

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE COURTHOUSE, WILLIAMSBURG, VIRGINIA, ON THE TWENTY-FIFTH DAY OF MAY, NINETEEN HUNDRED AND SEVENTY-SIX.

1. ROLL CALL

Mrs. Ina Friedman, Chairman
Mr. M. W. Bryant
Mr. A. G. Bradshaw
Mr. Gerald H. Mephram
Mr. Henderson Minkins
Mr. W. J. Scruggs
Mr. Stephen Turner
Mr. Albert L. White, III
Mr. Harry B. Wright

OTHERS

Mr. Craig G. Covey, Secretary
Mr. William F. Brown, Chief Planner

2. MINUTES

Upon motion by Mr. Minkins, seconded by Mr. White and passed unanimously the minutes of the meeting of April 27, 1976 were approved as printed.

3. REPORT OF THE SITE PLAN REVIEW COMMITTEE

Upon motion by Mr. Minkins, seconded by Mr. White and passed unanimously the Site Plan Review Committee report for May 25, 1976 was approved as follows:

A. PENDING PRELIMINARY APPROVAL

None

B. PENDING FINAL APPROVAL

1. Conference/Meeting Room Addition - Fort Magruder Quality Inn (Rt. 60E) (4/13/76)
2. Wiener King & Shop (Rt. 60E) (4/13/76)
3. Addition to Five Forks Body Shop (Rt. 5) (4/13/76)
4. Blue Ribbon Gardens Mobile Home Estates (Rt. 60E)

5. Kingsmill Substation Addition (Rt. 60E) (5/11/76)
6. Peanut Shop Processing Plant (Rt. 615) (5/11/76)
7. The Village Super Market (Rt. 60W) (5/11/76)
8. Kingsmill H & I - Quarter Path Trace - Busch Properties, Inc. (5/11/76)
9. Kathy's Korner Kupboard (Rt. 60W) 5/11/76)
10. Indian Village Campsites - Snack Bar (Rt. 31) (5/11/76)

C. FINAL APPROVAL

1. James City County Fire Station (Rt. 60E) (5/20/76)
2. Larry Waltrip - Property Development (4/23/76)
3. Golden Lion Antique Gallery (4/23/76)
4. Mounts Bay Road Gatehouse - Kingsmill (5/3/76)
5. Addition to Grains Drying Building - Anheuser-Busch Inc. (5/12/76)
6. Dewey's Club (5/14/76)
7. Green Tree Camping - Bath House Addition (5/21/76)
8. Patchwork Orange/Blacksmith Shop (5/19/76)

4. REPORT OF THE SUBDIVISION REVIEW COMMITTEE

There was no report from the Subdivision Review Committee.

5. PUBLIC HEARING -- CASE NO. 2-4-76. CONSIDERATION of an application of Pedro N. Jones for rezoning of approximately five acres from Residential, General, District R-2 to Agricultural, General, District A-1. Subject property is located on Strawberry Plains Road between Ironbound Road and Route 5.

Upon opening the meeting the Chairman recognized Mr. Pedro N. Jones, the applicant, who spoke in favor of his application stating that he presently lived in a \$200 a month apartment but could not afford to purchase a standard house. Mr. Jones indicated he could afford a double-wide mobile home and was requesting the approval of the Commission specifically for the double-wide mobile home.

Mr. Minkins spoke with concern contrasting the "Foxes" subdivision recommendation by Mr. Brown with recommendation to deny Mr. Jones's application.

Mr. Wright suggested the best approach for Mr. Jones would possibly be a special use permit since the Commission was very concerned with a rezoning to the A-1 District.

Mr. Scruggs indicated agreement with the idea of recommending a special use permit. Mr. White and Mr. Bradshaw also agreed with the special use permit approach.

Upon motion by Mr. White, seconded by Mr. Turner and passed by majority roll call vote as indicated below, Case No. Z-4-76 is hereby not recommended to the Board of Supervisors for their approval.

<u>MEMBER</u>	<u>VOTE</u>
Ina Friedman	Yea
Mr. M. W. Bryant	Yea
Mr. A. G. Bradshaw	Yea
Mr. Gerald H. Mephram	Yea
Mr. Henderson Minkins	Nay
Mr. W. J. Scruggs	Yea
Mr. Stephen Turner	Yea
Mr. Albert L. White, III	Yea
Mr. Harry B. Wright	Yea

6. PUBLIC HEARING--CASE NO. Z-5-76. AN ORDINANCE TO amend Chapter 20, Zoning, of the Code of the County of James City by amending Article iV, Districts: Division 8, Business, General, District, B-1.

The Chairman recognized Mr. Brown and requested that he review the proposal before the Commission.

A public hearing was conducted, however, no one spoke.

