

AT A REGULAR MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 25TH DAY OF FEBRUARY NINETEEN HUNDRED EIGHTY-FIVE AT 3:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

Jack D. Edwards, Chairman, Berkeley District
 Thomas D. Mahone, Vice-Chairman, Jamestown District
 Stewart U. Taylor, Stonehouse District
 William F. Brown, Roberts District
 Perry M. DePue, Powhatan District

James B. Oliver, Jr., County Administrator
 Darlene L. Burcham, Assistant County Administrator
 Frank M. Morton, III, County Attorney

B. MINUTES - February 11, 1985 - Regular Meeting

Mr. Mahone made a motion to approve the minutes as corrected.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

PRESENTATION

1. Mr. Charles Pernell, Chairman, Steering Committee to save Bruton Heights, stated his deep concern for education and stated the School Board needed to carry out high standards of education. Mr. Pernell quoted from a letter Mr. Brown wrote to Mr. Abram Frink and others and stated he felt Mr. Brown had already made his decision on the future of Bruton Heights. Mr. Pernell encouraged the Board members not to make a decision on this matter until all the facts were presented.

2. Dr. Thomas Shields, member of the Steering Committee to save Bruton Heights, encouraged the Board members not to make any judgements on the future of Bruton Heights until all the facts were presented.

3. Mr. Fredrick Carter, member of the Steering Committee to save Bruton Heights, stated he felt that renovation of Bruton Heights would be more cost effective than building two smaller schools. Mr. Carter encouraged the Board not to make any decision on this matter until all the facts were presented.

Mr. DePue stated that until a formal analysis in writing was received from the School Board he would not make any decision on this matter. Mr. DePue stated he would like to know if the Committee to save Bruton Heights seeks the preservation of Bruton Heights as a school or whether it just seeks preservation of Bruton Heights.

C. HIGHWAY MATTERS

Mr. James Kelley stated the Longhill Study had been completed and would be made public within the next two weeks.

Mr. Brown requested Mr. Kelley to check into getting a street light placed at the intersection of Ironbound Road and Strawberry Plains Road because at night time it was very difficult to see the turn.

Mr. Brown referred to a car accident at the intersection of Route 199 and Mounts Bay Road and requested the Highway Department conduct a traffic survey that would reduce the speed on Route 199.

Mr. Kelley stated this area would be included in the study being conducted now for the South Henry Street intersection at Kingspoint and Brookwood Drive and Route 199.

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Mr. Taylor requested Mr. Kelley to ask the State to add Norge to the Toano/Lightfoot sign at Anderson's Corner.

Mr. Edwards asked Mr. Kelley if the Highway Department had a regular schedule for repainting wooden posts on road signs.

Mr. Kelley responded the Highway Department did not repaint wooden posts because of financial reasons.

Mr. Edwards asked Mr. Kelley to see if the Highway Department would be willing to furnish the paint necessary to paint the wooden sign posts if volunteers from a Civic Organization would do the painting.

D. PUBLIC HEARINGS

1. Case No. SUP-1-85. Mr. and Mrs. Scott L. Miles

Mr. Mahone asked Mrs. Victoria Gussman why the Planning Department recommended no more than two bedrooms in the mobile home.

Mrs. Victoria Gussman stated the septic system permit requirement from the Health Department stated two or fewer bedrooms because of the poor soil conditions.

Mr. Edwards opened the public hearing.

1. Mr. Norris Shabley, Diaseund Road, stated the applicant would have to use a 30-foot right-of-way to get to this property which borders his property and the right-of-way was completely undeveloped. Mr. Shabley stated he was concerned about who would maintain the driveway. Mr. Shabley stated he moved to James City County three years ago for privacy and he wanted to maintain that privacy.

Mr. Edwards closed the public hearing.

Mr. Brown stated an all-weather road would be fine if the lots were already subdivided but he felt there was a dirt street problem involved and stated the Deed should state the County would not assume any responsibility for the maintenance of the driveway.

Mr. Mahone stated he understood that once a subdivision goes to recordation, the right-of-way automatically becomes County property.

