

AT A SPECIAL MEETING OF THE BOARD OF ZONING APPEALS OF THE COUNTY OF JAMES CITY, VIRGINIA IN THE CONFERENCE ROOM, 101A MOUNTS BAY ROAD AT 7:00 P.M. ON THE FOURTEENTH DAY OF AUGUST, NINETEEN HUNDRED AND EIGHTY-FOUR.

1. ROLL CALL

MEMBERS PRESENT

Mr. Joseph A. Abdelnour
Mr. Elizabeth Vaiden
Mr. Nancy James

OTHERS PRESENT

Mr. Richard E. Bain
Mr. Bernard Farmer

2. CASE NO. ZA-7-84. C&S ASSOCIATES

Mr. Bain reviewed the variances that were being requested and the Board's decision on each.

Mr. Bain reviewed the conditions required by the Board which included removal of the gas pumps, no further use of the site as a truck stop, permits for use of the Highway Dept. and C&O rights-of way, restrictions on the use of the Horseless Carriage building to storage, and restriction of the use of the shed to a use related to that of the restaurant and lounge.

Mr. Jennings reviewed alternate plans to include the use of the Highway Dept. and C&O rights-of-way. He stated that Mr. Hall and Mr. Bailey were in favor of the new use of the site. He explained the arrangement of handicapped parking spaces. He stated that the Highway Dept. would not put anything in writing until they had seen the final site plan.

Mr. Jennings stated that if they do not need the Horseless Carriage to meet parking requirements, they will not deal with it. He explained the different options that were available to them. He explained some of the financial considerations involved. He noted that in the future economic factors might require them to lease the Horseless Carriage for a use other than storage, and therefore, the applicant does not want to limit his options for this property.

Mr. Morrell stated he would like to look at the property as an entire use and the Horseless Carriage is part of it.

Mr. Bain reviewed the Zoning Ordinance requirements for parking for a storage building. He agreed that the Ordinance would limit the use of the building.

Mr. Farmer explained the requirements of a parking lot designed for joint use which would be difficult to meet because of the topography of this site. He also reviewed the differences between adjoining parking and joint parking facilities.

Mr. Jennings discussed the advantages of grading and a joint entrance.

The Members discussed the Highway Dept. and C&O permits and their requirements. It was noted that the C&O would only grant a thirty day lease which would involve some risk.

Mr. Abdelnour made a motion to approve variances nos. 1 and 2 and deny variance requests nos. 3, 4, 5, 6, 7 and 8 because they are for the purpose of upgrading the property which the Board is willing to facilitate. The following conditions would have to be met: gas pumps and tanks would have to be removed from the property; permanently cease the use of the property as a truck stop; obtain permits from the Virginia Department of Highways and Transportation and C&O Railroad; not place restrictions on the use of the Horseless Carriage; and use of shed limited to use as storage for the restaurant. Ms. James seconded the motion.

Mr. Jennings asked if the issue of a joint parking lot should be addressed now or when the project was considered by the Site Plan Review Committee. It was agreed that this as well as landscaping plans would be addressed at that time.

The roll call vote was as follows:

Mr. Abdelnour	Aye
Ms. James	Aye
Ms. Vaiden	Aye

The motion carried 3-0.

3. ADJOURNMENT

The meeting adjourned at approximately 8:00 p.m.

Joseph A. Abdelnour
Secretary

Elizabeth Vaiden

Elizabeth Vaiden
Vice-Chairman