

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE COURTHOUSE, WILLIAMSBURG, VIRGINIA ON THE SIXTEENTH DAY OF MARCH, NINETEEN HUNDRED AND SEVENTY-SIX, AT 7:30 P.M.

1. ROLL CALL

- Mr. Harry B. Wright, Vice-Chairman
- Mr. A. G. Bradshaw
- Mr. M. W. Bryant
- Mr. John E. Donaldson
- Dr. William Lee
- Mr. Gerald H. Mephram
- Mr. Henderson Minkins
- Mr. W. J. Scruggs
- Mr. Stephen A. Turner
- Mr. Albert L. White, III

OTHERS

- Craig G. Covey, Secretary
- William F. Brown, Chief Planner
- Frank M. Morton, III, County Attorney

2. MINUTES

Upon motion by Mr. Scruggs, seconded by Mr. Mephram the minutes of the meetings of February 10 and 24, 1976 were approved as presented.

3. REPORT OF THE SITE PLAN REVIEW COMMITTEE

Upon motion by Mr. White, seconded by Mr. Scruggs and passed unanimously the Site Plan Review Committee Report for March, 1976 was approved as follows:

A. PENDING PRELIMINARY APPROVAL

- 1. Fifth Avenue Square--7-Eleven Store (Rt. 60E)
- 2. Camp Lightfoot--Gospel Spreading Church Farm
- 3. Five Forks Business and Professional Center (Rt. 5/615)

B. PENDING FINAL APPROVAL

1. Ramada Inn Campgrounds (2/17/76)
2. Williamsburg Investors, Ltd., 117 unit motel (Rt. 60E) (2/17/76)
3. American Road Motel (Rt. 60W)(10/21/75)
4. Pine Song Apartments (Rt. 614)(8/19/75)
5. E & S Grocery (Larry's Marine Sales)(10/14/75)
6. Addition to Building 218 Dow Badische Company (Rt. 60E)(11/18/75)
7. Norge Preschool Facility (Rt. 60W)(11/18/75)
8. Murphy Advertising and Printing Addition (Rt. 603)(11/18/75)
9. Williamsburg Auction House, Inc. (Rt. 60W)(3/9/76)
10. Berkeley Realty Office (Rt. 31)(3/9/76)
11. Busch Gardens--Additions (Rt.60E)(3/9/76)
12. Master Site Plan--Williamsburg Pottery Factor, Inc. (Rt. 60W)(3/9/76)
13. Seasons Trace (Rt. 612)(3/9/76)
14. Grove Fire Station (Rt. 60E)(3/9/76)

C. FINAL APPROVAL

1. Colonial Williamsburg Nursery--Equipment Shed (Quarterpath Road) (2/26/76)

4. REPORT OF THE SUBDIVISION REVIEW COMMITTEE

Upon motion by Mr. Scruggs, seconded by Mr. White and passed unanimously the Subdivision Review Committee Report for March, 1976 was approved as follows:

A. PENDING PRELIMINARY APPROVAL

1. Case No. S-11-76. An application of Pervis Byrd on behalf of Herman Byrd Estate for preliminary plat approval of a subdivision of 54,000 square feet into two lots for a building lot for Pervis Byrd. Subdivision is to be known and recorded as: Property of Pervis L. and Gwendolyn D. Byrd. Subject property is located on Route 5 approximately .4 miles east of Five Forks and is further identified as parcel 29 on James City Real Estate Tax Map 25. An exception is requested for the subdivision of lots with only 180 feet frontage.
2. Case No. S-12-76. An application of Irvin P. Hambleton on behalf of Fine and Salzberg, Inc. for preliminary plat approval of a subdivision of 59.095 acres into five lots. Subdivision is to be known and recorded as: Bunkerhill Commercial Park. Subject property is located at the intersection of Routes 168 and 607 and is further identified as parcel 67 on James City Real Estate Tax Map 9.

