



December 2024
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CITY OF POQUOSON COMMUNITY DEVELOPMENT

Keep up with current community projects and learn what's new in Poquoson related to planning and development.



About Us

The Community Development office is available to assist with citizen needs regarding planning, zoning, environmental matters, streetlight outages, farm animal permits, etc. The permit office assists with matters concerning building codes and compliance.

What's Happening

- Public Safety Building
- New Housing
- Wythe Creek Widening Project
- Legacy of Poquoson
- Zoning Revisions
- New buildings for TJ's and MyStorage

Monday-Friday
8:30AM-4:30 PM

Planning 757-868-3040
Permits 757-868-3035

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December 2024 Current and Upcoming Projects

A majority of the homes in the 32-lot Quarter Creek subdivision at the end of Robert Bruce Road are complete. The City is reviewing a 21-lot subdivision to be developed on the corner of Hunts Neck Road and Valmoore Drive. The plan has been submitted in accordance with the Planned Open Space Conservation District requirements as found in Article 8.1 of the Zoning Ordinance. The City is also reviewing a nine-lot subdivision plan on North Lawson Road. Citizens are welcome to visit the Community Development Office and review a copy of active plans or applications.

Good progress has been made on the Wythe Creek Widening Project. The abutment on the Hampton side has been built and work is continuing to form the piers that will support the new bridge. To date, 4 sets of piers have been formed and poured. An FAQ for the project can be found at https://www.vdot.virginia.gov/media/vdotvirginiagov/projects/hampton-roads/wythe-creek-road-route-172-widening-project/WytheCreekWideningProject-FAQ_acc07222024_PM.pdf

Work continues on the new Public Safety Building. HVAC system is nearly complete and all cabinetry has been installed. Pavement of the parking lot is in progress. Flooring has been delivered. The project is on track to be completed in spring 2025.

Construction continues on both TJ's Sports Tavern II, as well as the new MyStorage Building, with the storage facility slated to open in summer 2025

This year staff, along with the Planning Commission and City Council have worked on a series of revisions to the City Code. The City Council adopted a revised Zoning Ordinance at its November meeting. The changes include enhanced requirements for future mixed-use developments along Victory Boulevard, clarifies permitted uses in the General Commercial District, the elimination of waivers for in Planned Development Districts as well as Planned Unit Development Districts, and the deletion of Article XIII as it relates to accessory dwelling units. There were many other changes made. The full documentation of the meeting can be found at https://www.ci.poquoson.va.us/AgendaCenter/ViewFile/Agenda/_11122024-392?html=true. City Council also adopted revisions to Appendix D-Signs which can be found in the same link.

The City has learned that Guidepost Montessori has reduced its real estate team and halted active projects and expansions. As of now, the old Wells Fargo building is being marketed by the owner and perspective buyer to other child care corporations but at this point it does not appear that Guidepost will occupy the building.

Construction continues at the Legacy of Poquoson. All homes in Phase 1 of Legacy and a majority of Phase 2 are constructed and occupied. Building has started on two of the eight smaller single-family homes near the clubhouse. Work in Phase Three continues behind City Hall. Thus far, 125 of the 176 of the apartment units have been leased. More information can be found at flatsatlegacy.com