



WASHINGTON PLANNING BOARD

Regular Scheduled Meeting

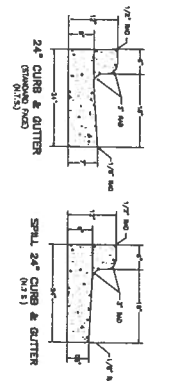
Tuesday, July 23, 2013

7:00 PM

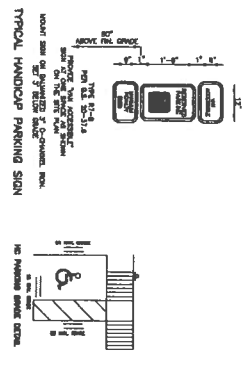
- I. Opening of the meeting**
- II. Invocation**
- III. Roll call**
- IV. Old Business**
 1. None
- V. New Business**
 1. Eye Care Center Site Plan – Carolina Avenue
 2. Pronamics Industries Site Plan – Page Road
 3. Zaxby's Site Plan – Carolina Avenue
- VI. Other Business**
 1. None
- VII. Approval of minutes – May 23, 2013**
- VIII. Adjourn**

SITE DATA

TOTAL AREA	12.541 ACRES
EXISTING BUILDING AREA	48,842 S.F.
EXISTING DRIVEWAY AREA	10,000 S.F.
EXISTING PAVED AREA	10,000 S.F.
EXISTING UNPAVED AREA	10,000 S.F.
EXISTING TOTAL PAVED AREA	20,000 S.F.
EXISTING TOTAL UNPAVED AREA	10,000 S.F.
EXISTING TOTAL AREA	30,000 S.F.
EXISTING TOTAL PAVED PERCENTAGE	66.7%
EXISTING TOTAL UNPAVED PERCENTAGE	33.3%
EXISTING TOTAL AREA PER ACRE	13,619 S.F.
EXISTING TOTAL PAVED PER ACRE	4,762 S.F.
EXISTING TOTAL UNPAVED PER ACRE	8,857 S.F.
EXISTING TOTAL PAVED PERCENTAGE PER ACRE	34.9%
EXISTING TOTAL UNPAVED PERCENTAGE PER ACRE	65.1%
EXISTING TOTAL AREA PER ACRE	13,619 S.F.
EXISTING TOTAL PAVED PER ACRE	4,762 S.F.
EXISTING TOTAL UNPAVED PER ACRE	8,857 S.F.
EXISTING TOTAL PAVED PERCENTAGE PER ACRE	34.9%
EXISTING TOTAL UNPAVED PERCENTAGE PER ACRE	65.1%



- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE INTERNATIONAL RESIDENTIAL CODE (IRC).
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC) AND THE INTERNATIONAL ELECTRICAL CODE (IEC).
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC) AND THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODE (IMC).
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC) AND THE INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENVIRONMENTAL CODE (IEC) AND THE INTERNATIONAL ENVIRONMENTAL CODE (IEC).
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC) AND THE INTERNATIONAL HEALTH AND SAFETY CODE (IHSC).
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL OCCUPANCY SAFETY AND HEALTH CODE (IOSH) AND THE INTERNATIONAL OCCUPANCY SAFETY AND HEALTH CODE (IOSH).
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE (IAMC) AND THE INTERNATIONAL ACCESSIBILITY AND MOBILITY CODE (IAMC).
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SIGNAGE AND MARKING CODE (ISMC) AND THE INTERNATIONAL SIGNAGE AND MARKING CODE (ISMC).
 11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL TRAFFIC CONTROL CODE (ITCC) AND THE INTERNATIONAL TRAFFIC CONTROL CODE (ITCC).
 12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL UTILITIES AND SERVICES CODE (IUSC) AND THE INTERNATIONAL UTILITIES AND SERVICES CODE (IUSC).
 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WASTE MANAGEMENT CODE (IWM) AND THE INTERNATIONAL WASTE MANAGEMENT CODE (IWM).
 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WATER AND SEWERAGE CODE (IWS) AND THE INTERNATIONAL WATER AND SEWERAGE CODE (IWS).
 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL AIR POLLUTION CONTROL CODE (IAPCC) AND THE INTERNATIONAL AIR POLLUTION CONTROL CODE (IAPCC).
 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOIL POLLUTION CONTROL CODE (ISPC) AND THE INTERNATIONAL SOIL POLLUTION CONTROL CODE (ISPC).
 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL NOISE AND VIBRATION CONTROL CODE (INVC) AND THE INTERNATIONAL NOISE AND VIBRATION CONTROL CODE (INVC).
 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CLIMATE CHANGE AND SUSTAINABILITY CODE (ICCS) AND THE INTERNATIONAL CLIMATE CHANGE AND SUSTAINABILITY CODE (ICCS).
 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESILIENCE AND DISASTER PREPAREDNESS CODE (IRDP) AND THE INTERNATIONAL RESILIENCE AND DISASTER PREPAREDNESS CODE (IRDP).
 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CYBER SECURITY AND INFORMATION PROTECTION CODE (ICSI) AND THE INTERNATIONAL CYBER SECURITY AND INFORMATION PROTECTION CODE (ICSI).



