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1-25-77

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

1. ROLL CALL

- Mr. W. J. Scruggs, Chairman
- Mr. Fred Belden
- Mr. A. G. Bradshaw
- Mr. Gerald H. Mephram
- Mr. R. Henderson Minkins
- Mr. Albert L. White, III
- Mr. Harry B. Wright

OTHERS:

- Mr. William F. Brown, Secretary
- Mr. Henry H. Stephens, Planner

2. MINUTES

Upon a motion by Mr. Wright, seconded by Mr. Minkins, the minutes of November 23rd were approved by a unanimous vote.

3. REPORT OF THE SITE PLAN REVIEW COMMITTEE

Upon a motion by Mr. White, seconded by Mr. Mephram, the Committee report was approved unanimously and is appended hereto.

4. REPORT OF THE SUBDIVISION REVIEW COMMITTEE

Upon a motion by Mr. Minkins, seconded by Mr. Wright, the Committee report was approved unanimously and is appended hereto.

5. CONSIDERATION OF VARIOUS REQUESTS FOR REZONING from R-2 or R-3 to R-5 and from A-1 or A-2 to R-6 in accordance with the Principles of Implementation, plus setting dates for Public Hearing.

Mr. Brown explained the background on this matter and that in accordance with the Commission's request he had sent letters to each applicant requesting a decision as to whether or not they wished the matter to proceed.

Mr. Roy A. Scuderi, representing Arthur L. Walters (Z-20-76) was recognized by the Chairman. Mr. Scuderi indicated that Arthur L. Walters is an apartment developer, had acquired the property in 1973, had design plans for the property, and would have proceeded except that HUD financing ceased. They acquired the property for multi-family uses and would like it rezoned to R-5.

Mr. Scruggs asked if any other applicants were present. None were.

Mr. Brown discussed the situation with Williamsburg West (Z-21-76) and stated he felt that it did not meet the criteria of paragraph 4A of the Principles which states, "Such requests shall generally be honored, except where extremely unusual circumstances of access, drainage, soils, utilities, or other factors would make such use totally inappropriate at the location in question." Mr. Brown indicated that the back of this property has no road access. That part which does is either zoned B-1, platted for single-family lots, laid out as golf courses, remnant strips, land at the back of lots, or land which slopes into marsh.

Mr. White indicated that as these are Commission initiated, the Williamsburg West property should be deleted until such time as they submit a specific proposal and that they did not really meet the necessary criteria.

Mr. White then moved, and Mr. Wright seconded a motion that the six R-5 requests, excluding the Williamsburg West property (Z-21-76), plus the one R-6 request be set for Public Hearing on January 25, 1977. The motion passed by a unanimous vote.

The Cases to be set for hearing are:

|         |                               |
|---------|-------------------------------|
| Z-19-76 | Hamlet Townhouses             |
| Z-20-76 | Arthur L. Walters Property    |
| Z-22-76 | Woodlake Village              |
| Z-23-76 | Woods of Williamsburg         |
| Z-24-76 | Saint George Grinnan Property |
| Z-26-76 | R. G. Eheart Property         |
| Z-27-76 | Colonial Village Townhouses   |

Mr. Brown then asked what steps he should take in preparing information on these cases and whether he should contact the applicants.

Mr. Bradshaw stated that the staff should analyze the cases and prepare a study and recommendation on each as we usually do.

Mr. White stated that where we do not have detailed plans we should ask the applicants to provide them.

Mr. Belden felt that details were necessary.

There being general agreement on these points by the Commission, Mr. Brown stated that he would do so.

6. RECONSIDERATION OF ZONING MAP

(At the request of the Commission this item had been deferred from the November meeting).

Mr. Scruggs indicated that this matter had been discussed at length last month. He suggested that it again be tabled for one month until the Board of Supervisors concluded its action on the A-1 and A-2 changes.

Mr. White felt that the map should stand as it is and that rezonings be handled on a case-by-case basis.

