

Call to Order: Chairman Linda Smith called the meeting to order and led the Prayer and the Pledge of Allegiance.

Present: Linda Smith, Julie Perry, Sylvia Hinely, Joe McCullough, Larry Longo, Stafford Geoghagan, Jerry Bogus

Staff: Brian Harvey, Director of Development Services

DETAILS OF BUSINESS CONDUCTED

ADOPTION OF MINUTES

A. Planning Commission Meeting – October 19, 2015

Geoghagan-1
Perry-2
All-3

SITE PLAN / SUBDIVISION APPROVAL

A. Site Plan Review Application submitted by Murray Marshall on behalf of BEP Rice Hope, LLC, for PIN #: 7-0905-01-001A (Among Others) Rice Hope MPO Phase II (Rice Hope Community) for a General Development / Master Plan to allow Development in a MPO (Master Plan Overlay) Zoning District

Mr. Harvey described the Site Plan Review Application and informed the Planning Commission that the application was complete. Murray Marshall was present and gave a detailed presentation to the Planning Commission regarding the proposed Master Plan. Commissioners asked several questions regarding the original plan, wetland delineations, future amenities, structure orientation, and public use of facilities. Murray Marshall explained the current owners' intentions to maintain the character of the subdivision; however, that future developments will include some front loading garages. Mr. Marshall also stated that other amenities may be possible in the future, but, that amenities would be for the use of the residents of the Rice Hope Subdivision. Mr. Harvey reminded the Planning Commission that this was a General Development Plan, and, that the applicants would have to come back with a Specific Development Plan prior to any construction activities. After several minutes of discussion, Jerry Bogus made a motion to approve the application. Joe McCullough seconded the motion to approve.

Bogus-1
McCullough-2
All-3

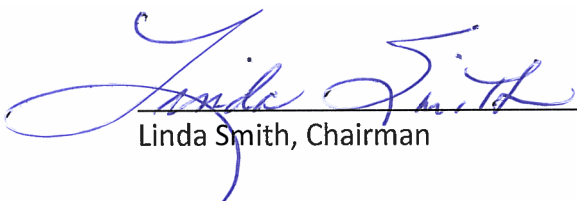
- B. Subdivision Application submitted by Michael Hussey with Sundial Land Surveying, PC on behalf of Royal Pavilion Properties, LLC for PIN #: 7-0978-05-013 (Extension of Tiller Way) located in a P-RIP (Planned Residential Institutional) Zoning District for a Preliminary Plat of a Major Subdivision (Newport Phase VI A) for the purpose of Single-Family Homes

Mr. Harvey described the Subdivision Application and informed the Planning Commission that the engineering review was not complete, and, that the security bond in the amount of \$97,500.00 has not been paid. Michael Hussey was present and requested that the application be approved subject to the remaining items being addressed by the applicant. After several minutes of discussion, Joe McCullough made a motion to approve the application subject to the remaining items being resolved. Julie Perry seconded the motion to approve.

McCullough-1
Perry-2
McCullough, Perry,
Bogus, Longo,
Geoghagan-3
Hinely-4

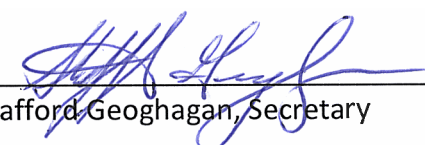
There being no further business to discuss, Commissioner Geoghagan made a motion to adjourn the meeting

Geoghagan– 1
Bogus– 2
All – 3



Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this 14th day of December, 2015.



Stafford Geoghagan, Secretary