



MEMORANDUM

Date: July 2, 2015
To: Records Management
From: The Planning Commission
Subject: Planning Commission Minutes: 08/18/1992

The following minutes for the Planning Commission of James City County dated 08/18/1992 are missing an approval date and were either never voted on or never presented for approval in the year surrounding these meetings.

These minutes, to the best of my knowledge, are the official minutes for the 08/18/1992, Planning Commission meeting.

They were APPROVED by the current Planning Commission at the July 1, 2015 meeting.

Please accept these minutes as the official record for 08/18/1992.

Robin Bledsoe
Chair

Paul Holt
Secretary

AT A RECONVENED MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE EIGHTEENTH DAY OF AUGUST, NINETEEN HUNDRED AND NINETY-TWO AT 4:00 P.M. IN THE BUILDING E CONFERENCE ROOM, COUNTY GOVERNMENT CENTER, 101E MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Mr. Alexander Kuras, Chairman
Mr. Raymond Betzner
Mr. A. G. Bradshaw
Mr. Wallace Davis, Jr.
Ms. Victoria Gussman
Ms. Willafay McKenna

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Mr. Donald E. Davis, Principal Planner
Mr. R. Patrick Friel, Senior Planner
Mr. Jeffrey Mihelich, Planner

2. CASE NO. C-1-92. COMPREHENSIVE PLAN UPDATE - LAND USE MAP CHANGE APPLICATIONS

Case No. CPA-1-92. Stanley E. Akins and Charles D. Crawford

Mr. Garrett asked how close this property was to a commercial area. He also asked about the designation of one side of the road mixed use and the other side low density residential.

Mr. Friel reacquainted the Commission with issues (listed in the staff report to the Planning Commission) that were focused on by both the Planning Commission and Board of Supervisors when this issue was before them one year ago. Mr. Friel also stated that the property across from the Akins/Crawford parcel is designated mixed use and was part of the Stonehouse planned community. Stonehouse is a master planned development which will ultimately contain 4,411 dwellings and 3.8 million square feet of commercial and office development. Mr. Friel stated that this mixed use area, along with areas designated for commercial use at Anderson's Corner and the

Stuckey's interchange, will provide ample room for commercial development in this portion of the County. Mr. Friel stated that the roadway is a logical divider between land use designations.

Mr. Sowers stated that there is not a logical boundary to separate this parcel from the neighboring residential areas and other land along Richmond Road. He stated that there are a number of small lots along Richmond Road between this site and the commercial designations at Anderson's Corner, many of which are residentially developed, as well as other vacant land between the site and the I-64 interchange, and that it would be hard to rationalize why this site should be commercial and not others along Richmond Road.

Ms. McKenna stated that the buildout of Stonehouse will preclude other commercial designations in the area.

Mr. Sowers stated that strip-type commercial patterns along Richmond Road north and south of the site are likely if a commercial designation is granted for this parcel. He stated that the area will most likely remain residential in character if the designation is not changed given it's location and potential access from Burnham Woods and the existing residential development along Richmond Road.

Ms. Gussman stated that she does not see the need to extend the commercial designation to this property. She stated there are enough parcels currently designated commercial to be developed in Toano.

Mr. Bradshaw stated that the property could be left as is. Mr. Akins could come back later with a project, but it may be denied because the project does not agree with the Comp Plan.

Mr. Kuras stated that the site could support multi-family or duplexes in the future, and that commercial development at this time is premature.

Mr. Betzner stated that the site should remain as designated in the Comprehensive Plan. He does not believe an error was made in the original designation.

Mr. Kuras stated that the Board thoroughly reviewed the designation at the time of the Comprehensive Plan update.

Ms. McKenna inquired that if Mr. Akins wanted to rezone the property because of the Comprehensive Plan, would the Plan have to be changed.

Mr. Friel stated that Mr. Akins could ask for rezoning to commercial, but he would be informed that the request was inconsistent with the Comprehensive Plan and the Planning Division would probably recommend denial of the rezoning application.

In response to a question from Mr. Wallace Davis regarding the extension of water and sewer lines for Stonehouse, Mr. Friel explained the likely routes of the Stonehouse water and sewer lines and stated that the applicant could reapply for a designation at a later time.

Mr. Donald Davis stated that one consideration for change in designation is access to water and sewer. He stated that the applicant may get a different recommendation at that time.

Mr. Garrett asked if someone could propose to build houses. Mr. Sowers stated that the site is designated for residential use on the Comprehensive Plan, but the lack of water and sewer would limit densities.

Mr. Friel stated that a project with more than three lots must go to the Planning Commission under the current A-1 zoning.

Mr. Garrett stated that the County has to be careful what is permitted on land if there is no access to public services.

Case No. CPA-3-92. Joseph S. Terrell and Dr. B. I. Bell

Mr. Garrett stated that the lack of infrastructure in this area will not permit the requested change in designation.

Case No. CPA-4-92. T. R. Vermillion

Mr. Kuras recognized Mr. Hunter Vermillion.

Mr. Hunter Vermillion stated that he was requesting a change from mixed use to community commercial because the designation was in clear error and there was no change in conditions to justify redesignation.

Mr. Garrett stated that the designation of this area had been discussed in detail during the Comprehensive Plan update process.

Ms. McKenna stated that the current designation for this area is correct.

Mr. Garrett asked why the area was taxed as commercial property. Mr. Sowers stated that the site is zoned B-1, and the owner can do a number of commercial developments before the project must come before the Planning Commission such as a moderate size fast food restaurant or other retail uses.

Mr. Bradshaw asked if there was a use on the site now that would not be permitted with the mixed use designation. Mr. Sowers stated that all development currently on the site would be permitted with the mixed use designation.

Ms. McKenna made a motion, seconded by Mr. Kuras, to accept the staff recommendation of denial of all the land use change applications. The motion passed. AYE: Kuras, Betzner, Bradshaw, Davis, Gussman, McKenna (6). NAY: (0).

3. OTHER MATTERS

A. Annual Comprehensive Plan Review

Mr. Garrett requested that the Planning Director involve the Planning Commission from the outset regarding any future land use amendment applications. He stated that a worksession next year on these topics would be very helpful.

Ms. Gussman also requested that staff discuss any proposed Comprehensive Plan amendments at the same meeting.

B. Commission Field Trip

The Planning Commission decided to tour recently developed sites in October, with a date to be set later.

4. ADJOURNMENT

The reconvened Planning Commission meeting was adjourned at 4:45 p.m.



Alexander C. Kuras, Chairman

O. Marvin Sowers, Jr., Secretary