

2
3-16-76

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE COURTHOUSE, WILLIAMSBURG, VIRGINIA, ON THE TWENTY-FOURTH DAY OF FEBRUARY, NINETEEN HUNDRED AND SEVENTY-SIX.

1. ROLL CALL

Mrs. Ina M. Friedman, Chairman
Mr. A. G. Bradshaw
Mr. M. W. Bryant
Mr. Henderson Minkins
Mr. W. J. Scruggs
Mr. Stephen A. Turner
Mr. Albert L. White, III
Mr. Harry B. Wright

OTHERS

Craig G. Covey, Secretary
William F. Brown, Chief Planner
Frank M. Morton, III, County Attorney

2. MINUTES

The minutes of the meeting of January 27, 1976 were approved as corrected.

3. REPORT OF THE SITE PLAN REVIEW COMMITTEE

The Site Plan Review Committee report for February, 1976 was approved as follows:

A. PENDING PRELIMINARY APPROVAL

1. 7-Eleven Store (Rt. 60E)
2. Revised Master Site Plan for Williamsburg Pottery Factory, Inc.

B. PENDING FINAL APPROVAL

1. Ramada Inn Campgrounds (2/17/76)
2. Williamsburg Investors, Ltd., 117 unit motel (Rt. 60E) (2/17/76)
3. American Road Motel (Rt. 60W) (10/21/75)

4. Pine Song Apartments (Rt. 614) (8/19/75)
5. E & S Grocery (Larry's Marine Sales) (10/14/75)
6. Addition to Building 218 at Dow Badische Company (Rt. 60E) (11/18/75)
7. Norge Preschool Facility (Rt. 60W) (11/18/75)
8. Murphy Advertising & Printing Addition (Rt. 603) (11/18/75)

C. FINAL APPROVAL

1. Conway Gardens Parking Lot Expansion (2/12/76)
2. Five Forks Motel (Rt. 5) (2/12/76)
3. Toano Post Office (Rt. 60W) (1/26/76)
4. John Yancey Motel, Restaurant Addition (Rt. 60W) (2/18/76)

4. REPORT OF THE SUBDIVISION REVIEW COMMITTEE

The Subdivision Review Committee report for February, 1976 was approved as follows:

A. PENDING PRELIMINARY APPROVAL

1. No. S-11-76. An application of Pervis Byrd on behalf of Herman Byrd Estate for preliminary plat approval of a subdivision of 54,000 square feet into two lots for a building lot for Pervis Byrd. Subdivision is to be known and recorded as: Property of Pervis L. & Gwendolynd Byrd. Subject property is located on Route 5 approximately .4 miles east of Five Forks and is further identified as parcel 29 on James City Real Estate Tax Map 25. An exception is requested for the subdivision of lots with only 180 feet frontage.
2. No. S-12-76. An application of Irvin P. Hambleton on behalf of Fine & Salzberg, Inc., for preliminary plat approval of a subdivision of 59.095 acres into five lots. Subdivision is to be known and recorded as: Bunkerhill Commercial Park. Subject property is located at the intersection of Routes 168 & 607 and is further identified as parcel 67 on James City Real Estate Tax Map 9.
3. No. S-13-76. An application of Fred L. Skates on behalf of Charles B. & Karen A. Newton for preliminary plat approval of a subdivision of .08 acres from property owned by Charles B. & Karen A. Newton. Subdivision is to be known and recorded as: Survey of Lot 7 and Improvements. Subject property is located

on River Drive, Cypress Point Subdivision and is further identified as lot 7 double circle 9 on James City Real Estate Tax Map 6A. An exception is requested for the conveyance of less than a minimum size parcel which would be added to larger existing lot.

4. No. S-14-76. An application of H. V. Clayton on behalf of Robert B. Wiatt, Jr., for preliminary plat approval of a subdivision of 7+ acres into two lots. Subdivision is to be known and recorded as: Subdivision of lands standing in the name of Robert B. Wiatt, Jr. & Reba C. Wiatt. Subject property is located southeast side of Route 601, approximately 2,200 feet northeast of Route 168 and is further identified as parcel 7 on James City Real Estate Tax Map 7A.
5. No. S-30-75. An application of Langley, McDonald & Overman on behalf of Busch Properties, Inc., for preliminary plat approval of Busch Corporate Center. Williamsburg containing approximately 180 acres in James City County. Subject property is located on Route 60E adjacent to the Route 60/Route 199 interchange and is further identified as part of parcel 3A and 3B on James City Real Estate Tax Map 34M. Exceptions for Sections 17-60 and 17-36 of the Code are requested.
6. No. S-40-75. An application of Barry I. Epstein on behalf of the G.M.B. Corporation for preliminary plat approval of a subdivision of 32 acres into 50 lots. Subdivision is to be known and recorded as: Toano Acres. Subject property is located on Route 60-Toano and is further identified as parcel 113 on James City Real Estate Tax Map 8.
7. No. S-41-75. An application of Deward M. Martin & Associates, Inc., on behalf of SAM of Virginia, Inc. for preliminary plat approval of a subdivision of 3.15 acres into eight lots. Subdivision is to be known and recorded as: Old Stage Manor - Section 3. Subject property is located on Route 603 adjacent to and north of Old Stage Manor - Sections 1 & 2 and is further identified as part of parcel 1 on James City Real Estate Tax Map 21.

B. PRELIMINARY APPROVAL

1. No. S-4-76. An application of Howard V. Clayton on behalf of Hazelwood & Clayton for preliminary sketch approval of a subdivision of 4.68 acres into seven

lots. Subdivision is to be known and recorded as: Sand Hill. Subject property is located west and east side of Route 608, approximately 1,000 feet north of intersection with Route 168 (Rt. 608 has been renumbered but new number does not appear on maps) and is further identified as part of lot 122 on James City Real Estate Tax Map 8.

