

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 10TH DAY OF AUGUST 2010, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. CALL TO ORDER

B. ROLL CALL

James G. Kennedy, Chairman, Stonehouse District
Mary Jones, Vice Chair, Berkeley District
Bruce C. Goodson, Roberts District
James O. Icenhour, Jr., Powhatan District
John J. McGlennon, Jamestown District

Robert C. Middaugh, County Administrator
Leo P. Rogers, County Attorney

Mr. Peck called the Planning Commission to order and called the roll. Planning Commission members in attendance included Mr. Woods, Mr. Maddocks, Mr. Krapf, Mr. Fraley, and Mr. Peck. Mr. Poole was absent.

C. BOARD DISCUSSIONS

1. Joint Work Session with the Planning Commission – Zoning and Subdivision Ordinance Update Kickoff Work Session

Ms. Tammy Rosario, Principal Planner, reviewed the methodology for the Zoning and Subdivision Ordinance Update. She reviewed questions related to Sustainable Development Items, Wireless Communications Ordinance and Performance Standards Policy, Rural Lands, and Multiple Use Districts.

Mr. Chris Johnson, Principal Planner, reviewed questions related to Special Business Districts, Development Standards in general, Procedural Descriptions, Submittal Requirements and Administrative Items, and the Subdivision Ordinance.

Discussion was held about itemized references to Comprehensive Plan action items and studies in the ordinances. Discussion was held on ensuring clarity and specificity in the ordinances, including the use of graphics and illustrations and explaining standards.

2. Sustainable Development

The Board and staff discussed energy efficiency and sustainability goals. Mr. McGlennon stated he expected that the Board would be involved in the process from the beginning of the goal-setting with the consultants in order to help set specific priorities. Mr. Kennedy noted that the language should allow the ordinances to keep up with new technology and moving forward with incentives. Discussion was held on how

to manage the impacts of the ordinance changes that may limit citizen input. The Board and staff discussed voluntary versus mandatory sustainability requirements for buildings over a certain size. Discussion was held on maintenance of sustainable design components.

3. Wireless Communications Ordinance and Performance Standards Policy

Discussion was held on the expectations of wireless communications service and the possibility of expanding the policy beyond cellular phone service. The Board and staff discussed tower height requirements and distance requirements that should be adjusted. Discussion was held on alternative technology, wireless master planning, and the possible proliferation of cellular towers.

4. Residential Districts

Staff explained the difference between Euclidian Code, which defines a building by its use and Form-Based Code, which moves away from definition by use and identifies buildings through their structures. Staff explained that there was a concern that if the form-based code was meeting certain thresholds, the development could precede by-right.

Mr. Icenhour expressed concern about mixed-use areas and stressed the need for a clearer definition and specificity. Discussion was held on predictability for the community to help address this concern. The Board and Commission discussed phasing, development triggers, and ratios of residential and commercial development in mixed-use areas.

The Board discussed definitions and requirements for workforce housing and affordable housing and integrating them into the community.

At 5:31 p.m., Mr. Kennedy recessed the Board for a short break.

At 5:36 p.m., Mr. Kennedy reconvened the Board.

5. Rural Lands

Discussion was held on how to make residential and commercial use compatible with rural lands as well as benefitting property owners. The Board discussed how the utility policy was used in relation to preservation of rural lands. The Board and staff discussed other tools to preserve rural lands, such as Transfer of Development Rights (TDRs), Economic Opportunity (EO) zones, conservation easements, conservation zoning, and Purchase of Development Rights. Discussion was held on exploring options to reduce residential units in the County.

Mr. Steven Hicks, Manager of Development Management, noted that there would be a Rural Lands work session on September 1, 2010, and requested any feedback or requests of staff be provided by the Board prior to that time.

The Board and Commission discussed the possibility of TDRs and rural economic development in the County in order to protect property owner's rights.

Ms. Rosario stated that staff would incorporate the findings of the rural economic development study and would also kick off a TRD study shortly.

6. Multiple Use Districts

Ms. Rosario stated that some discussion has been held on multiple use districts, but staff was interested in opinions on EO zones.

Discussion was held about long-term expectations of the EO zone in collaboration with York County and new transportation possibilities in the area. The Board and staff discussed the composition and scale of the future development in this area.

7. Commercial Business Districts/Development Standards

Discussion was held on priorities for commercial Special Use Permits (SUPs) or modifications for development standards in relation to the Business Climate Task Force recommendations and graduated thresholds for SUPs. The Board discussed the importance of preserving community character.

The Board requested information on developments funding a sidewalk fund program in order to locate sidewalks where needed as well as a maintenance policy.

Ms. Jones requested information on the cumulative impact assessment and where this would be integrated.

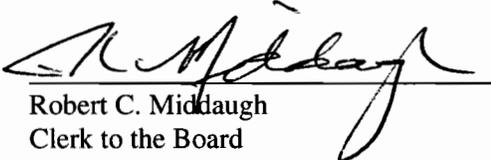
Mr. Goodson requested the possibility of allowing higher lighting structures by-right in order to provide better lighting.

Ms. Rosario stated that staff was available to receive feedback and that the Planning Commission forums would take place on August 24 and September 1, 2010. She stated there was an application process for citizens to sign up for slots on the agenda to speak at these forums.

Mr. Middaugh noted that there would still be an opportunity to speak during these forums.

D. BREAK

At 6:26 p.m., the Board took a break.


Robert C. Middaugh
Clerk to the Board