Mr. Frank Morton stated this was not always true. Mr. Morton stated this road was recorded in 1958 and the County did not have an obligation to maintain it. Mr. Morton also stated that even when the County owns a road the State Code specifically states the County is not under any obligation to maintain it.

Mr. Mahone stated an all-weather road connecting to Barnes Road within one year from issuance of the Special Use Permit could be a problem as it relates to who is responsible for maintenance of that road. Mr. Mahone stated his main concern was that emergency vehicles would not be able to enter an undeveloped road such as this and stated Board members needed to be aware that these type of roads were being passed into the County.

Mr. Taylor stated the applicants would need to keep the road in good condition for themselves and felt emergency vehicles would not have a problem entering the road.

Mr. Edwards asked who was responsible for the costs.

Mrs. Victoria Gussman stated the property was currently under one ownership under the name of Shields and there was one Realtor handling all the lot sales. Mrs. Gussman stated that the Realtor had stated the mobile home applicants would cooperate with one another on the construction of the road.

Mr. Frank Morton stated that if it became necessary to enforce this provision, all landowners involved would be equally responsible.

Mr. Brown stated this matter sounded more like a real estate transaction which would develop into a mobile home park and stated he was not in agreement with it.

Mr. Taylor made a motion to approve the application.

On a roll call, the vote was AYE: DePue, Mahone, Taylor (3). NAY: Brown, Edwards (2).

RESOLUTION

SPECIAL USE PERMIT

CASE NO. SUP-1-85

WHEREAS, it is understood that all conditions for the consideration of an application for a Special Use Permit have been met;

THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that a Special Use Permit be granted for the placement of a mobile home on property to be owned and developed by the applicant as described below and on the attached site location map.

Applicant: Mr. and Mrs. Scott L. Miles
 Real Estate Tax Map ID: (4-3)
 Parcel No. (2-9)
 Address: 9555 Barnes Road
 District: Stonehouse
 Zoning: A-1, General Agricultural
 Permit Term: This permit is valid only for the mobile home applied for. If the mobile home is removed, then this permit becomes void. Any replacement will require a new permit from the Board of Supervisors. If the permit is not exercised it shall become void one year from the date of approval.

Further Conditions: The number of bedrooms shall not exceed two.

The mobile home shall be skirted, and meet the requirements of the Virginia Industrialized Building Unit and Mobile Home Safety Regulations.

Existing trees shall be retained within 20 feet of all property lines, except where clearing is necessary for a driveway or entrance.

An all weather road shall be constructed in the right-of-way connecting parcel (4-3)(2-9) to Barnes Road within one year of issuance of the special use permit.

All property within ten feet of the front property line shall be reserved for eventual acquisition by the Virginia Department of Highways and Transportation.

2. Case No. SUP-2-85. Berry Pate

Mr. Edwards opened the public hearing.

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1. Berry Pate, Sr., 9038 Diascund Road, stated he had deeded this lot to his son and had no future plans to subdivide other lots.

Mr. Edwards closed the public hearing.

Mr. Taylor stated the third paragraph under Further Conditions in the Resolution should include, except where clearing is necessary for a driveway or entrance.

Mr. Taylor made a motion to approve the resolution with changes.

On a roll call, the vote was AYE: Brown, DePue, Mahone, Edwards, Taylor (5). NAY: (0).

R E S O L U T I O N

SPECIAL USE PERMIT

CASE NO. SUP-2-85

WHEREAS, it is understood that all conditions for the consideration of an application for a Special Use Permit have been met;

THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that a Special Use Permit be granted for the placement of a mobile home on property to be developed by the applicant as described below .

Applicant:	Berry L. Pate, Jr.
Réal Estate Tax Map ID:	(9-2)
Parcel No.	(1-9B)
Address:	9008 Diascund Road
District:	Stonehouse
Zoning:	A-1, General Agricultural
Permit Term:	This permit is valid only for the mobile home applied for. If the mobile home is removed, then this permit becomes void. Any replacement will require a new permit from the Board of Supervisors. If the permit is not exercised it shall become void one year from the date of approval.