Mr. Scruggs said that if the A-1 and A-2 changes are approved as recommended, he agrees that the map can stand.

Mr. White felt that the permitted uses would not alter the basic situation and that the economy may force a reappraisal in a few years.

Mr. Wright felt that growth pressure in the Centerville-Longhill Road area over the past few years would indicate that study was needed there. Perhaps a special hearing should be held on this issue. We should look forward 4-5 years.

Mr. White said that the recent gas station site plan on Centerville Road shows that even though rezoning is needed, it is not wanted. It is up to the neighborhood to decide. He feels that a case-by-case review upon application of owners is best.

Mr. Belden felt that the Commission should be guided by other reasons than just the wishes of the owners.

Mr. Scruggs indicated it was not the intent to leave it up to only the owners, but some areas which need changes do not want it.

Mr. White moved, and Mr. Mephram seconded, that the Commission inform the Board that they have reviewed the map, but find it basically sound and that it should stand as is. It should be kept current as changes are approved. Rezoning should be accomplished on a case-by-case basis, but the Commission may well initiate rezoning of specific areas which it may choose for study at any time. The motion was adopted unanimously.

7. CONSIDERATION OF DATES FOR PUBLIC HEARING

Upon a motion by Mr. Wright, seconded by Mr. Mephram, the Commission by unanimous vote set the following cases for Public Hearing at the regular meeting on January 25, 1976:

|          |                          |
|----------|--------------------------|
| SUP-7-76 | Thompson Property        |
| Z-25-76  | Williamsburg Motor Court |

8. MONTHLY DEVELOPMENT REPORT

Mr. Brown indicated that this was a new report which the Commission would now receive.

9. OTHER MATTERS

Mr. Minkins inquired into the status of the lights on Route 60 East.

Mr. Brown replied that he would present a report at the next meeting on the street lights, and that progress had been made on the traffic lights near Busch.

Mr. Wright indicated that we should inform the Highway Department that the recently widened corner at Route 675 and Route 60 needs some surface treatment or it will wash out. Also, the lights at the Kingsmill entrance and the Brewery entrance keep Route 60 red until traffic comes.

Mr. Ralph Gill spoke about the problems with the lights. Lights should also be placed at the Dow-Badische entrance.

Mr. Charlais also indicated that the lights and street markings at 199 and Jamestown Road were poor.

Mr. Brown indicated that these were in Williamsburg and not handled by VDHT.

Mr. Ralph Gill asked about the status of the Neck-O-Land Road petition for rezoning to R-6.

Mr. Scruggs indicated that it is tabled and that the property owners could apply for rezoning.

Upon motion of Mr. White, seconded by Mr. Minkins, the meeting was adjourned.

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William F. Brown  
Secretary



