Parcel 27-01-00-0032, a .510-acre parcel, be conditionally rezoned from R-1 Residential to B-2 Business for professional office space, landscape contracting and storage yard; and

WHEREAS, the Planning Commission finds that the requested B-2 Business will be consistent with the Comprehensive Plan; and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on January 22, 2026; and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the request of Taylor Stewart, representing SL Holdings LLC applicant and owner, that Tax Map Parcel 27-01-00-0032, a .510-acre parcel, to be conditionally rezoned from R-1 Residential to B-2 Business solely for professional office space, landscape contracting and storage yard is hereby recommended for approval with the following conditions as offered by the applicant:

1. The storage yard will be screened in accordance with city code and as approved by the Architectural Review Board.
2. No outdoor activity will be permitted from the hours of 9 PM – 7AM. with the exception of a significant weather event or government declared emergency.
3. Parking areas, if required, shall be surfaced in accordance with the city's site plan ordinance.
4. Trees on the wooded portions of the lot will remain unless dangerous or diseased.
5. Material kept on site will be shielded from public view in its entirety. Equipment and vehicles will be screened from public view up to 55% to be determined by height at highest point.
6. Vehicles and Equipment kept in the storage yard must be kept in good repair and working condition. Abandoned and/or unlicensed vehicles or equipment will not be permitted.
7. No portion of the storage yard shall be located in the required front yard setback and shall meet all front yard setback requirements0
8. Parking on-site shall be adequate for all uses as required by the site plan ordinance and all applicable sections of city code.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____

Clerk, Planning Commission

CITY OF POQUOSON
COMMUNITY DEVELOPMENT

500 CITY HALL AVENUE
POQUOSON, VA 23662
(757) 868-3040 *TELEPHONE*
(757) 868-3105 *FAX*

MEMORANDUM

DATE: January 22, 2026

TO: The Honorable Members of the Planning Commission

FROM: Charles W. (Wally) Horton IV, Community Development Director

SUBJECT: A Request submitted by Taylor Stewart representing SL North Holdings LLC to amend the Comprehensive Plan Future Land Use Map in the 2018-2038 Comprehensive Plan from Low Density Residential to General Commercial for Tax Map #27-01-00-0032 located at 306A Wythe Creek Rd.

Introduction

Presented for your consideration this evening is a request from Taylor Stewart representing SL Holdings LLC applicant and owner, to amend the Comprehensive Plan Future Land Use Map in the 2018-2038 Comprehensive Plan from Low Density Residential to General Commercial for Tax Map #27-01-00-0032 located at 306A Wythe Creek Rd.

Public Notice

This application was advertised for public hearing in the Daily Press on January 7, 2026 and January 14, 2026. Adjacent property owners were notified of this request by letters mailed on January 12, 2026.

Applicant's Request

The applicant has requested the amending of the Comprehensive Plan Future Land Use Map in the 2018-2038 Comprehensive Plan from Low Density Residential to General Commercial for Tax Map #27-01-00-0032 located at 306A Wythe Creek Rd.

Site Character

The site is .510 acres and lies at the southeast corner of Wythe Creek Road Ashland Ln. The site has been in commercial use since its construction in 1985.

Zoning and Comprehensive Plan Considerations

The applicant submitted a request as a conditional rezoning to B-2 Business (previously considered at this meeting). If approved by City Council, the new zoning of B-2 Business would permit the operation of professional office space, landscape contracting and storage yard. The Applicant has obtained approval from the Architectural Review Board for the proposal (Attached behind this Memo).

The Comprehensive Plan doesn't specifically mention the subject parcel; however, the property is contained within the Low-Density Residential area on the Comprehensive Plan Future Land Use Map despite its use as a commercial building. For this reason, a consideration of a change in the property's designation from Low Density Residential to General Commercial is presented in keeping with the intent to keep our zoning ordinance and Comprehensive Plan in alignment.

Surrounding Characteristics

The parcel is bordered by Low Density Residential properties in the Comprehensive Plan Future Land Use on all sides. This includes McPhersons Garage Inc., located slightly south across Wythe Creek Rd. For these reasons, a consideration of a change in the property's designation from Low Density Residential to General Commercial is presented for recommendation to the City Council in keeping with the intent to keep the city's zoning ordinance and Comprehensive Plan in alignment.