Further Conditions: The number of bedrooms shall not exceed three.

The mobile home shall be skirted, and meet the requirements of the Virginia Industrialized Building Unit and Mobile Home Safety Regulations.

Existing trees to a depth of 20 feet are to be retained within all property lines of the property, except where clearing is necessary for a driveway or entrance.

Any new entrance to Diascund Road shall be approved by the Virginia Department of Highways and Transportation.

3. Case No. SUP-3-85. Alice E. Barnes

Mr. Edwards opened the public hearing and as no one wished to speak he closed the public hearing.

Mr. DePue made a motion to approve the application.

On a roll call, the vote was AYE: DePue, Mahone, Taylor (3). NAY: Brown, Edwards (2).

RESOLUTION

SPECIAL USE PERMIT

CASE NO. SUP-3-85

WHEREAS, it is understood that all conditions for the consideration of an application for a Special Use Permit have been met;

THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that a Special Use Permit be granted for the placement of a mobile home on property to be owned and developed by the applicant as described below and on the attached site location map.

Applicant: Alice E. Barnes

Real Estate Tax Map ID: (4-3)

Parcel No. (2-8)

Address: 9561 Barnes Road

District: Stonehouse

Zoning: A-1, General Agricultural

Permit Term: This permit is valid only for the mobile home applied for. If the mobile home is removed, then this permit becomes void. Any replacement will require a new permit from the Board of Supervisors. If the permit is not exercised it shall become void one year from the date of approval.

Further Conditions: The number of bedrooms shall not exceed three.

The mobile home shall be skirted and meet the requirements of the Virginia Industrialized Building Unit and Mobile Home Safety Regulations.

Existing trees shall be retained within 20 feet of all property lines, except where clearing is necessary for a driveway or entrance, or for the mobile home itself.

An all weather road shall be constructed in the right-of-way connecting parcel (4-3)(2-8) to Barnes Road within one year of issuance of the special use permit.

All property within ten feet of the front property line shall be reserved for eventual acquisition by the Virginia Department of Highways and Transportation.

Mr. Edwards asked the Board if anyone wished to withdraw any items from the Consent Calendar.

Mr. Mahone withdrew # E-2.

Mr. Taylor withdrew # E-4.

Mr. DePue withdrew \$ E-5.

Mr. Edwards made a motion to approve the remaining items on the Consent Calendar.

On a roll call, the vote was AYE: Brown, DePue, Edwards, Mahone, Taylor (5). NAY: (0).

1. Set Public Hearing Date of March 25, 1985 for Case No. SUP-5-85. James City County 12" Water Main

3. Street Name Assignment

R E S O L U T I O N

STREET NAME CHANGE

WHEREAS, it is in the interest of public safety and convenience to assign name to heretofore unnamed streets in James City County in order to assign street addresses to them;

THEREFORE, BE IT RESOLVED that the James City County Board of Supervisors assigns the name of Cloverleaf Lane to state Rt. F-137.

6. Computer Equipment for Emergency Services

R E S O L U T I O N

COMPUTER EQUIPMENT FOR EMERGENCY SERVICES

WHEREAS, the Virginia Department of Emergency Services has authorized reimbursement of expenses to purchase a computer for the Surry Power Station Network.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County authorizes the following appropriations:

- Revenues from the Commonwealth + \$3,950
- Civil Defense - Operational Equipment New + \$3,950

7. Section 18 Grant Application - FY 1986

R E S O L U T I O N

SECTION 18 GRANT APPLICATION - FY 86

WHEREAS, the Federal Government has made funds available to support transportation in small areas; and

WHEREAS, the Board of Supervisors of James City County desires Federal funds to help support James City County Transit Company, and

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that it authorizes its Chairman and Clerk to sign the grant application entitled, "Application for Capital, Administrative and/or Operating Assistance for Public Transportation Systems in Non-urbanized Areas" and further authorize the County Administrator to execute those agreements necessary to insure receipt of these grant funds.