3. Case No. S-15-76. An application of Claude R. Nelson for preliminary plat approval of a subdivision of .88 acres into two lots. Subject property is located on Route 633 and is further identified as parcel 13-B on James City Real Estate Tax Map 19. Lot area variance requested.
4. Case No. S-16-76. An application of George V. Hitchens for preliminary plat approval of a subdivision of 28.5 acres into 52 lots. Subdivision is to be known and recorded as: Walnut Grove Estates. Subject property is located 675 feet southeast of Farmville Lane on the west side of Route 60 adjoining the Norge Elementary School. Property is further identified as parcel 18 on James City Real Estate Tax Map 15.
5. Case No. S-19-76. An application of John A. Hertzler on behalf of Seasons Trace Development, Inc. for preliminary plat approval of a subdivision of 6.45 acres into 46 lots and other land to be common areas. Subdivision is to be known and recorded as: Seasons Trace, Section II. Subject property is located on Longhill Road adjacent to Lafayette High School and is further identified as parcel B1-A, circle 1 on James City Real Estate Tax Map 20. Covenants recorded in Deed Book 163, page 640.
6. Case No. S-18-76. An application of R. H. Longstreet for preliminary plat approval of a subdivision of lot 11, .96 acres, into two lots for the purpose of adding a 50-foot strip of land to Mr. Longstreet's home site, lot 12. Subject property is located on Route 31 at the corner of Spring Road and is further identified as part of parcel 11 on James City Real Estate Tax Map 32A.
7. Case No. S-41-75. An application of Deward M. Martin and Associates, Inc. on behalf of SAM of Virginia, Inc. for preliminary plat approval of a subdivision of 3.15 acres into eight lots. Subdivision is to be known and recorded as: Old Stage Manor - Section 3. Subject property is located on Route 603 adjacent to and north of Old Stage Manor - Sections 1 and 2 and is further identified as part of parcel 1 on James City Real Estate Tax Map 21.
8. Case No. S-21-76. An application of Charles E. Williams, Jr. for preliminary plat approval of a subdivision of 9.975 acres into five lots to provide family members property from the estate of Charles and Mattie Williams. Subdivision is to be known and recorded as: Charles and Mattie Williams Estate Subdivision. Subject property is located on Route 603 and is further identified as parcel 27 on James City Real Estate Tax Map 16. An exception for private road is requested.

B. PRELIMINARY APPROVAL

1. Case No. S-4-76. An application of Howard V. Clayton on behalf of Hazelwood and Clayton for preliminary sketch approval of a subdivision of 4.68 acres into seven lots. Subdivision is to be known and recorded as: Sand Hill. Subject property is located west and east side of Route 608 approximately 1,000 feet north of intersection with Route 168. (Rt. 608 has been renumbered but new number does not appear on maps) and is further identified as part of lot 122 on James City Real Estate Tax Map 8.
2. Case No. S-30-76. An application of Langley, McDonald and Overman on behalf of Busch Properties, Inc. for preliminary plat approval of Busch Corporate Center. Williamsburg containing approximately 180 acres in James City County. Subject property is located on Route 60-E adjacent to the Route 60/Route 199 interchange and is further identified as part of parcel 3A and 3B on James City Real Estate Tax Map 34M. Exceptions from Sections 17-60 and 17-36 of the Code are requested.

C. FINAL APPROVAL BY AGENT

1. Case No. S-13-76--Fred L. Skates (3/8/76)
2. Case No. S-14-76--Robert B. Wiatt, Jr. (2/20/76)

D. WITHDRAWN

1. Case No. S-40-76. An application of Barry I. Epstein on behalf of G.M.B. Corporation for preliminary plat approval of a subdivision of 32 acres into fifty lots. Subdivision is to be known and recorded as: Toano Acres.

5. PUBLIC HEARING -- AN ORDINANCE TO AMEND CHAPTER 17, Subdivisions, of the Code of the County of James City.

At the opening of the hearing, Mr. Brown was recognized by the Chairman to give an introduction to the ordinance. Mr. Brown emphasized the "draft" nature of the ordinance.

Mr. Hazlewood was the first and only citizen to speak stating that he did not think much of the proposed ordinance but the present one is fine. Specifically pointing to several

provisions Mr. Hazlewood took issue with the provision of dollars in lieu of land for neighborhood parks saying this was opening the door for graft. He also questioned the recording fee for plats saying that these "extra add-on" costs were not fair. On the subject of curb and gutter, he felt that greater absorption of water was possible with a grass swale and it cost less. Mr. Hazlewood stated that each park should be built from funds from the subdivision where it is, not from funds from other subdivisions. In closing, Mr. Hazlewood recommended considerable further study of the ordinance before adoption.

Mr. Brown responded to the recording fee indicating that the fifteen dollars represents materials cost and not labor.

Mr. Hazlewood asked about who provides the mylar plat copy for permanent County records.

Mr. Brown responded indicating the surveyor.

At the close of the hearing the Chairman requested the wishes of the Commission for action on the proposed ordinance. After a very brief discussion, Mr. Scruggs moved, seconded by Mr. Turner that the next regular meeting be the date for final consideration with one work session in between on April 6, 1976. The motion passed on a roll call vote as indicated below:

<u>MEMBERS</u>	<u>VOTE</u>
Mr. Harry B. Wright	Yea
Mr. A. G. Bradshaw	Yea
Mr. M. W. Bryant	Yea
Mr. John E. Donaldson	Yea
Dr. William Lee	Nay
Mr. Gerald H. Mephram	Yea
Mr. Henderson Minkins	Yea
Mr. W. J. Scruggs	Yea
Mr. Stephen A. Turner	Yea
Mr. Albert L. White, III	Yea

6. CASE NO. SUP-1-76. CONSIDERATION OF AN APPLICATION
of John R. Carter on behalf of Ramada Camp Inns for
a special use permit to allow a mobile home manager's
quarters on the campgrounds.

