

A REGULAR MEETING OF THE PLANNING COMMISSION WORKING GROUP OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FIFTEENTH DAY OF JANUARY, TWO-THOUSAND AND FIFTEEN, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Working Group Members

Present:

Rich Krapf

Chris Basic

Robin Bledsoe

George Drummond

John Wright, III

Heath Richardson

Elizabeth Friel

Staff Present:

Paul Holt, Planning Director

Tammy Rosario, Principal Planner

Jason Purse, Zoning Administrator

Ellen Cook, Senior Planner II

Leanne Pollock, Senior Planner II

Scott Whythe, Senior Landscape Planner II

Jose Ribeiro, Senior Planner II

Absent: Tim O'Connor

Mr. Rich Krapf called the meeting to order at 4:00 p.m.

2. PUBLIC COMMENT

Mr. Krapf opened the public comment.

Mr. Ted Moreland, 116 Huntercombe, spoke in support of creating interconnected bicycle paths and the importance of this subject in the Comprehensive Plan.

Mr. Robert Citola, 120 Roffinghams Way, spoke in support of creating a place in staff responses to rezoning cases where citizen quality of life in existing developments is taken into consideration.

Ms. Landra Skelly, 6572 Wiltshire Rd., spoke about bicycle path costs to James City County and questioned whether bicycle pathways are needed in this community.

Mr. Vernon Geddy, 1177 Jamestown Rd., spoke in support of the BASF Land Use application and concern about the last sentence of the description relating to traffic and the traffic study.

As no one else wished to speak, Mr. Krapf closed the public comment.

3. APPROVAL OF MINUTES

A. December 18, 2014

Mr. Chris Basic moved to approve the December 18, 2014 Planning Commission Working Group minutes.

On a voice vote, the minutes were approved.

4. TOPICS FOR REVIEW

A. LU-0001-2014, 7809 Croaker Road

Mr. Jason Purse summarized the Planning Commission Working Group's comments from the last meeting and stated that the Working Group should have received an email from the property owner stating his support for mixed use designation.

Mr. Krapf stated that a straw vote would be conducted for each application and asked the Working Group members if there were any questions or discussion.

Mr. Basic commended staff on their work.

Mr. Heath Richardson agreed with Mr. Basic.

Mr. Richardson motioned to approve the Mixed Use language.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Mixed Use language, Mr. O'Connor being absent.

B. LU-0005-2014, 133 Powhatan Springs Road

Mr. Purse summarized the Economic Opportunity language and stated that it is the same as the language in the first staff report and there were no recommended changes at the last Working Group meeting.

Mr. Purse stated that the applicant has not commented on this case.

Ms. Elizabeth Friel motioned to approve the Economic Opportunity language.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Economic Opportunity language, Mr. O'Connor being absent.

C. LU-0006-2014, 9400 Barnes Road

Ms. Ellen Cook stated that the Working Group has seen all of the language up until the last sentence at the last meeting. Ms. Cook stated that the last sentence adds the recommendations from the Working Group about residential uses in this Economic Opportunity language.

Ms. Cook stated that the Mixed Use language is virtually identical to what the Working Group saw in the last meeting.

Mr. Basic stated that the language is similar to what the applicant proposed and what most of the Working Group is in agreement with.

Mr. Basic motioned to approve the Economic Opportunity and Mixed Use language.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Economic Opportunity and Mixed Use language, Mr. O'Connor being absent.

D. LU-0009-2014, 8961 Pocahontas Trail

Ms. Leanne Pollock stated that the Working Group was provided the language for the BASF Mixed Use application in the packet. Ms. Pollock stated that the language in this application was mostly taken from the Greenmount Mixed Use area description. Ms. Pollock stated that the Working Group's suggestions from the previous meetings were incorporated into this version of the language.

Ms. Pollock stated that the language also reflects concerns from the Office of Economic Development (OED) relative to not wanting to negatively impact the existing or potential economic development uses in that area. Ms. Pollock stated that the property is sandwiched between Greenmount and the James River Commerce Center and making sure there is transportation infrastructure and other infrastructure so that those uses can still prosper is important.

The Planning Commission Working Group discussed the concerns that the Office of Economic Development stated and how Ms. Pollock included their concerns into the Mixed Use language.

Mr. Krapf stated that if the applicant does not know what will be built in the surrounding parcels it would seem difficult to get an accurate traffic analysis.

Mr. Vernon Geddy, III, Geddy Harris, Franck & Hickman, LLP, stated that there are ways to get an accurate traffic analysis without double counting and basically reserving traffic capacity of these future uses *visa vi* this property.