Approximately 870 feet to the north begins the General Commercial Area as depicted in the Comprehensive Plan Future Land Use Map.

Traffic and Access

The site is accessed from directly from Wythe Creek Road.

Staff Recommendation and Recommended Conditions

Staff has not received any concern from the public or adjacent property owners regarding the application.

Should the Planning Commission make an approval recommendation, the nine conditions as proffered by the applicant/owner for the Conditional Rezoning to B-2 shall be applicable.

A RESOLUTION RECOMMENDING APPROVAL TO CITY COUNCIL OF A COMPREHENSIVE PLAN AMENDMENT REQUEST OF TAX MAP PARCEL 27-01-00-0032, A .510-ACRE PARCEL TO REDESIGNATE THE PROPERTY FROM LOW DENSITY RESIDENTIAL TO GENERAL COMMERCIAL ON THE FUTURE LAND USE MAP.

WHEREAS, Taylor Stewart, representing SL Holdings LLC applicant and owner, has requested that Tax Map Parcel 27-01-00-0032, a .510-acre parcel, be designated General Commercial instead of Low Density Residential on the Comprehensive Plan Future Land Use Map in the 2018-2038 Comprehensive Plan.

WHEREAS, the Planning Commission finds that the requested General Commercial designation will be consistent with the Comprehensive Plan and promote consistency with the zoning ordinance; and

WHEREAS, a public hearing to receive public comments and review the request was held before the Planning Commission on January 22, 2026; and

WHEREAS, careful and thorough consideration was given the request.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Poquoson, Virginia:

Section 1: That the request of Taylor Stewart, representing SL Holdings LLC applicant and owner, to designate the subject parcel described as Tax Map Parcel 27-01-00-0032, a .510-acre parcel, as General Commercial instead of Low Density Residential on the Comprehensive Plan Future Land Use Map in the 2018-2038 Comprehensive Plan.is hereby recommended for approval to the City Council of Poquoson with the nine conditions as proffered by the applicant/owner for the Conditional Rezoning to B-2.

Section 2: That this resolution shall be in effect on and after its adoption.

ADOPTED: _____

TESTE: _____

Clerk, Planning Commission

Taylor Stewart

Poquoson Planning Commission

January 22, 2026

Taylor Stewart Conditional Rezoning

Request:

A request from Taylor Stewart representing SL Holdings LLC applicant and owner, that Tax Map Parcel 27-01-00-0032, a .510-acre parcel, be conditionally rezoned from R-1 Residential to B-2 Business for professional office space, landscape contracting and storage yard.

Taylor Stewart Conditional Rezoning

Public Notice:
This application was advertised for public hearing in the Daily Press on January 7, 2026 and January 14, 2026. Adjacent property owners were notified of this request by letters mailed on January 12, 2026.

Taylor Stewart Conditional Rezoning

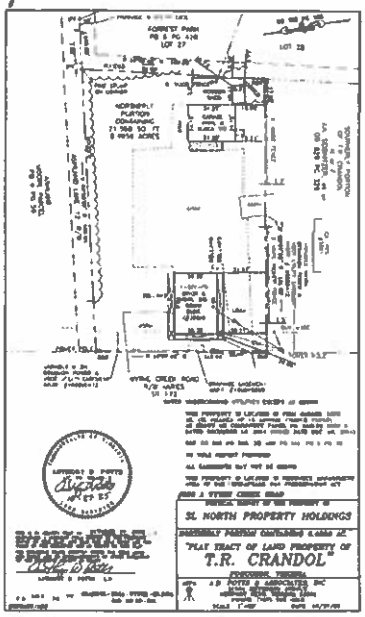
Site Character:
The site is .510 acres and lies at the southeast corner of Wythe Creek Road Ashland Ln. The site can support the addition of uses as proffered by the Applicant – Professional Office Space, Landscape Contracting and storage yard. The applicant has provided a concept layout of the property prepared by Anthony D. Potts.







Taylor Stewart Plat



Taylor Stewart Conditional Rezoning

Zoning, Comprehensive Plan and Other Considerations:

- If approved by City Council, the new zoning of B-2 Business would permit the operation of professional office space, landscape contracting and storage yard. The Applicant has obtained approval from the Architectural Review Board for the proposal (Attached behind this Memo).
- The Comprehensive Plan doesn't specifically mention the subject parcel; however, the property is contained within the Low-Density Residential area on the Comprehensive Plan Future Land Use Map despite its use as a commercial building. This also true for McPhersons Garage Inc., located slightly south across Wythe Creek Rd.
- For these reasons, a consideration of a change in the property's designation from Low Density Residential to General Commercial will be presented after this request is recommended for action in keeping with the intent to keep the city's zoning ordinance and Comprehensive Plan in alignment.