RESOLUTIONREQUEST FOR FEDERAL MATCHING FUNDS - FY 86

WHEREAS, the Federal Government has made funds available for public transportation; and

WHEREAS, the Board of Supervisors is desirous of securing said funds in support of the James City County Transit system's operations;

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that the County Administrator is authorized for and on behalf of James City County, to execute and file an application to the Virginia Department of Highways and Transportation, Commonwealth of Virginia, for a grant of Federal public transportation assistance authorized under Section 18 of the Surface Transportation Assistance Act of 1982, in the amount of \$341,122 to assist in the administrative and operating costs of local public transportation services, to accept from the Virginia Department of Highways and Transportation grants in such amount as may be awarded, and to authorize the County Administrator to furnish to the Virginia Department of Highways and Transportation such documents and other information as may be required for processing the grant request.

The Board of Supervisors of James City County certifies that the funds shall be used in accordance with the requirements of Section 18 of the Surface Transportation Assistance Act, that James City County may be subject to audit by the Virginia Department of Highways and Transportation and by the State Auditor of Public Accounts.

The undersigned duly qualified and acting County Administrator of James City County certifies that the foregoing is a true State Appropriation Act of 1982, that James City County, may be subject to audit by the Virginia Department of Highways and Transportation and by the State Auditor of Public Accounts.

RESOLUTIONREQUEST FOR STATE MATCHING FUNDS

WHEREAS, the Commonwealth of Virginia has made matching funds available in support of public transportation; and

WHEREAS, James City County is desirous of applying for State matching funds, and

NOW, THEREFORE, BE IT RESOLVED by the James City County Board of Supervisors that the County Administrator is authorized for and on behalf of the Board to execute and file an application to the Virginia Department of Highways and Transportation, Commonwealth of Virginia for a grant of transportation special revenues authorized under budget item 644 of the 1982 Acts of the General Assembly, Chapter 648, Financial Assistance for Mass Transit, in the amount of \$12,649 to defray fifty percent (50%) of the local matching share for administrative expenses, \$46,109 to defray ninety-five percent (95%) of the local matching share for capital expenses, \$1,525 to defray eighty percent (80%) of the local match for ridesharing administrative expenses, and in the amount of \$36,251 to defray ninety-five percent (95%) of the costs borne by James City County for the purchase of fuels, lubricants, tires and maintenance parts of an approved Federal Grant, to accept from the Virginia Department of Highways and Transportation grants in such amount as may be awarded, and to authorize the County Administrator to furnish to the Virginia Department of Highways and Transportation such documents and other information as may be required for processing the grant request.

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The Board of Supervisors of James City County certifies that the funds shall be used in accordance with the requirements of the UmTA Section 18 Program and the State Appropriations Act of 1982, and that the record of receipts and expenditures of funds granted James City County may be subject to audit by the Virginia Department of Highways and Transportation and by the State Auditor of Public Accounts.

8. Bid Award - Transit Coach

RESOLUTION

BID AWARD - TRANSIT COACH

WHEREAS, the Board of Supervisors of James City County has previously approved transit coach acquisition in James City County's FY 1985 grant application to help improve transit operations; and

WHEREAS, on February 14, 1985 sealed bids were opened and the lowest responsive bid was \$84,579.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County authorizes the County Administrator to award a bid to Blue Bird Bus Company in the amount of \$84,579.

9. Preallocation Hearings, Suffolk District.

RESOLUTION

HIGHEST PRIORITY HIGHWAY PROJECTS IN JAMES CITY COUNTY

WHEREAS, the James City County Planning Commission believes that a safe, efficient and adequate transportation system is vital to the future of the County and the region; and

WHEREAS, the James City County Comprehensive Plan and numerous regional and State transportation plans and studies conclude that the following highway projects are essential to permit the safe and efficient movement of traffic in the Williamsburg-James City County area; and

WHEREAS, zoning decisions, subdivision approvals and other development decisions have been made based upon the following highway projects being implemented expeditiously and these developments include:

