

MINUTES
JAMES CITY COUNTY BOARD OF SUPERVISORS
WORK SESSION WITH PLANNING COMMISSION
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 26, 2015
4:00 PM

A. CALL TO ORDER

Mr. Hipple called the Board of Supervisors to order.

Mr. Holt called the Planning Commission to order.

B. ROLL CALL

Board of Supervisors

Mary K. Jones, Berkeley District

John J. McGlennon, Roberts District

Kevin D. Onizuk, Vice-Chairman, Jamestown District

James G. Kennedy, Stonehouse District

Michael J. Hipple, Chairman, Powhatan District

Bryan J. Hill, County Administrator

Planning Commission

Rich Krapf, Powhatan District

Tim O'Connor, At Large Representative

Christopher Basic, Vice-Chairman, Berkeley District

George Drummond, Roberts District

John Wright, III, At Large Representative

Heath Richardson, Stonehouse District

Robin Bledsoe, Chairman, Jamestown District

Paul Holt, Planning Director, Secretary to the Commission

C. BOARD DISCUSSIONS

1. Mooretown Road Extended Corridor Study Alignment Update

Mr. Jason Purse, Zoning Administrator, addressed the Board stating that the Mooretown Road Extended Corridor Study was started in March 2014. Three public meetings were subsequently held to engage the community on issues and opportunities that should be considered during the development of alternative alignments for the potential roadway. VHB, the consultant leading the project, has prepared a brief presentation to provide an update to and receive feedback from the Board of Supervisors on a potential alignment of Mooretown Road Extended. This is an abbreviated version of the presentation from the most recent public meeting held on March 12, 2015.

After the presentation, the Board generally discussed the Corridor Study, the three different alternatives, possible uses for the developable land in the area and a planning level estimate of the cost to build.

2. Joint Board of Supervisors and Planning Commission Work Session - Update on the 2009 Comprehensive Plan Review, "Toward 2035: Leading the Way"

Ms. Tammy Rosario, Principle Planner, addressed the Board stating in accordance with the adopted methodology for the streamlined 2009 Comprehensive Plan review, Toward

ADOPTED

NOV 10 2015

Board of Supervisors
James City County, VA

2035: Leading the Way, joint work sessions were planned at various milestone points in the plan's development to allow for discussion between the Planning Commission and the Board of Supervisors on the progress reached and direction moving forward. Based upon the feedback at the January joint work session with the Board, the Planning Commission completed its review and recommended approval of the draft plan in April, paving the way for this work session to focus on the Planning Commission's final discussions, revisions and recommendation of approval.

Ms. Robin Bledsoe, Planning Commission Chairman, stated that on April 1, 2015, the Planning Commission reviewed the above information during its public hearing on the draft Comprehensive Plan. Following discussion, the Planning Commission took individual votes on three land use applications:

- 1 - LU-0003-2014, 499 Jolly Pond Road (Colonial Heritage) - The Planning Commission recommended approval of LU-0003-2014, which would redesignate the property to Low Density Residential and include it in the Primary Service Area, by a vote of 5-2.
- 2 - LU-0007-2014, 8515 Pocahontas Trail (Kingsmill and Woods Course) - The Planning Commission recommended approval of LU-0007-2014 as recommended by the Planning Commission Working Group (PCWG), which would change 8515 Pocahontas Trail to Low Density Residential and 101 Busch Service Road to Open Space/Recreation and leave 8581 Pocahontas Trail as Limited Industry, by a vote of 5-1-1.
- 3 - LU-0009-2014, 5961 Pocahontas Trail (BASF Property) - A motion to recommend approval of LU-0009-2014, which would redesignate the property to Mixed Use (with a Mixed Use description that references Fort Eustis), failed by a vote of 3-4.

In addition, the Planning Commission discussed the pending revisions to address the Virginia Department of Transportation comments and to add the Executive Summary. Afterwards, the Planning Commission voted 7-0 to recommend approval of the draft Comprehensive Plan inclusive of those changes and the remaining land use applications as recommended by the PCWG on the voting sheet. These revisions are shown on the attached errata sheet for the Board of Supervisors' consideration of the 2035 Comprehensive Plan.

Ms. Jones followed-up on the question of possible industrial development available for the area, even without the BASF property, that was asked during the Commission meeting.

Ms. Ellen Cook, Planner III, stated that in the lower part of the County there is 321 acres of vacant M-1 or M-2 zoned land available that is developable, more generally there is 1,458 acres of developable or partially developed land that is zoned M-1 or M-2 in the County and there is roughly 3,312 acres of M-1, M-2 or Mixed Use land designated on the Comprehensive Plan.

Significant discussion ensued regarding several of the Land Use Applications, the impact on water withdrawal and the Primary Service Area (PSA). There was concern raised over the considerable exception being made to the PSA with the Colonial Heritage Land Use Application. The broader implications for the PSA was brought into question and several Board members reiterated their desire to have a broader discussion on the PSA as a growth management tool. More discussion ensued regarding density and more intense development through that corridor near Colonial Heritage and Centerville Road.

Ms. Rosario stated that if there are Land Use Applications that the Board would like broken out from the rest of the overall vote, then staff is happy to do so and to let those

property owners know. She stated that she believes that she is hearing that desire, especially regarding Colonial Heritage.

Mr. McGlennon stated that his preference would be to vote on the Land Use Applications individually during the Board meeting on June 9 and Mr. Onizuk concurred. The rest of the Board voiced their agreement as well.

Mr. Onizuk stated that he would like to have the broader discussion on the PSA and Land Use with the Planning Commission in the near future. Mr. Hipple concurred.

Mr. Hill stated that he would like the opportunity to sit down with the team and determine a list of topics that have been discussed regarding these topics and hopefully work systematically. He would prefer not to assign topics on the fly.

As there were no other questions for the Planning Commission, Ms. Bledsoe adjourned the Planning Commission at 5:19 p.m.

D. CLOSED SESSION

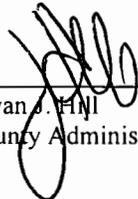
E. ADJOURNMENT

1. Adjourn until Regular Meeting

A motion to Adjourn was made by Mr. Kennedy and the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 0
Ayes: Jones, McGlennon, Onizuk, Kennedy, Hipple

At 5:20 p.m., Mr. Hipple adjourned the Board.



Bryan J. Hill
County Administrator