Taylor Stewart Conditional Rezoning

The parcel is bordered by R-1 zoning on all sides. This includes McPhersons Garage Inc., located slightly south across Wythe Creek Rd. Approximately 870 feet to the north begins the General Commercial Area as depicted in the Comprehensive Plan Future Land Use Map.

The site is accessed from directly from Wythe Creek Road.

Taylor Stewart Conditional Rezoning

Recommendation:

Staff has not received any concern from the public or adjacent property owners regarding the application. Should the Planning Commission make an approval recommendation, staff recommends that it include the following nine conditions as proffered by the applicant/owner:

1. The user's request is solely for landscape contracting and associated storage. as well as Professional Offices.
2. The storage yard will be screened in accordance with city code and as approved by the Architectural Review Board.
3. No outdoor activity will be permitted from the hours of 9 PM – 7AM. with the exception of a significant weather event or government declared emergency.
4. Parking areas, if required, shall be surfaced in accordance with the city's site plan ordinance.
5. Trees on the wooded portions of the lot will remain unless dangerous or diseased.

Taylor Stewart

Recommendation (Cont.)

6. Material kept on site will be shielded from public view in its entirety. Equipment and vehicles will be screened from public view up to 55% to be determined by height at highest point.
7. Vehicles and Equipment kept in the storage yard must be kept in good repair and working condition. Abandoned and/or unlicensed vehicles or equipment will not be permitted.
8. No portion of the storage yard shall be located in the required front yard setback and shall meet all front yard setback requirements.
9. Parking on-site shall be adequate for all uses as required by the site plan ordinance and all applicable sections of city code.

Taylor Stewart

Poquoson Planning Commission

January 22, 2026

Taylor Stewart Comprehensive Plan Amendment

Request:

A request from Taylor Stewart representing SL Holdings LLC applicant and owner, to amend the Comprehensive Plan Future Land Use Map in the 2018-2038 Comprehensive Plan from Low Density Residential to General Commercial for Tax Map #27-01-00-0032 located at 306A Wythe Creek Rd.

Public Notice

This application was advertised for public hearing in the Daily Press on January 7, 2026 and January 14, 2026. Adjacent property owners were notified of this request by letters mailed on January 12, 2026.

Taylor Stewart Comprehensive Plan Amendment

Site Characteristics:
The parcel is bordered by Low Density Residential in the Comprehensive Plan Future Land Use on all sides. This also the case for McPhersons Garage Inc., located slightly south across Wythe Creek Rd. For this reason, a consideration of a change in the property's designation from Low Density Residential to General Commercial is presented for recommendation in keeping with the intent to keep the city's zoning ordinance and Comprehensive Plan in alignment.

Approximately 870 feet to the north begins the General Commercial Area as depicted in the Comprehensive Plan Future Land Use Map.

Traffic and Access

The site is accessed from directly from Wythe Creek Road.

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Zoning, Comprehensive Plan and Other Considerations:
The applicant submitted a request as a conditional rezoning to B-2 Business (previously considered at this meeting). If approved by City Council, the new zoning of B-2 Business would permit the operation of professional office space, landscape contracting and storage yard. The Applicant has obtained approval from the Architectural Review Board for the proposal (Attached behind this Memo).

The Comprehensive Plan doesn't specifically mention the subject parcel; however, the property is contained within the Low-Density Residential area on the Comprehensive Plan Future Land Use Map despite its use as a commercial building. As previously stated, this also true for McPhersons Garage Inc., located slightly south across Wythe Creek Rd. For these reasons, a consideration of a change in the property's designation from Low Density Residential to General Commercial is presented in keeping with the intent to keep the city's zoning ordinance and Comprehensive Plan in alignment.

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Recommendation/Conclusion:

Staff has not received any concern from the public or adjacent property owners regarding the application. Should the Planning Commission make an approval recommendation, the nine conditions as proffered by the applicant/owner for the Conditional Rezoning to B-2 shall be applicable.