- The 220 unit Williamsburg Landing retirement community
- The Mid-County Park
- The 260 unit Kingsmill Elderly Project
- The 500 unit Powhatan Plantation Resort Project
- The James City County Human Services Building
- Three County Fire Stations
- The expansion of the Outlet Mall on Route 60
- The 240 unit Chisel Run residential project
- The continued development of the Busch Corporate Center
- The expansion of Carter's Grove Plantation
- The expansion of the Williamsburg Pottery Factory
- The continued development of the Kingsmill planned community
- A Community Center near Eastern State Hospital
- Six new or expanding motels on Richmond Road (Route 60 West) north of Williamsburg; and

WHEREAS, there presently exists a pressing need within the community to implement the three projects below in order to relieve traffic congestion which at times threatens the health and safety of County residents and visitors by impeding the actions of emergency vehicles and personnel, which causes inconvenience and delay, and contributes the major source of air pollution to the area; and

WHEREAS, public hearings for the corridor selection of Route 199 were successfully completed early in 1979, and the access point for the Grove Interchange on Interstate 64 was approved in that same year; and

WHEREAS, the Virginia State Highway Commission has included funding for the Grove Interchange in the Virginia Department of Highways and Transportation Six Year Program, FY85-FY90, in recognition of the great need for improved traffic circulation in the vicinity of Busch Gardens; and

WHEREAS, the Highway Commission has also recognized the tremendous traffic impacts caused by the unprecedented commercial growth and development in the Lightfoot area of James City County by approving funding of Route 199 between Interstate 64 and Richmond Road (Route 60 West) in the FY85-FY90 Six Year Program.

THEREFORE, BE IT RESOLVED by the Board of Supervisors that the following list comprises the highest priority primary highway projects in James City County:

1. The design, construction and completion of Route 199 from Interstate 64 to John Tyler Highway (Route 5)
2. The design, construction and completion of the Grove Interchange
3. The extension of Monticello Avenue to the proposed extension of Route 199.

BE IT FURTHER RESOLVED that the James City County Board of Supervisors urges the Highway Commission to include these projects in the Six-Year Program for FY86-FY91.

2. Case No. CUP-2-85. Bush Construction Company

Mr. Mahone stated that unless the Ordinance stated differently he would like to extend the expiration of the permit term past the six month period because he stated this project would take approximately ten years to complete.

Mr. Frank Morton stated the Ordinance required a six-month term with an extension of 6 more months. He stated after that time had elapsed, the applicant would have to apply for another permit.

Mr. Mahone made a motion to approve # E-2.

On a roll call, the vote was AYE: Brown, DePue, Edwards, Mahone, Taylor (5). NAY: (0).

R E S O L U T I O N

SPECIAL USE PERMIT

CASE NO. CUP-2-85

WHEREAS, it is understood that all conditions for the consideration of an application for a Special Use Permit have been met;

THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that a Special Use Permit be granted for the placement of a mobile home on property to be owned and developed by the applicant as described below and on the attached site location map.

Applicant:	Mr. Marsh Marshall for Bush Construction Co.
Real Estate Tax Map ID:	(38-3)
Parcel No.	(1-19)
District:	Berkeley

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Zoning: PUD-R, Planned Unit Development Residential

Permit Term: This permit term shall expire at the end of six months from this date or the completion date of construction, whichever is first.

This permit may be renewed by the Zoning Administrator for one six-month extension.

Further Conditions: The construction office trailer shall meet all required setbacks.

4. Code Violation Lien

Mr. Taylor stated he felt this was a very high lien and wanted to know more about the matter.

Mr. Oliver stated the owner lived in Colorado and was aware of the lien. He stated County personnel removed sixty tons of debris and two unsafe structures from the property. Mr. Oliver stated the owner has the land for sale at this time.

Mr. Brown made a motion to approve # E-4.

On a roll call, the vote was AYE: Brown, DePue, Edwards, Mahone, Taylor (5). NAY: (0).

R E S O L U T I O N

CODE VIOLATION LIEN

WHEREAS, the Department of Public Works has certified to the Board of Supervisors of the County of James City that the following bill for service rendered is delinquent and remains unpaid; and

WHEREAS, such unpaid and delinquent charges constitute a lien against the real property on which the service was performed and for which charges were imposed.