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W. J. Scruggs, Chairman

12-21-76

## SITE PLAN REVIEW COMMITTEE REPORT

DECEMBER 1976

- A. PENDING PRELIMINARY APPROVAL
1. SP-47-76. Consideration of an application of Mr. Walter C. Kerlin on behalf of Mr. Mershon for a site plan of a general store. The store will be located across from the intersection of Longhill Road and Centerville Road.
- B. PENDING FINAL APPROVAL
1. SP-11-76. Five Forks Business and Professional Center - William H. Phillips, Jr. (Rt. 5) (4/13/77)
  2. SP-15-76. Conference/Meeting Room Addition - Fort Magruder Quality Inn (Rt. 60E) (4/13/77)
  3. SP-21-76. Peanut Processing Plant (Rt. 615) (4/11/77)
  4. SP-35-76. C & P Telephone Company No. 2 ESS Switching Office - J. F. Phillips, Jr. (Rt. 60) (3/14/77)
  5. SP-37-76. Patriot Apartments - Philip O. Richardson (Rt. 60) (4/15/77)
  6. SP-38-76. Raleigh Square Apartments #2 - Joseph Terrell (Albermarle Drive) (4/5/77)
  7. SP-40-76. Stormy Ridge Apartments - Leonard Frierman (Old Miller Farm on Longhill Road) (4/5/77)
  8. SP-42-76. Quarterpath Trace Village - Busch Properties, Inc. (Kingsmill) (4/5/77)
  9. SP-6-75. Burton Wood Apartments - Revised Plan - Carter C. Chinnis (Rt. 612) (5/16/77)
  10. SP-43-76. Kingsmill Golf and Country Club Addition - Busch Properties, Inc. (Kingsmill) (5/16/77)
  11. SP-41-76. Tiberly Run (Gray's Hill) Phase I - Busch Properties, Inc. (Kingsmill) (6/7/77)
  12. SP-44-76. Williamsburg Pottery Addition - Carlton M. Johnson (Rt. 60W) (6/7/77)
  13. SP-45-76. Howard Johnson's Restaurant Addition - Ed Small (Rt. 60W) (6/7/77)
  14. SP-46-76. An application of Mr. Victor Woodson on behalf of Mr. Hertzler for a site plan of Merrimac Trail South. Merrimac Trail South is a proposed three-store shopping center on Route 143. (6/7/77)
- C. FINAL APPROVAL BY AGENT
1. SP-20-76. Kingsmill Substation Addition - VEPCO (Rt. 60E)
  2. SP-39-76. Malcolm Industries, Inc. Addition - Eugene T. Berger (Rt. 60) (12/10/76)
  3. SP-7-76. An application of Mr. Mathias for a site plan of an addition to the Williamsburg Auction House. The Williamsburg Auction House is located on Route 60W, behind Days Inn. (12/8/76)
- D. SPECIAL USE PERMIT
- SUP-6-76. Consideration of the location of a fence for screening a mobile home located on Route 60W behind the Peanut Shop.

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12-21-76

SUBDIVISION REVIEW COMMITTEE REPORT

DECEMBER 1976

A. PENDING PRELIMINARY APPROVAL

1. CASE NO. S-45-76. Sand Hill Subdivision - Country Farm House, Incorporated.
2. CASE NO. S-52-76. The application of Donald W. Davis on behalf of H. W. Moore and Donald G. Hunter for preliminary approval of a subdivision of 69+ acres into 28 lots. Subdivision is to be known and recorded as North Cove - Section Two. The subject property is located on Route 604 to the north of Skimino Creek.

B. PRELIMINARY APPROVAL

1. CASE NO. S-17-76. The Foxes-Elizabeth N. Vaiden (5/25/77)
2. CASE NO. S-31-76. North Cove-Donald G. Hunter (1/22/77)
3. CASE NO. S-32-76. Williamsburg Investors, Ltd. (6/17/77)
4. CASE NO. S-30-76(R) Cooke Subdivision - Revised Final Plat - Larry Cooke (6/16/77)
5. CASE NO. S-42-76. Old Colony Subdivision - Alvin Anderson (5/18/77)
6. CASE NO. S-49-76. The application of Herbert R. and Joyce A. Robertson for preliminary approval of a subdivision of 2.0 acres into two lots. The subject property is located on the east line of Route 607, Sycamore Landing, Lot E and is further identified as Double Circle 3 on James City Real Estate Map 5A.
7. CASE NO. S-51-76. The application of Henry Rutledge on behalf of Colonial Properties, Inc. for preliminary approval of a subdivision of 1.94 acres into 2 lots. Subdivision is to be known and recorded as the Development Plan of Larry's Marine Sales, Inc. The subject property is located on Jamestown Road near the Powhatan Creek bridge, and is further identified as parcels 14a, 50c, and 50d on James City Real Estate Map 31.

C. FINAL APPROVAL

1. CASE NO. S-35-76. Wallace Subdivision - SAM of Virginia, Inc.
2. CASE NO. S-46-76. Fifth Avenue Square - W. Roland Walker.
3. CASE NO. S-47-76. Cary Subdivision - Levi M. Cary
4. CASE NO. S-48-76. Universal Development Corporation - Windy Hill Mobile Home Park - William R. Bland.