- GENERAL NOTES**
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PRONAMICS INDUSTRIES, LLC
 1000 PRONAMICS DRIVE
 WASHINGTON, DC 20001
 PHONE: 202-462-1111
 FAX: 202-462-1112

CONTRACT NO. 2023-001
 SHEET NO. 1 OF 1

DATE: 01/15/23

PROJECT: PRONAMICS INDUSTRIES, LLC

CLIENT: PRONAMICS INDUSTRIES, LLC

ARCHITECT: PRONAMICS INDUSTRIES, LLC

ENGINEER: PRONAMICS INDUSTRIES, LLC

DATE: 01/15/23

PRONAMICS INDUSTRIES, LLC
 1000 PRONAMICS DRIVE
 WASHINGTON, DC 20001
 PHONE: 202-462-1111
 FAX: 202-462-1112

WASHINGTON PLANNING BOARD

Regular Scheduled Meeting

Tuesday, May 28, 2013

7:00 PM

Members Present

Jane Alligood Steve Moler

Doris Moate John Tate

Dan McNeil

Members Absent

Bob Henkel

Marie Barber

Others Present

John Rodman, Community & Cultural Service Director

Glen Moore, Planning Administrator

Jessica Selby, Administrative Support

I. Opening of the meeting

The Chairman called the meeting to order.

II. Invocation

Jane Alligood led in prayer.

III. Roll Call

A silent roll call was taken by staff.

IV. Old Business

1. None

V. New Business

1. Preliminary Subdivision Review Moss Landing – Water Street

Glen Moore come forward and presented the subdivision plot map of the moss landing subdivision. He explained that it will be a 40 lot subdivision with single family homes. Mr. Moore stated that this is located in the B-1H zoning district, which does allow subdivisions of this nature with these size lots.

Jim Whiley, President of Beacon Street Development, came forward and gave a brief history of the company and the type of subdivisions/housing that they build. He then explained how they decided to go with single family homes. He presented the board with a power point presentation showing the site and the specific homes within it. He then elaborated on the specific home designs, the elevations of the homes, and the distances between each house. Mr. Rodman explained the lot size requirements for the B1H district and explained that the district has a zero side, rear, and front yard setback. He stated that the subdivision's lots do meet all of the lot standards for the B1H district. Mr. Whiley answered all the Board's questions and addressed their concerns. Ms. Alligood asked about the amenities that the condo owners were promised when the plan first came to the board. Mr. Whiley stated that he didn't want to speak on behalf of another developer. He stated that he has meet with the existing home owners and thus far everyone he has talked to has been very enthusiastic. He explained that the marina/bathhouse is still incorporated into their plan, but they are not tied to the marina. He then pointed out the park area in the proposed subdivision and elaborated on that space. Ms. Moate expressed her concern with all the stairways of the house coming down the front and the look. Mr. Whiley addressed the concern. Mr. Whiley and the board discussed the location of the HVAC units and the issues that may come up with the homes being so close together. They discussed the issue of the lot sizes and the fact that the homes would block the view of the water.

John Tate made a motion to approve the preliminary subdivision of Moss Landing – Water Street. Jane Alligood seconded the motion. All voted in favor and the motion carried.

2. Oak Ridge Metal Works Site Plan – Page Road

Mr. Moore stated that this plan does not require any action from the Board; it is for informational purposes only. Mr. Moore explained that this is an existing building that will be modified. He presented the board with a plan and explained the purposed changes to the site. Mr. Rodman explained that the new business would bring new employment opportunities to the area and would be a machine shop.

VI. Other Business

1. Itinerant Merchants

Mr. Rodman stated that he wanted to make sure the Board members were aware of the different types of transit merchants/itinerant merchants. He then provided the board with a definition of itinerant merchants. He explained that one thing that is not included with itinerant merchants is food marts. He stated that the City has a separate category for food markets. Mr. Rodman then explained some of the other categories that are not included in itinerant merchants and he also explained the ones that are. Mr. Rodman stated that itinerant merchants do not go through the Planning Department; they are not included in the zoning

ordinance. He explained that itinerant merchants are included within the City code, so the police department regulates/enforces itinerant merchants. He then stated that itinerant merchants do have to get a business privilege license through customer service. The board expressed their concerns with itinerant merchants and Mr. Rodman answered any questions that they had.

Jane Alligood stated that she was concern with the fact that the Dollar General on Hwy 264 West has merchandise outside of the building. Mr. Rodman stated that he would go by there and get it straight. Mr. Rodman the board discussed some of the other businesses that are coming into town and he addressed some of their other concerns.

VII. Approval of minutes – March 26, 2013

John Tate made a motion to approve the March minutes. His motion was seconded by Dan McNeil. All voted in favor and the minutes were approved.

VIII. Adjourn

There being no other business the meeting was adjourned.