

AT A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE COURTHOUSE, WILLIAMSBURG, VIRGINIA, ON THE THIRTEENTH DAY OF JANUARY, NINETEEN HUNDRED AND SEVENTY-SIX.

1. ROLL CALL

- Mr. Harry B. Wright, Vice-Chairman
- Mr. John E. Donaldson
- Mr. Gerald H. Mephram
- Mr. Henderson Minkins
- Mr. W. J. Scruggs
- Mr. Stephen A. Turner
- Mr. Albert L. White, III

2. CONSIDERATION OF THE PROPOSED NEW SUBDIVISION ORDINANCE

Mr. Brown was recognized to review the proposed ordinance beginning with the revisions to the first section.

Mr. Turner questioned the 300 feet separation for street lights and indicated that in fact many people don't want street lights at all.

Mr. Scruggs requested reasons for dry sewers citing the potentially wasteful investment in the ground which might not be practical due to maintenance costs over a potential 15 year period prior to connection of sewers to public collectors.

Mr. Turner stated that sewer payments in the front end of development are less expensive over the mortgage period than a lump sum from a savings account.

Mr. White asked if the County is really going to maintain the sewer lines during the 15 years. He suggested an escrow instead of dry sewer construction.

Mr. Moneymaker who was the only realtor/developer present in the audience asked and was recognized to speak. He suggested that the 80' x 100' lot costs about \$5,250 to produce with a septic tank and that dry sewers could escalate the cost by \$2,000 thus making a \$7,250 lot price to the potential purchaser. What was suggested according to Mr. Moneymaker is that the appraisal of the property will not reflect the cost of the dry sewer.

Mr. Brown defended the idea of paying in the front end as a "pay as you go" philosophy so that the costs are not spread to the general public through bonds for major sewer expansions serving individual homes but rather that general funds and bonds could be used for trunk line extensions.

Mr. Donaldson suggested that the time table of 15 years might better be adjusted to conform to the five year Capital Improvements Program.

Mr. Moneymaker asked that consideration be given to the percolation rates stated in the proposed ordinance indicating that a disservice was being rendered to allow percolation rates above 40 minutes and suggested a cut off at about thirty-five or forty. He also suggested the specification of soil types and criteria related to the Health Department's guidelines so a single set of criteria would apply when projects are being reviewed.

Mr. Donaldson suggested that the language for use of funds in lieu of land dedication for public purposes be flexible enough to allow for off-site payments for neighborhood or community recreation facilities and improvements. He also recommended excluding R-4 developments from the subdivision dedication requirement since dedication is already required as a part of the establishment of the R-4 Master Plan. Also suggested was consideration of language that would allow the County to require utility line sizing that anticipates future public buildings on sites dedicated within subdivisions.

Mr. White requested consideration of wilderness recreation areas in the language of park dedication.

Mr. Brown suggested that the Open Space Plan would be a better place to address the subject of wilderness recreation areas and to identify such.

3. CONSIDERATION OF COMMISSION POLICY ON LOT SIZE AND DRY Sewer requirements.

Following up on the foregoing conversations and points raised by Mr. Scruggs, Turner, White, and Donaldson the Commission agreed that subdivisions with lots less than 20,000 sq. ft. shall be approved only where central sewerage is presently available or will be made available by the developer's extension of lines at the time of development. It was further resolved that when sewer lines are programmed in the County's Five Year Capital Improvement Program subdivisions with lots less than 20,000 sq. ft. may be created if dry sewers are installed by the developer and are ready for connection at the time the County extends its lines. Subdivisions with large lots would be approved on their merits based upon soil and percolation factors as established in the Zoning and Subdivision Ordinances.

4. CONSENSUS CONCERNING A DATE FOR PUBLIC HEARING ON THE proposed new Subdivision Ordinance.

It was agreed that a date would be set at the next regular meeting for a hearing date in February.

5. ADJOURNMENT

The meeting was adjourned at 10:45 PM.


Craig G. Covey
Secretary


Ina M. Friedman
Chairman