

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE FOURTEENTH DAY OF SEPTEMBER, NINETEEN HUNDRED AND NINETY-TWO AT 7:30 P. M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Ms. Willafay McKenna, Vice Chairman  
Mr. Raymond Betzner  
Mr. A. G. Bradshaw  
Mr. Martin Garrett  
Ms. Victoria Gussman  
Mr. John F. Hagee  
Mr. Donald C. Hunt

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning  
Mr. John T. P. Horne, Manager of Development Management  
Mr. Leo P. Rogers, Assistant County Attorney  
Mr. Allen J. Murphy, Jr., Principal Planner  
Mr. Jeffrey J. Mihelich, Planner  
Mr. Larry M. Foster, General Manager, James City Service Authority  
Mr. Darrell Gray, Facilities Coordinator, Parks and Recreation  
Mr. Needham S. Cheely, III, Director, Parks and Recreation

2. MINUTES

Upon a motion by Mr. Betzner, the Minutes of the August 11, 1992 Planning Commission meeting were approved with the addition of Mr. Garrett's name to the roll call.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

Mr. Garrett explained that the committee granted conceptual approval to Case No. SP-64-92, Greensprings Plantation/Realigned Route 614; however, the committee recommended that the trail system adjacent to the road be discussed at the Planning Commission meeting.

Mr. Garrett stated that staff and the developer were not in agreement regarding a paved pedestrian/bicycle trail system. However, following the DRC meeting, staff and the developer agreed to a six foot wide pedestrian trail and four foot wide paved bicycle lanes on the shoulders of the road subject to the following condition:

The design of the pedestrian trail shall be reviewed and approved by the Director of Planning prior to final site plan approval. All portions of the pedestrian trail outside of the VDOT right-of-way shall be maintained by the owner until the trail is conveyed to an owners association. All required maintenance agreements for the trail shall be approved by the County Attorney.

The staff and developer will discuss the surface at the appropriate time.

Mr. Betzner made a motion, seconded by Mr. Bradshaw, to accept the Development Review Committee Report with the above condition on Case No. SP-64-92, with the exception of Case No. SP-76-92. The motion passed by unanimous voice vote.

Mr. Hagee abstained from voting on Case No. SP-76-92, Wareham's Point, Phase 3, stating conflict of interest.

Upon a motion by Mr. Betzner, seconded by Mr. Bradshaw, Case No. SP-76-92 was approved by unanimous voice vote.

4. CASE NO. SUP-25-92. MERSHON PROPERTIES

Mr. Sowers informed the Commission that the applicant requested deferral of this case. The public hearing will be continued at the October 13, 1992 meeting.

5. CASE NO. SUP-22-92. DIAMOND HEALTH CARE CORPORATION - WILLIAMSBURG PLACE

Mr. Murphy presented the staff report (appended) for a special use permit to add a twelve bed psychiatric unit with accessory outpatient facilities to the existing 40 bed residential alcohol treatment center. Mr. Murphy stated that Mr. Alvin Anderson, the applicant's attorney, had informed him that afternoon that outpatient facilities would not require a Certificate of Need and that the applicant would want to provide such facilities while seeking a Certificate of Need for the twelve bed psychiatric unit. Mr. Murphy recommended approval of the application, with amendments to the conditions such that outpatient facilities would not be precluded prior to receiving a Certificate of Need.

Ms. McKenna opened the public hearing.

Mr. Alvin Anderson made a brief presentation on the history of the facility stating that 30 of the 40 beds had been provided. Mr. George White, President of Diamond Health Care Corporation was also present.

In a brief discussion, it was clarified by Mr. White that there is a need for outpatient psychiatric counseling and substance abuse services.

There being no further speakers the public hearing was closed.

Mr. Garrett made a motion, seconded by Mr. Bradshaw, to accept the staff recommendation of approval with the amended conditions. On a roll call, the vote was: AYE: Betzner, Bradshaw, Garrett, Gussman, Hagee, Hunt, McKenna (7). NAY (0).

6. CASE NO. SUP-23-92. BUSCH PROPERTIES, INC., GOLF COURSE NO. 3

Mr. Sowers informed the Commission that the applicant requested deferral of this case. The public hearing will be continued at the October 13, 1992 meeting.

7. WATER AND SEWER MASTER PLANS ENDORSEMENT

Mr. Foster presented this report (appended) for endorsement by the Commission of the updated Water and Sewer Master Plans which were prepared by the consulting firm of Camp, Dresser and McKee. Mr. Foster spoke briefly on the water and sewer systems and how the update will incorporate and integrate the land use patterns provided for in the 1991 Comprehensive Plan into the longrange water and sewer infrastructure needs of the James City Service Authority. Mr. Foster recommended that the Planning Commission endorse the Water and Sewer Master Plans as a guide to future development of the water and sewer system operations by the JCSA. The plans were endorsed by unanimous voice vote.

8. PARKS AND RECREATION COMPREHENSIVE PLAN COMPONENT

Mr. Darrell Gray (Parks and Recreation) presented this report (appended) and briefly discussed the components of the scope of work including development of standards, needs analysis and action plan, and financing and budgeting. Mr. Gray encouraged the Commission to actively participate in the public input meetings. Mr. Horne also encouraged the Commission to participate and stressed the importance of this component to the Comprehensive Plan. Mr. Gray stated that the first public input meeting will be held on Thursday, September 17th at 7 p. m. at Lafayette High School and the second public input meeting on Thursday, October 8th at 7 p. m. at Lafayette High School.

9. PLANNING DIRECTOR'S REPORT

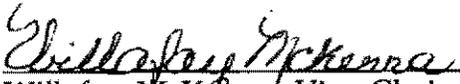
Mr. Sowers presented this report (appended).

10. SETTING OF FUTURE MEETING DATES

Ms. McKenna asked for participants to the Chesapeake Bay Field Trip scheduled for October 4 - 6, and October 8 - 10.

11. ADJOURNMENT

There being no further business, the September 14, 1992 Planning Commission meeting adjourned at 8:10 p. m.

  
Willafay McKenna, Vice Chairman

  
O. Maryin Sowers, Jr., Secretary