THEREFORE, BE IT RESOLVED that in accordance with Section 7-4, of the Code of the County of James City, the Board of Supervisors directs that the following delinquent charges for service rendered shall constitute a lien against such property to wit:

Mowing grass and weeds and removing trash and debris:

Account No.: Ms. Louise Harris
5237 S. Havanna Court
Engelwood, Colorado 80111

Description of property: 5941 Richmond Road
Tax Map # (32-2) Parcel # (1-91)
Deed Book #42, Page #42

Amount Due:	Labor	\$1,632.15
	Equipment	867.50
	TOTAL	\$2,499.65

5. Budget Adjustments

Mr. DePue stated he understood the logic behind the budget transfers. Mr. DePue stated his concern was about the general situation rather than the specific situation behind this request. Mr. DePue stated staff should

notify the Board when hiring temporary employees and when positions are filled on a temporary basis so the Board could be aware of additional expenses in particular areas.

Mr. Brown stated he would like more information on this issue. He stated he would like to know what the fund transfer was covering.

Mr. DePue made a motion to approve # E-5.

On a roll call, the vote was AYE: Brown, DePue, Edwards, Mahone, Taylor (5). NAY: (0).

RESOLUTION

MID-YEAR BUDGET ADJUSTMENTS

WHEREAS, the effect of new development and construction levels has created needs for activity levels and expenditures not fully anticipated in the adopted budget for the fiscal year ending June 30, 1985; and

WHEREAS, funds exist in other departmental budgets to provide assistance to meet these demands.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors hereby amends the appropriation of funds for the fiscal year ending June 30, 1985, and approves the following budget transfers:

From:

Office of Management Services	\$11,900
Public Works	4,000
Refuse Disposal	\$10,000
Police Department	7,000
	<u>\$32,900</u>

To:

Office of Code Compliance	\$24,000
Planning and Development	8,900
	<u>\$32,900</u>

F. BOARD CONSIDERATIONS

1. Moses Lane Dirt Street and Container Site

Mr. Wayland Bass presented this matter to the Board. Mr. Bass noted that the advantage of placing the container site on the recommended site was that the site is bordered on two sides by railroad tracks and the turnaround would separate the site from adjoining property on the third side. Mr. Bass indicated six possible alternative sites on a map he presented to the Board.

Mr. Taylor asked if Mr. Hays was willing to sell his property.

Mr. Bass stated Mr. Hays had not yet agreed on a selling price but was continuing to discuss the matter with staff.

Mr. Mahone stated staff should research using Lot 9 at the intersection of Adams Drive and Tyler Drive, for the container site. Mr. Mahone stated the County would be acquiring this property in the near future and it contained a well which could be used to wash down the dumpster site instead of obtaining water from another source. Mr. Mahone stated he would like to see this Lot used for the good of the public and it should be considered a possible container site location. Mr. Mahone stated he felt Moses Lane was too close to the York County line and too secluded.

Mr. Taylor stated he was in agreement with Mr. Mahone.

Mr. Edwards asked Mr. Bass to pursue other container site locations, including the well site on Lot 9.

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G. PUBLIC AUDIENCE

Mrs. Evelyn Springs, Ron Springs Drive, requested the Board to contact Colonial Williamsburg and ask them to remove the debris and underbrush on their side of Ron Springs Drive.

2. Mrs. Hattie Lee Thomas asked the Board if the Moses Lane Dirt Street and Container Site issue would be discussed at their next meeting and if she would be contacted so that she could attend the meeting.

Mr. Edwards stated the issue would be discussed at their next meeting on March 11, 1985 at 7:30 p.m.

H. REPORTS OF THE COUNTY ADMINISTRATOR

Mr. Oliver stated an executive session would be necessary to discuss a legal matter.

Mrs. Victoria Gussman presented the Board with handouts summarizing the Public Hearing held on February 20, 1985 on the proposed Zoning Ordinance Amendment.