Ms. Pollock stated that the last sentence was added to consider capacity needs for the business and industrial development in that area related to OED's suggestions. The area does have existing business parks and transportation and access to a road network is an important aspect of a lot of the businesses that rely on shipping and trucking traffic. OED wanted to make sure that sufficient capacity is retained on the road to keep those vehicles moving and existing businesses happy while also making sure the vacant land there is marketable and has access to the same transportation network. Ms. Pollock stated that ultimately the language is in place to ensure no development on this property has a negative impact on the economic development potential of the surrounding land.

Mr. Paul Holt stated the County does not want to limit the ability for other property owners to continue to be able to develop Greenmount and James River Commerce Center, of which the County is a partner, because there is no roadway capacity left. Mr. Holt stated that the County does not want to double count or take away from the BASF property, but wants to keep these issues at the forefront of the conversation due to the physical right-of-way issues in that part of the County.

Ms. Bledsoe asked for an example of what the sentence in question is trying to prevent.

Mr. Holt stated that James City County does not want to miss out on the next big business opportunity in Greenmount or James River Commerce Center because there is no more traffic capacity left on Pocahontas Trail.

Ms. Pollock stated that another example is if an existing business decided to leave the area because of an adjacent property because they can no longer move their goods or operate and do business due to traffic impacts. Ms. Pollock also stated that the language proposed is only a guideline for future applications and not binding.

Mr. Krapf stated that the terminology of “traffic analysis” is causing problems so possibly switching the wording to a list of topics that should be acknowledged when a future application is brought forward.

Mr. Basic agreed with staff’s concern over the need to make sure an area does not get overwhelmed.

The Planning Commission Working Group discussed the need for the last line of the language and the merits of the specific wording “traffic analysis”.

Ms. Pollock stated that staff would look at other wording that would express the same sentiment as “traffic analysis” and incorporate the Planning Commission Working Group’s remarks.

Ms. Tammy Rosario read an email that Mr. Tim O’Connor sent to the Planning Commission Working Group before the meeting. Mr. O’Connor opposed residential uses for this property and pushed for other uses that could provide higher paying and non-seasonal jobs than time-share and resort uses would drive.

Mr. Krapf inquired whether Mr. O’Connor was advocating changing the narrative at all.

Ms. Rosario stated that the narrative is inclusive of Mr. O’Connor’s statement.

Mr. Krapf inquired whether there was any additional discussion on the language.

Mr. Richardson stated that an additional sentence should be added to the language about potential future uses for the BASF property stating that due consideration should be given for subsequent development proposals to consider designation of a publicly-owned James City County park.

Mr. Krapf asked for staff’s and Mr. Geddy’s reactions to Mr. Richardson’s comment.

Ms. Pollock stated that a previous conversation had taken place on the topic between staff and Mr. Richardson. Ms. Pollock stated there is language stating that the property should be publicly accessible but would be willing to add the language Mr. Richardson mentioned.

Mr. Geddy stated that public access has been part of the discussion all along and would be accepting of the wording regarding consideration of a publicly-owned park.

Mr. John Wright III inquired whether certain types of residential uses for employees or caretakers would be allowed on BASF property per the language discussed.

Ms. Pollock stated that the language does not preclude it from happening; the language is a guide and if a proposal comes through that discusses caretaker accommodations the Planning

Commission and the Board of Supervisors can say it is consistent with the language as those are typically considered accessory uses.

Ms. Bledsoe stated agreement with the language and commended Ms. Pollock for her work on this project. Ms. Bledsoe stated that the only part of the wording that should be changed is the “traffic analysis” portion which should be changed to “analysis or development of the site”.

Mr. Krapf stated that Ms. Pollock has agreed to make those changes per the Planning Commission Working Group’s comments.

Mr. Richardson inquired whether anyone in the Planning Commission Working Group had an issue with the wording he described previously about a public park.

Mr. Krapf stated that the changes the Planning Commission Working Group recommends include the traffic analysis statement and the public access addition.

Mr. Geddy stated that there is still a concern that future uses of the BASF property could be impacted by the language as surrounding properties would have an effect on the BASF property and recommends concluding with the second to last sentence instead of the “traffic analysis” sentence.

Mr. Krapf stated that the types of analysis that take place are important and could be broadened to look at various categories and not just transportation.

The Planning Commission Working Group discussed the traffic analysis portion further and made the decision to have staff rework the last sentence per the Working Group’s discussion.

Ms. Friel made a motion for approval of the language with the addition of Mr. Richardson’s comment and staff’s additional sentence to replace the traffic analysis sentence.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Mixed Use language, Mr. O’Connor being absent.

