

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE THIRD DAY OF APRIL, TWO THOUSAND AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Martin Garrett, Chair
John Hagee
Don Hunt
Wilford Kale
Willafay McKenna
A. Joe Poole III
Peggy Wildman

ALSO PRESENT

Marvin Sowers, Director of Planning
Andy Herrick, Assistant County Attorney
Christopher Johnson, Planner

2. MINUTES

Upon a motion by Willafay McKenna, seconded by Joe Poole, the minutes of the March 6, 2000 meeting were approved by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE

John Hagee presented the DRC report stating the committee reviewed two cases at its Wednesday meeting and one case prior to the Planning Commission meeting. He stated the DRC recommended approval of the landscape plan for Busch Corporate Center's project, subject to a minor disagreement between an adjacent property owner and the applicant that the DRC felt they could work out the minor details. He added if there was still a conflict, then the case would return to the DRC. The second case, recommended for approval, was J. W. Crossing at Ewell Station. He stated a letter was sent to the DRC by the owner of the shopping center which staff felt was a reiteration of prior concerns that were already addressed on an earlier case and did not warrant any adjustments to the project. The third item, recommended for approval, was the WalMart Warehouse at Greenmount Industrial Park which involved a preliminary review. The DRC made the suggestion that they be sensitive to an adjacent historic graveyard site and requested additional screening protection for the area.

John Hagee stated that due to a conflict of interest, he did not participate in the voting of

Willafay McKenna made a motion, seconded by Joe Poole, to recommend approval of the DRC report. John Hagee abstained from voting on the Busch Corporate Center's project due to a conflict of interest. In a voice vote, motion passed.

4. POLICY COMMITTEE

Willafay McKenna stated that the Policy Committee received a home-based business follow-up packet from staff and reported the committee did not come up with a policy and they would reconvene at another time to continue discussion of this matter.

5. CASE NO. SUP-31-99. JCSA - HANKINS INDUSTRIAL PARK WATER/SEWER MAIN, LIFT STATION 6-8, AND WELL FACILITY W-1, #3.

Christopher Johnson presented the staff report stating that Larry Foster of JCSA had applied for a special use permit for installation of a new Lift Station, Well Facility, modifications to an existing Well Facility, and a new Lift Station. The sewer main would be routed through the Hankins Industrial Park and the VDOT right of way along the eastern side of Richmond Road, and connect the new Lift Station on Depot Street to the HRSD Force Main at Anderson's Corner. The water main would be routed from the end of Depot Street through the Hankins Industrial Park to the existing Well Facility in

Hankins Industrial Park. The other water main would be routed from the existing Well Facility along the south side of Industrial Boulevard to the proposed Well Facility at the end of Industrial Boulevard. Staff found this consistent with the 1997 Comprehensive Plan and with actions taken by the Board of Supervisors. Staff recommended that the Planning Commission recommend approval of this application with the conditions outlined in the staff report.

Martin Garrett opened the public hearing.

Larry Foster of JCSA introduced Chris Dawson and Danny Poe and stated they supported staff's recommendation and would be glad to answer any questions of the Commission.

There being no further speakers, the public hearing was closed.

Willafay McKenna made a motion, seconded by Peggy Wildman, to recommend approval of this application. In a roll call vote, motion passed 7-0. AYE: McKenna, Hagee, Hunt, Kale, Poole, Wildman, Garrett (7); NAY: (0).

6. CASE NO. Z-2-00 AND SUP-3-00. GREENSPRINGS GROCERY.

Christopher Johnson presented the staff report stating that Steven Cryder and Cathelyn Cryder had applied for an application to rezone 1.67 acres from LB, Limited Business, to B-1 General Business, with proffers, and for a special use permit to allow the sale of gasoline at the existing Greensprings Grocery and Deli located at 4197 Centerville Road. Staff believed that, with the conditions outlined in the staff report, the existing convenience store and proposed fueling station were generally consistent with the Comprehensive Plan and compatible with the surrounding zoning and development. Staff, therefore, recommended that the Commission recommend approval of these applications.

Martin Garrett opened the public hearing.

Clifford Wallace of 6141 Centerville Road spoke in favor of this application and requested that the Commission recommend approval.

Tom Hitchens of Thompson Lane also asked that the Commission recommend approval.

There being no further speakers, the public hearing was closed.

Joe Poole asked if the applicants were agreeable to the conditions outlined in the staff report.

Christopher Johnson stated that all the conditions were reviewed with the applicant and they expressed no opposition to staff.

Wilford Kale moved to approve this application, second by Willafay McKenna. In a roll call vote, motion passed 7-0. AYE: McKenna, Hagee, Hunt, Kale, Poole, Wildman, Garrett (7). NAY: (0).

7. PLANNING COMMISSION CONSIDERATION: COLONIAL BIKEWAY TRAIL

Marvin Sowers stated that the National Park Service had been working with James City and York Counties, and the City of Williamsburg on submitting a proposal to the Federal Highway Administration to undertake a feasibility study which will look at the possibility of putting a separate bike trail along the Colonial Parkway from Yorktown to Williamsburg to James City County. He stated the Park Service was interested in obtaining a grant from the FHWA to install this trail prior to the 2007 celebration. He stated that approval of a resolution of support from the Commission would be helpful and said that both the York County Commission and the City of Williamsburg Commission had approved this resolution.

Martin Garrett read the Feasibility Study Resolution that appeared in the Planning Commission packet and recommended that the Planning Commission approve the resolution.

A motion for approval was made by Willafay McKenna and seconded by Peggy Wildman. In a unanimous voice vote, motion passed 7-0.

8. JOINT MEETING OF THE BOS/PLANNING COMMISSION

Marvin Sowers stated that the Commission and Board of Supervisors had previously met in a joint meeting and that it was important that the Commission and Board meet on a periodic basis. He said the next meeting has been scheduled for May 11, 2000 at 7 pm.

9. UPCOMING MAY MEETING SCHEDULE

Joe Poole questioned the number of cases that were anticipated for the May meeting and asked that in fairness to the applicant and staff that the meeting not extend beyond 10:30 pm and asked, if needed, could the meeting be continued to another time.

Don Hunt asked if there were any cases that were contentious.

Marvin Sowers said we have received some inquiries but could not say they were contentious at this time but there were certainly items that would require lengthy discussions.

Martin Garrett had some concern on the upcoming SUP case for the borrow pit and after discussion by the Commission members, it was suggested they take a field trip out to the site.

Marvin Sowers stated staff would set up a time and date with the applicant and the Commission would be notified.

10. PLANNING DIRECTOR'S REPORT


Marvin Sowers stated the Planning Director's Report was in the Commission packet and would be happy to answer any questions.


John Hagee commented that he always had a sensitivity to detention ponds and making them a visual asset to an areas. He said he received material from a local landscaping firm who had become experts in the design and landscape of ponds. He said he called and asked if someone could make a presentation to the Commission at one of its meetings and they had agreed. Since the agenda for May was extensive, he asked the Commission if they would want to have a special meeting for this presentation.

After some discussion, the Commission agreed to meet at 5:30 pm in Conference Room E and that several specific dates would be given at the Commission's May meeting in order to confirm a time.

10. ADJOURNMENT

There being no further business, the April 3, 2000 Planning Commission adjourned at approximately 7:40 pm.


Martin A. Garrett, Chair


O. Marvin Sowers, Jr. Secretary