Mr. Edwards suggested to the Board members that they should have their amendment requests submitted in writing by the March 11, 1985 Board meeting so that they may be discussed then. Mr. Edwards stated the Board needed to identify major areas where discussion would be needed and where amendments may be submitted.

Mr. Brown suggested the Board should decide what they agree on first in order to eliminate unnecessary discussion.

Mr. Brown stated the Elmwood Civic Association desired rezoning to R-6. He stated the Hornsby property, Longhill Road - Olde Town Road Intersection, should remain B-1. Mr. Brown stated Centerville Road and Ruth Lane could remain A-1. He stated Sheldon Lumber Company's request to rezone to B-1 was fine. Mr. Brown stated he supports the 40,000 square foot minimum lot size in the A-1 zone where public water and sewer are not available but where public water and sewer are available, he stated it should be less than 40,000 square feet.

Mr. Taylor stated he wanted to review the handouts before commenting.

Mr. Mahone stated that the Elmwood Subdivision was typical of other subdivisions in that there were contradicting responses. He stated that unless it was stated clearly, he would be inclined to leave it zoned A-1. Mr. Mahone stated he agreed with Mr. Brown about the 40,000 square foot minimum lot size in the A-1 zone and stated the availability of public water and sewer needed to be considered.

Mr. DePue stated he would offer amendments at the next Board meeting to change the lot requirement of 40,000 square foot. He stated he had a successful meeting with residents of Centerville Road and no one asked that mobile homes be prohibited from Centerville Road. Mr. DePue stated that the consensus of residents on Centerville and News Road was that they are not upset about mobile homes and Mr. DePue stated he was comfortable with the Special Use Permit process and stated he would ask for map revisions for Centerville and News Road. Mr. DePue stated A-2 needed to be reviewed and stated he felt there were still too many commercial uses allowed in the A-2 and A-1 zones.

Mr. Taylor stated people should use their land for the purpose they bought it for, regardless of the majority. Mr. Taylor stated he felt too many uses were being taken out of the A-1 zone.

Mr. Edwards stated there seemed to be one major purpose of this major revision which is to influence the type of development in James City County. Mr. Edwards stated he would prefer to see lower density in townhouses, condominiums and apartments. Mr. Edwards stated he strongly supported increasing our opportunity of improving the type of development we have in James City County.

The Board agreed to bring amendments to the next meeting where they would be discussed and citizen comment accepted on these amendments.

L BOARD REQUESTS AND DIRECTIVES

Mr. Brown nominated Pernell Reid and Abram Frink to the Grove Advisory Committee.

On a roll call, the vote was AYE: Brown, Edwards, DePue, Mahone, Taylor (5). NAY: (0).

Mr. Brown stated the Annual Report was very good.

Mr. Brown stated he would like to see a portion of the fees for new classes sponsored by Recreation waived the first time to encourage participation. Mr. Brown also stated his concerns about the Schools Superintendent not getting balanced committee representation on the merit pay issue. Mr. Brown requested staff to provide comments on any information that has passed between the School Board and staff on the addition to Rawls Byrd School.

Mr. DePue requested staff to contact our Congressman on the Armed Services Committee to see why there is so much aircraft traffic over the Norge and Centerville areas. Mr. DePue stated he encourages a categorical budget from the School Board. Mr. DePue also stated he liked the Annual Report and requested staff to compare the cost of the Annual Report to previous costs and stated some policies needed to be set to follow in preparing the Annual Report. Mr. DePue stated staff should identify possible losses of Federal Revenue in preparing the Budget and stated he did not support revenue sharing.

Mr. Mahone stated that if the County lost Federal revenue, some services which are not needed should be cut. Mr. Mahone requested staff to follow-up on the Cablevision complaint by Mr. and Mrs. Phil Harris. Mr. Mahone also stated that when a road is to be closed for a parade and the like, signs should be placed indicating the road would be closed and for how long. Mr. Mahone suggested the appointment of a High School student to the Transportation Safety Commission might be beneficial in that he could give views of his age group and also spread information to his age group.

Mr. Edwards made a motion to go into Executive Session to discuss a legal issue pursuant to Section 2.1-344(a)(6) of the Code of Virginia, 1950 as amended.