E. Transportation Discussion

Ms. Rosario summarized previous discussion and the topics for discussion on the transportation portion of the Comprehensive Plan. The topics for discussion included specific direction that had been offered at the meeting and ways they can be addressed, general concerns for the transportation section and corridor visions and finally reminding the group that there will need to be additional coordination with VDOT on items required by State code and those will be rolling in as the VDOT timeline allows but prior to the Planning Commission’s consideration of the entire document.

Ms. Friel stated approval of the Before and After graphic and thanked Ms. Pollock for working on it.

Mr. Krapf asked the Planning Commission Working Group about the corridor visions and specifically how to address the Jamestown Road and John Tyler Highway areas portion proposed new wording that staff presented.

Ms. Rosario shared Mr. O'Connor's input from an email about dissatisfaction with the language provided as it discouraged uses in a portion of the text T-13. Ms. Rosario read the portion of text in question.

Mr. Richardson inquired whether Mr. O'Connor had brought forward any alternative wording.

Ms. Rosario stated that Mr. O'Connor did not offer any alternative wording but wanted the wording to reference how the volumes of traffic would be accounted for if known and to recommend heavy scrutiny of those applications to support the neighborhoods and businesses in place.

Mr. Purse stated that the language does not discourage all developments, rather it discourages the types of developments that have the highest traffic generating uses.

Ms. Bledsoe did not have an issue with the wording but understood Mr. O'Connor's concern.

Mr. Basic stated better understanding after Mr. Purse's description of the language and inquired whether some of this language could be used in the BASF language.

Mr. Krapf stated that one of the differences between this discussion and the BASF site still had undeveloped parcels with existing businesses whereas this area has two Community Character Corridors that are mostly fully developed. Mr. Krapf further stated that he had no issue with the wording as stated in the memo as it goes along with the previous decisions about the Community Character Corridor.

Mr. Basic stated his agreement with the language but disagreed with Mr. Krapf's analysis of the situation because of the physical constraints in both areas and the inability to widen the roads in those areas due to the constraints.

Ms. Bledsoe stated agreement with the necessity of the wording because a decision has been made about how the area in question should look and this wording is what has to be in place to maintain that area.

Mr. Wright stated that discouraged is better than restricted.

Ms. Bledsoe motioned to accept the language as is.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the transportation language, Mr. O'Connor being absent.

F. Final Text, Vision Statement

Mr. Richardson motioned for approval of the Vision Statement.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Vision Statement section, Mr. O'Connor being absent.

G. Final Text, Demographics

Mr. Krapf inquired whether Mr. Jose Ribeiro would be able to go over the major changes to the demographics section.

Mr. Ribeiro stated that there were no changes to the text.

Ms. Bledsoe moved to approve the Demographics section.

Ms. Rosario stated that Mr. O'Connor requested in his email an acknowledgement that in the notes that the 2010 census was five years ago and are well on our way to the 65+ age demographic being the majority.

Ms. Rosario stated that staff could note that and add it.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Demographics section with the addition of the sentence from Mr. O'Connor, Mr. O'Connor being absent.

H. Final Text, Population Needs

Ms. Bledsoe moved to approve the Population Needs section.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Population Needs section, Mr. O'Connor being absent.

I. Final Text, Parks and Recreation

Ms. Rosario stated that Mr. O'Connor had some notes on this section via email and Ms. Pollock had looked into Mr. O'Connor's questions.

Ms. Pollock summarized Mr. O'Connor's comments relating to Parks and Recreation strategy section 1.4 and stated that the Capital Improvement Program dictates prioritization.

Mr. Basic stated that they are very proactive in surveying their users to find out what is being done and what needs to be fixed, improved, replaced or added.

Mr. Richardson inquired whether this would require new wording for 1.4.

Ms. Pollock stated that it is appropriate as it is however if the Working Group is concerned with the prioritization piece then something could be added in relation to that. Ms. Pollock stated her ability to look into if there is some clarification language needed to make sure this is for individual County-owned park property and not the Parks and Recreation Master Plan as a whole.

Mr. Krapf stated that he is leaning toward just inserting something that indicates County-owned parks as a clarifying statement as opposed to everything on the Parks and Recreation Master Plan.

Ms. Pollock stated that the next comment Mr. O'Connor had was related to PR 4.1 stating uncertainty about needing to seek additional waterfront access but having interest in developing plans for the access already available and looking at opportunities along the York and lower James, similar to the discussion related to the BASF property. Ms. Pollock stated that this GSA comes from wanting to coordinate where we are looking for access in relation to some of the National Park Service (NPS) blueways to ensure continuity.

Mr. Krapf stated that he does not feel a concern with the need to seek additional waterfront access as it is an amenity that is a benefit of our region. Mr. Krapf inquired whether Ms. Pollock could clarify the statement of not being able to go from one trail to another.