Following a discussion by Messrs. Bryant, White, and Bradshaw concerning the required height of trees, it was decided that further study was needed on that specification recommended of ten feet.

Mr. White suggested that the Staff prepare a final recommended ordinance and that the Committee and Staff present it at the next regular meeting.

7. PUBLIC HEARING--CASE NO. Z-6-76. AN ORDINANCE TO amend Chapter 20, Zoning, of the County of James City by amending Article I, Section 20-12, Minimum Off-Street Parking.

The Chairman recognized Mr. Brown and requested that he review the proposal before the Commission.

A public hearing was conducted, however, no one spoke.

8. PUBLIC HEARING--CASE NO. Z-7-76. AN ORDINANCE
to amend Chapter 20, Zoning, of the Code of the
County of James City by amending Chapter 20,
by adding a new article, Article IX, Planned
Unit Development Districts.

The Chairman recognized Mr. Brown and requested
that he review the proposal before the Commission.

A public hearing was conducted, however, no one
spoke.

9. CASE NO. S-17-76. CONSIDERATION OF AN APPLICA-
tion Alvin Anderson, Esquire on behalf of
Elizabeth N. Vaiden for preliminary plat approval
of a subdivision of 37.24 acres into eleven lots.
Subdivision is to be known as The Foxes. Sub-
ject property is located on Route 615 across from
Powhatan Plantation and is further identified as
part of parcel 78 on James City Real Estate Tax
Map 25. An exception is being requested from
Section 17-35 (c) and Section 17-22 of the County
Code.

The Chairman recognized Mr. Covey for the Staff
recommendation concerning the subdivision case. Mr. Covey
asked Mr. Brown to present his memorandum and discuss his
conversation with the applicant. The applicant noted
that Mr. Brown's memorandum will be on file in Case No.
S-17-76 for future reference.

Upon motion by Mr. Scruggs, seconded by Mr. Minkins
and passed unanimously as indicated by the roll call vote
below, Case No. S-17-76 is hereby approved subject to:

1. Revised covenants and restrictions for "Foxes"
to further guarantee the quality of road sur-
face, no County financial liability, more
detailed financial liability of the Homeowners
Association, the County's right to have the
road improved, and liens for costs. The final
Declaration of Covenants and Restrictions for
"Foxes" to be approved by the County Attorney.
2. Approval of rezoning of the property to R-6,
the new Residential-Agricultural District
with one acre minimum lot size (three acres
with livestock) with the rezoning application
filed by the property owner or the authorized
agent.
3. All lots within "Foxes" must meet the three
acres minimum lot size required for livestock.

<u>MEMBER</u>	<u>VOTE</u>
Ina Friedman	Yea
Mr. M. W. Bryant	Yea
Mr. A. G. Bradshaw	Yea
Mr. Gerald H. Mepham	Yea
Mr. Henderson Minkins	Yea
Mr. W. J. Scruggs	Yea
Mr. Stephen Turner	Yea
Mr. Albert L. White, III	Yea
Mr. Harry B. Wright	Yea

10. ELECTION OF OFFICERS

By vote of 6 to 3 Mr. Scruggs was elected Chairman of the Planning Commission for 1976-77 in accordance with the bylaws of the Planning Commission.

Mr. Mepham was elected Vice-Chairman by acclamation.

11. RECOMMENDATIONS

Mr. Minkins again called the attention of the Commission to needed improvements to Route 60 east of Anheuser-Busch, the reduction of speed limits and shoulder/sidewalk construction.

Messrs. Turner and Mepham agreed with Mr. Minkins.

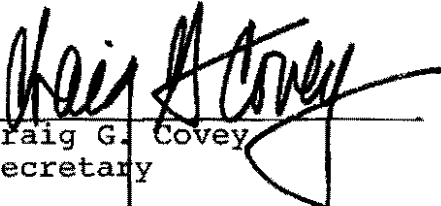
At the request of the Chairman, a committee of Messrs. Minkins, Wright, and Mepham was established to study and identify the problems on Route 60 east of Anheuser-Busch and report their findings back to the Commission at the next regular meeting.

Mr. Bryant asked if the Commission would consider the rezoning of Chickahominy Haven to prohibit the growing number of mobile homes. Several Commission members recalled for Mr. Bryant a previous unsuccessful request by a few members of the Cyprus Point/Chickahominy Haven area.

In summary, the Commission had previously heard from a number of residents who were not in favor of the rezoning. Mr. Bryant was requested to advise the interested persons in Chickahominy Haven/Cyprus Point that a petition of all property owners would be needed to initiate a rezoning.

12. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:45 P.M.



Craig G. Covey
Secretary

Ina Friedman
Chairman

SITE PLAN REVIEW COMMITTEE REPORT

MAY 1976

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