On a roll call, the vote was AYE: Brown, DePue, Edwards, Mahone, Taylor (5). NAY: (0).

The meeting convened into Executive Session at 5:15 p.m.

The meeting reconvened in public session at 5:45 p.m.

Mr. Edwards made a motion to recess until March 11, 1985.

On a roll call, the vote was AYE: Brown, DePue, Edwards, Mahone, Taylor (5). NAY: (0).

The Board recessed at 5:45 p.m.


James B. Oliver, Jr.
Clerk to the Board

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AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 25TH DAY OF FEBRUARY NINETEEN HUNDRED EIGHTY-FIVE AT 6:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

Jack D. Edwards, Chairman, Berkeley District
 Thomas D. Mahone, Vice-Chairman, Jamestown District
 Stewart U. Taylor, Stonehouse District
 William F. Brown, Roberts District
 Perry M. DePue, Powhatan District

James B. Oliver, Jr., County Administrator
 Darlene L. Burcham, Assistant County Administrator
 Frank M. Morton, III, County Attorney

B. Presentation - Evaluative Study of the Economy of James City County

John McDonald introduced Dr. Ann Schwarz-Miller and Dr. Matthew Marlin of Old Dominion University. The two had authored an evaluative study of the County's economy and, in doing so, had identified economic trends and factors that were pertinent to the Board's deliberations, both on the proposed budget and on the zoning ordinance.

Dr. Schwarz-Miller emphasized certain aspects of the current economic base - dominance of the beverage-related industry, a strong tourist commercial sector, comparative weaknesses in resident population based commercial, particularly retail/wholesale activity in the grocery area. She also commented on a 7-year trend showing the County moving from an employee "importer" to an "exporter." This, combined with a high percentage of new construction in the residential sector and little comparative growth in commercial or manufacturing, suggests that the County may become a bedroom community.

In a review of County revenues and expenditures over a 3-year period, Dr. Schwarz-Miller indicated that per-capita declines in Federal and State revenues since 1981 had exceeded the State average in real dollar terms - as had total revenues in real dollar terms, these revenue declines were offset by real dollar increases in educational expenses while non-educational expenses showed no change.

Dr. Schwarz-Miller indicated that the County's industrial/commercial growth was lagging behind other Peninsula jurisdictions. Considering building permit dollar values, the County exceeded Hampton for residential investments, as well as York and Williamsburg combined, but generated less than half of the commercial investments.

Dr. Schwarz-Miller indicated that per household costs were high in the County, anchored by a \$2,800 per student cost for education, the highest on the Peninsula. With the low real estate rate the household deficit, or burden, was also the highest on the Peninsula. She recommended that the County not allow the household burden to increase, particularly with the growth in residential units. Her recommendations were to:

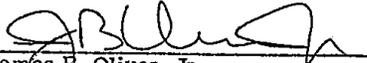
1. Discontinue the present practice of reducing real property tax rates in proportion to the assessment increases, thereby avoiding increases in the per household burden.
2. Review other major revenue sources, possibly machinery and tools or the utility tax.
3. Encourage a favorable mix of low burden to high burden households through zoning practices.

4. Implement a more aggressive economic development policy, particularly with all the advantages the County has to offer. The key drawing card for economic development is the County's Quality of Life, an issue the County must acknowledge and nurture. To do so, the report recommends that the County support efforts to improve the public schools, restrict physical or visual pollution, discourage unattractive residential development and encourage private development of resorts or recreational facilities like golf courses and marinas.

Mr. McDonald then introduced Mr. John Peterson and Mr. Michael Buckley of the Governmental Finance Office Research Center (GFORC). GFORC had just been retained as Financial Advisor to the County, looking at strategic financial planning. Mr. Peterson commented that GFORC was still in the process of learning what they could about the County and found the presentation very helpful.

A discussion of the O.D.U. presentation and the recommendations then commenced.

On a motion by the Chairman at 7:15 p.m., the Board of Supervisors adjourned the meeting.


James B. Oliver, Jr.
Clerk to the Board

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