Mr. Covey gave a brief description of the request referencing his March 12, 1976 memorandum to the Commission.

Mr. Jack Carter spoke asking for a one-year special use permit to give time to get a permanent manager's quarters added on to the rear of the store and reception office.

Upon motion by Mr. Scruggs, seconded by Mr. Bradshaw and passed unanimously Case No. SUP-1-76 is hereby recommended to the Board of Supervisors for a one-year permit conditioned upon a total screening of the mobile home from Route 31.

7. CONSIDERATION OF AN APPLICATION OF R. H. LONGSTREET
for preliminary plat approval of a subdivision of lot 11, .96 acres, into two lots for the purpose of adding a 50-foot strip of land to Mr. Longstreet's home site, lot 12.

Upon motion by Mr. Donaldson, seconded by Mr. White and passed unanimously Case No. S-18-76 is hereby approved in accordance with the staff's recommendation conditioning the subdivision on the vacation of the original common boundary line between the two lots.

8. CASE NO. S-19-76. CONSIDERATION OF AN APPLICATION
of John A. Hertzler on behalf of Seasons Trace Development, Inc. for preliminary plat approval of a subdivision of 6.45 acres into 46 lots and other land to be common areas. Subdivision is to be known and recorded as: Seasons Trace, Section II. Subject property is located on Longhill Road adjacent to Lafayette High School and is further identified as parcel B1-A, circle 1 on James City Real Estate Tax Map 20. Covenants recorded in Deed Book 163, page 640.

Upon motion by Mr. Scruggs, seconded by Mr. Mepham and passed unanimously Case No. S-19-76 is hereby given preliminary plat approval and the requested exception from Section 17-22 be granted for the driveway and parking systems directly serving each townhouse unit in Section II and future sections of the 409 unit townhouse development.

9. CASE NO. S-21-76. CONSIDERATION OF AN APPLICATION
of Charles E. Williams, Jr. for preliminary plat approval of a subdivision of 9.975 acres into five lots to provide family members property from the estate of Charles and Mattie Williams Estate Subdivision. Subject property is located on Route 603 and is further identified as parcel 27 on James City Real Estate Tax Map 16. An exception to Section 17-22 for a private road is requested.

Upon motion by Mr. Scruggs, seconded by Mr. White and passed unanimously Case No. S-21-76 is hereby approved denying the exception and provided the applicant show on his final plat three lots instead of five. All lots are to have frontage and size in accordance with the County Code.

10. CONSIDERATION OF DATES FOR A COMMISSION WORK SESSION and a public hearing on the commercial zoning changes.

Mr. Wright noted that an April 6, 1976 date was previously set, therefore, it would stand as the date.

11. CONSIDERATION OF A DATE FOR A PUBLIC HEARING ON Case No. Z-2-76. Application of Louie A. and JoAnne G. Galanos for rezoning of a lot of 1.12 acres from Residential, General, District R-3 to Business, General District B-1. Subject property is located on Route 60-W and is further identified as parcel 32A on James City Real Estate Tax Map 21.

Upon motion by Mr. Mephram, seconded by Mr. Scruggs and passed unanimously the date of April 27, 1976 is hereby set for a public hearing on Case Z-2-76.

12. CONSIDERATION OF A DATE FOR A PUBLIC HEARING ON Case No. Z-3-76. An ordinance to amend and reordain Chapter 20, Zoning, of the Code of the County of James City by amending Article V, Nonconforming Uses.

Upon motion by Mr. Scruggs, seconded by Mr. White and passed unanimously the date of April 27, 1976 is hereby set for a public hearing on Case Z-3-76.

13. MISCELLANEOUS BUSINESS

Mr. White spoke with considerable concern about the need for screening and/or fencing along the boundaries of Seasons Trace particularly along the side adjacent to Lafayette High School's parking lots. The safety of small children wandering into the lots was of concern, as well as, the cross traffic from high school students through Seasons Trace.

Mr. Brown pointed out the buffer provisions in the proposed R-5 zone as a fair process for adjoining property owners suggesting that these provisions be used whenever needed after adoption of the R-5 zone.

Mr. Brown called attention to the recent clearing of timber from the St. George Grinnan property adjacent to Berkely School as an example of the agricultural exemptions under the Sedimentation and Erosion Control Ordinance.

14. REPORTS AND RECOMMENDATIONS

Mr. Covey indicated that in a recent telephone conversation with Mrs. Halcomb she requested that her rezoning case be withdrawn. The Commission noted this request and asked that the case file Z-1-76 be so marked.

15. ADJOURNMENT

There being no further business to come before the Commission the meeting was adjourned at 9:10 p.m.

Craig G. Covey
Secretary

Harry B. Wright
Vice-Chairman

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SITE PLAN REVIEW COMMITTEE REPORT

MARCH 1976

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2. Camp Lightfoot—Gospel Spreading Church Farm
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3-16-76

SUBDIVISION REVIEW COMMITTEE REPORT

MARCH 1976

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