

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

1. ROLL CALL

Mr. Alexander C. Kuras, Chairman
Mr. A. G. Bradshaw
Mr. Wallace Davis, Jr.
Mr. Martin Garrett
Ms. Victoria Gussman
Mr. John F. Hagee
Mr. Donald C. Hunt
Ms. Willafay McKenna

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Ms. Elizabeth Friel, Senior Planner
Ms. Sandra Barner, Development Management Technician
Mr. Trenton L. Funkhouser, Senior Planner
Mr. Bernard Farmer, Director of Code Compliance

Mr. Sowers introduced Mark Bittner, newly hired Planner, and informed the Commission of Mr. Bittner's educational and work background, as well as his interests.

2. MINUTES

Mr. Kuras requested that item #11 Recess be amended to state that the purpose of the executive session was to consider the acquisition of real property for public purposes.

Ms. McKenna requested that under item #10 Planning Director's Report, the statement she made was not that there was a traffic problem in the Lake Powell area, but that when the tornado struck recently there was a traffic pattern problem which was a reminder that there are residents living in the Lake Powell Road area where there is only one exit.

With the stated changes, the September 14, 1993 Planning Commission Minutes were approved by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE

Mr. Kuras stated that he was disappointed in the lack of amenities for the 100 unit timeshare addition at Williamsburg Plantation.

Mr. Garrett stated that the developer agreed that if there was a demand for additional amenities they would be provided.

Upon a motion by Mr. Garrett, seconded by Mr. Kuras, the Development Review Committee Report was accepted as presented.

4. CASE NO. AFD-9-86. GORDON CREEK AFD(JONES, KAGEY AND GORDON CREEK LANDING ADDITION)

Ms. Friel presented the staff report (appended) for an application by Mr. Gene Farley to add three parcels to the Gordon Creek Agricultural and Forestal District.

Ms. Friel stated that on September 22, 1993, the Agricultural and Forestal Districts Advisory Committee concurred with staff and unanimously recommended approval of the addition for a term consistent with AFD-9-86 (expires November 19, 1994) with the conditions detailed in the staff report.

Mr. Kuras opened the public hearing. There being no speakers the public hearing was closed.

Ms. McKenna made a motion, seconded by Mr. Hunt, to recommend approval to the Board of Supervisors. On a roll call vote, the motion passed: AYE: Bradshaw, Davis, Garrett, Gussman, Hagee, Hunt, McKenna, Kuras (8). NAY: (0).

5. CASE NO. ZO-6-93. ZONING ORDINANCE AMENDMENT/PRIVATE SEWAGE SYSTEMS

Ms. Barner presented the staff report (appended) to amend the Zoning Ordinance by eliminating private sewage facilities as a permitted use. Ms. Barner stated that staff recommended approval of this proposal to the Board of Supervisors.

Ms. Gussman asked if the proposed change would in any way prohibit or interfere with construction of on-site pretreatment facilities for industries that are required by law.

Ms. Barner responded that it would not. This question was raised at the staff level and they agreed that it was considered an accessory use to the industry or as a part of their processing internally.

Mr. Farmer spoke briefly on the Virginia Tech report which he felt was convincing evidence that maintenance is the predominant issue with package treatment systems.

Mr. Kuras opened the public hearing. There being no speakers the public hearing was closed.

Ms. McKenna made a motion, seconded by Ms. Gussman, to recommend approval to the Board of Supervisors. On a roll call vote, the motion passed: AYE: Bradshaw, Davis, Garrett, Gussman, Hagee, Hunt, McKenna, Kuras (8). NAY: (0).

6. FY94-98 CAPITAL IMPROVEMENT PROGRAM (CIP) AMENDMENTS

Mr. Funkhouser presented the staff report (appended) stating that, in accordance with the Virginia Code, in order to accept cash proffers for transportation improvements necessitated by development cases in the Route 5 corridor and elsewhere, the County's adopted FY94-98 CIP requires an amendment to specifically include such transportation improvements. Mr. Funkhouser stated that staff proposes an amendment to the CIP to reference the Route 5 Alternate project and other transportation projects that the County envisions as likely candidates for the receipt of real property or cash via proffers. Mr. Funkhouser reviewed the text of the proposed amendment.

Mr. Funkhouser stated that staff recommended approval of the CIP amendments consisting of the creation of a general Transportation Projects category under the existing Development Projects section, the inclusion of the Road Improvements Plan, Route 5 Alternate and News Road projects in that category, and the creation of a Community Access/Recreation Facilities project within the existing Parks and Recreation section.

In response to Ms. Gussman's inquiry regarding the Parks and Recreation portion, Mr. Funkhouser and Mr. Sowers explained that in order to take title to the property or receive cash via proffers, projects must be shown in the CIP. Mr. Funkhouser also noted that recreation access project funds and property could be used to improve access to private facilities that permit public access.

Mr. Kuras opened the public hearing. There being no speakers the public hearing was closed.

Ms. McKenna made a motion, seconded by Mr. Hagee, to recommend approval to the Board of Supervisors. On a roll call vote, the motion passed: AYE: Bradshaw, Davis, Garrett, Gussman, Hagee, Hunt, McKenna, Kuras (8). NAY: (0).

7. PLANNING DIRECTOR'S REPORT

Mr. Sowers presented the Director's Report stating that the Board of Supervisors will hold two work sessions on October 20 on the upcoming bond referendum and on cash proffers and fiscal impacts. Ms. McKenna agreed to attend the meeting.

Mr. Sowers pointed out that Five Forks Associates has submitted an application for a shopping center on Route 5 and asked that the Commissioners visit the site prior to the November meeting.

8. RECESS TO EXECUTIVE SESSION

The Planning Commission recessed to executive session at 7:53 p.m. to consider the acquisition of real property for public purposes.

Mr. Kuras reconvened the Planning Commission meeting into open session at 8:30 p.m.

Mr. Garrett made a motion to approve the executive session resolution.


On a roll call vote, the vote was: AYE: Kuras, Bradshaw, Davis, Garrett, Gussman, Hagee, Hunt, McKenna (8). NAY: (0).

9. ADJOURNMENT

There being no further business, the October 12, 1993 Planning Commission meeting adjourned at 8:35 p.m.



Alexander C. Kuras, Chairman



O. Marvin Sowers, Jr., Secretary