

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

1. ROLL CALL

- Mr. W. J. Scruggs, Chairman
- Mr. Stephen Turner
- Mr. R. Henderson Minkins
- Mr. M. W. Brynat
- Mr. Gerald H. Mepham
- Mr. John E. Donaldson
- Mr. Albert L. White
- Mr. Harry B. Wright

OTHERS

- Mr. William F. Brown, Secretary
- Mr. Henry H. Stephens
- Mr. Frank M. Morton, III
- Mr. James B. Oliver, Jr.

2. A PRESENTATION OF THE PROPOSED COUNTY GOVERNMENT Center by Mr. Craig G. Covey, Special Projects Coordinator.

Mr. Covey explained in detail the site selection process used to locate the government center. A matrix was used to organize the informational criteria used in the site selection. Site size, access, and utility availability were the major factors. A master plan of the site development was presented for the Commission's approval. The plan contained, in addition to the government center, a future school and a community facility.

After a brief discussion by members of the Commission, who questioned why a more central site had not been chosen, a motion of general support of the master plan of the government center was presented by Mr. White and seconded by Mr. Donaldson. The motion was approved by a majority roll call vote. Mr. Turner voted nay.

3. CASE NO. Z-16-76. CONSIDERATION OF AN APPLICATION OF Philip O. Richardson for rezoning of part of a parcel of land totaling approximately 22 acres from Limited Residential (R-2) to Multifamily Residential (R-5). Subject property is located on Longhill Road (Rt. 612) and is further identified as parcel 54 on James City County Real Estate Tax Map 20.

Mr. Mepham reported to the Commission that the preliminary site plan for this property had been reviewed and was, in general, acceptable. Mr. Donaldson was concerned by large number of apartment developments which were contemplated in the County. However, this particular development was in compliance with the Comprehensive Plan and thus he felt he must support the rezoning.

Upon a motion by Mr. Mepham, seconded by Mr. Bryant, the Commission unanimously recommended to the Board of Supervisors that this rezoning be approved.

4. CASE NO. Z-13-76. CONSIDERATION OF AN APPLICATION OF Charles T. Lewis for rezoning of several parcels of land totaling 14.31 acres from Residential Limited (R-2) to Multifamily Residential (R-5). Subject property is located on Longhill Road (Rt. 612) and is further identified as parcels 4B, 4C and (2) 7 on James City County Real Estate Tax Map 20.

Mr. Scruggs notified the Commission that a letter had been received from the applicant, Mr. C. T. Lewis, requesting his case be tabled for 30 days.

Upon a motion by Mr. White, seconded by Mr. Mepham, Case No. Z-13-76 was tabled until the regular October meeting of the Planning Commission.

5. CASE NO. SUP-4-76. CONSIDERATION OF AN APPLICATION OF Agrotec, Incorporated for a Special Use Permit to operate a cattle feeding facility on Jockey's Neck Farm. The property is owned by Walter C. Cottrell, Jr. The property is zoned Limited Agriculture A-2 and is identified as parcels 38 and 42 on James City County Real Estate Tax Map 32.

Upon a motion by Mr. Mepham, seconded by Mr. Turner, the following motion was approved.

"The Planning Commission tentatively recommends that the Board of Supervisors approve SUP-4-76 to allow Agrotec, Inc. to construct a cattle feeding facility on Jockey's Neck Farm as stipulated. Further:

1. That this is a complicated case which has the potential of offering great benefit to the County as well as the possibility of problems for adjoining property owners; and
2. That the Board of Supervisors designate three individuals to be sent at County expense to

closely examine the facility that is most similar to this proposal elsewhere in the United States; and

3. That this delegation is to report their findings at the Board of Supervisors Public Hearing on this case; and
4. That this meeting should be a joint meeting of the Board of Supervisors and Planning Commission, at which time the Commission shall make its final recommendations."

Mr. White abstained because of personal involvement.

6. CASE NO. Z-15-76. CONSIDERATION OF AN ORDINANCE TO AMEND Chapter 20, Zoning, of the Code of the County of James City, Article IV, Districts: Division 2, Agricultural, General District, A-1.

Upon a motion by Mr. White, seconded by Mr. Minkins, the amendments were approved as presented.

7. CASE NO. Z-15-76. CONSIDERATION OF AN ORDINANCE TO AMEND Chapter 20, Zoning, of the Code of the County of James City, Article IV, Districts: Division 3, Agricultural, Limited, District, A-2.

Upon a motion by Mr. Wright, seconded by Mr. Bryant, the amendments were approved as presented.

8. CONSIDERATION OF A RESOLUTION OF APPRECIATION TO INA M. Friedman.

Upon a motion by Mr. Scruggs, seconded by Mr. Minkins, the "Resolution of Appreciation" was approved unanimously.

9. HIGHWAY MATTERS. STAFF REPORTS ON ROUTE 60 EAST.

- A. Illumination of Route 60 East
- B. Intersection of Route 60 and Grove Heights Avenue
- C. Status Report on Signalization - Rt. 60 East

Mr. Minkins re-emphasized his concern about the lack of street lighting on Rt. 60 East. He stated that he is extremely concerned about the public's safety on this highway.

Both Mr. Mepham and Mr. White expressed concern about

the traffic from Busch Gardens, the traffic signals and the street lights in the Rt. 60 and Rt. 199 intersection area.

Mr. Wright disagrees with the staff memo with regards to Rt. 60 and Grove Heights Avenue. He still contends that the intersection is too narrow.

Upon a motion by Mr. White, seconded by Mr. Minkins, the Commission recommends to the Board of Supervisors that the County install street lights in the area between Whispering Pines Mobile Home Park and the Windy Hill Market.

The Commission also instructed the staff to prepare appropriate memos to be presented to the Board of Supervisors at their next meeting expressing the concern of the Commission on these "highway matters".

10. ADJOURNMENT

There being no further business, upon a motion by Mr. Minkins, seconded by Mr. Turner, the meeting was adjourned.

---

William F. Brown  
Secretary



---

W. D. Scruggs  
Chairman