Ms. Pollock stated that NPS's blueways are typically paddle trails and there needs to be multiple launches and stops along the way to make them useable.

Mr. Krapf stated that the additional water access would support Mr. O'Connor's comment on more connectivity.

Ms. Pollock clarified that the explanation of the water access was hers not Mr. O'Connor's.

Ms. Bledsoe stated that with the development of the new trail there will be more people on the water and since it is a long trail that some may not be able to paddle the whole way to make sure the coastline is reserved as much as possible for new public access points.

Ms. Pollock stated that there was an additional comment by Mr. O'Connor about how at-risk youth are involved in the planning process for parks and why they were specifically singled out as opposed to other organizations that serve at-risk youth. Ms. Pollock stated that this was specifically speaking to PR6 which discusses including at-risk youth, seniors, people with disabilities etc. in the planning process. Ms. Pollock stated that talking with Parks and Recreation about how they incorporate their opinions is a good next step.

Mr. Richardson stated that it would be beneficial to keep the wording as is.

Ms. Bledsoe stated in talking with Mr. O'Connor before the meeting one of the topics they discussed was that Parks Recreation and After School activities are considered a safety net and any way to get at risk youth involved in the planning process is beneficial.

Mr. Krapf stated that the general consensus was to keep the section as is.

Ms. Pollock stated that the last comment Mr. O'Connor had was referencing PR 3.3 which asked how PDR and greenspace and greenway acquisition helped support revenue producing facilities. Ms. Pollock stated that the item number is PR 3.2 in the renumbering, which talks about land and easement acquisition was focused on consolidating review acquisition to make that process more efficient.

Mr. Basic stated that the question was referencing old text which is not proposed to be changed in the current 2015 version.

Mr. Krapf asked Ms. Pollock which section the Working Group agreed to amend.

Ms. Pollock stated that strategy 1.4 would be amended.

Mr. Basic moved to approve the Parks and Recreation section text including the amended portion.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Parks and Recreation section, Mr. O'Connor being absent.

J. Final Text, Community Character

Mr. Krapf stated that the James City County park and ride lots are located near major transportation corridors and would the Working Group be amenable to an action item that encourages review of these areas for landscaping or other aesthetics because of their location along major access corridors.

Ms. Rosario stated that there was also a comment by Mr. O'Connor which discussed wireless communication facilities and an earlier discussion on towers and if there is a need to include performance standards for antennae.

Mr. Holt stated that was a comment that Mr. O'Connor has brought up previously and staff's recommendation is that staff have dialogue with Policy Committee on a possible amendment to the zoning ordinance in the near term rather than being included in the 20 year Comprehensive Plan.

Mr. Krapf inquired whether that topic could be put on the Policy Committee discussion.

Mr. Holt stated yes that he could.

Mr. Basic moved to approve the Community Character section text including the amended portion about the park and ride lots.

On a straw vote the Planning Commission Working Group voted 7-0 to approve the Community Character section, Mr. O'Connor being absent.

5. OTHER ITEMS

Mr. Krapf stated that the next meeting is on January 22nd where a discussion of the rest of the final version section texts will be discussed and voted on. The Joint Work Session with the Board of Supervisors will also be discussed at the next meeting which will take place on January 27th. The main items up for discussion include Transportation, the Land Use Map and the Land Use Applications. The February 5th meeting will include discussion and final votes on the Economic Development, Land Use and Appendixes. Mr. Krapf inquired whether the Planning Commission Working Group would be able to meet at 3:30pm instead of 4pm. All of the members stated that 3:30pm would be fine. The final Planning Commission Working Group meeting will be held on February 19th and will include discussion and final votes on Transportation, Land Use Map and descriptions along with the Foreword.

Ms. Rosario inquired whether there was anything on the voting sheet that should be changed before the Joint Work Session with the Board. The Working Group stated that the voting sheet was a good tool.

6. **PUBLIC COMMENT**

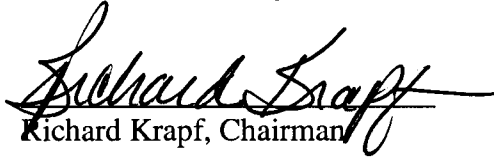
Mr. Krapf opened the public comment.

As no one wished to speak, Mr. Krapf closed the public comment.

7. **ADJOURNMENT**

Mr. Wright moved to adjourn until the next Planning Commission Working Group meeting scheduled for January 22, 2015.

The meeting was adjourned at approximately 5:20 p.m.


Richard Krapf, Chairman


Paul D. Holt, III, Secretary