C. FINAL APPROVAL BY AGENT

1. No. S-9-76--Joe Phillips/Jockey's Neck Farm Release Plat (2/6/76).
2. No. S-2-76--V.M. Geddy, Jr./Richwood Investors (1/29/76).
3. No. S-3-76--Thomas T. Atkins, Jr. (2/11/76)
4. No. S-5-76--William B. Babcock (1/22/76).
5. No. S-10-76--Howard V. Clayton/F.D. Taliaferro/Light-foot Center.

5. PUBLIC HEARING -- CASE NO. Z-1-76. AN APPLICATION OF Eddie Williams on behalf of John W. Halcomb for re-zoning of a lot from Residential, General, District R-3 to Business, General, District B-1. Subject property is located at the intersection of Rt. 60 and Rt. 648 in Grove and is further identified as parcel 1A double circle 3 on James City Real Estate Tax Map 34B.

The Chairman opened the public hearing and recognized Mrs. Halcomb to speak on behalf of her application. She stated that she needed to sell the property to Mr. Williams for income purposes and that Mr. Williams desired to put a very much needed laundromat in the existing building after some renovation.

Mr. Minkins referencing Mr. Brown's memorandum of February 20, 1976 indicating that although Mr. Brown's memorandum recommending disapproval may be appropriate from a pure zoning standpoint, it was not consistent with Mr. Minkins' knowledge of the situation. Mr. Minkins indicated he could not agree with Mr. Brown's analysis concerning the location of nearby businesses because there were at least two in the vicinity. Speaking in favor of the applicant's request, Mr. Minkins pointed to a definite need for a laundromat in the community and Mrs. Halcomb's need for income.

Mr. Williams the potential future owner of the site spoke following the close of the public hearing re-affirming that he was going to remodel and establish a laundry facility.

Mr. Wright spoke against the proposal indicating that his concern was based upon the traffic and suitability of the site due to its small size.

Mr. Covey noted that the businesses in the vicinity are nonconforming in the R-3 zone. He also noted that the rezoning of the property to a B-1 category would place certain requirements for perimeter landscaping on the property which presently do not exist and these new requirements would make a considerable amount of property unavailable for parking. Mr. Covey further stated that construction of a new building would definitely necessitate special variances from the existing law to enable its construction.

Mr. Turner suggested that the special use permit route would probably be better in this situation.

Mr. Morton indicated that a Planning Commission public hearing on the special use permit would not be required based upon his interpretation of Section 20-27 of the Code.

Upon motion by Mr. Scruggs, seconded by Mr. Wright and passed by majority roll call vote as indicated below Case No. Z-1-76 is hereby recommended that the Board of Supervisors deny the applicant's request.

<u>MEMBER</u>	<u>VOTE</u>
Ina M. Friedman	Yea
A. G. Bradshaw	Yea
M. W. Bryant	Yea
Henderson Minkins	Nay
W. J. Scruggs	Yea
Stephen A. Turner	Yea
Albert L. White, III	Yea
Harry B. Wright	Yea

Mr. Bradshaw asked what could be done to expedite the consideration of a special use permit.

Mr. Covey indicated that review by the Site Plan Review Committee and a direct recommendation from them to the Board of Supervisors would be the quickest route for the special use permit application.

Mr. Turner moved, seconded by Mr. Wright and passed unanimously that the Site Plan Review Committee is hereby authorized to proceed upon receipt of the special use permit application and after approval present the applicant's special use permit request to the Board of Supervisors.

6. CONSIDERATION OF A DATE FOR A PUBLIC HEARING OF CASE No. SUP-1-76. An application of John R. Carter on behalf of Ramada Camp Inns for a special use permit to allow a mobile home on campgrounds.

Upon motion by Mr. Scruggs, seconded by Mr. White and passed unanimously Case No. SUP-1-76 will be placed upon the March 16, 1976 agenda for a public hearing.

7. CASE NO. S-13-76. CONSIDERATION OF AN APPLICATION OF Fred L. Skates on behalf of Charles B. & Karen A. Newton for preliminary plat approval of a subdivision of .08 acres from property owned by Charles B. & Karen A. Newton. Subdivision is to be known and recorded as: Survey of Lot 7 and Improvements. Subject property is located on River Drive, Cypress Point Subdivision and is further identified as lot 7 double circle 9 on James City Real Estate Tax Map 6A. An exception is requested for the conveyance of a less than minimum size parcel which would be added to larger existing lot.

Based upon the recommendation of the Subdivision Review Committee Mr. Scruggs moved, seconded by Mr. Turner and passed unanimously by roll call vote Case No. S-13-76 is hereby approved with the exception for the conveyance of a less than minimum size lot which has no frontage provided that Mr. Skates will vacate by appropriate plat the property line between parcel 'A' and 'B'.

8. CASE NO. S-30-75. CONSIDERATION OF AN APPLICATION OF Langley, McDonald & Overman on behalf of Busch Properties, Inc. for preliminary plat approval of Busch Corporate Center. Williamsburg containing approximately 180 acres in James City County. Subject property is located on Rt. 60E adjacent to the Rt. 60/Rt. 199 interchange and is further identified as part of parcel 3A and 3B on James City Real Estate Tax Map 34M. Exceptions from Sections 17-60 and 17-36 of the Code are requested.

Mr. Covey presented the memorandum of recommendation from the Subdivision Review Committee concerning the Busch Corporate Center. Williamsburg (BCC.W), pointing out the proposed development on the preliminary plat. Mr. Covey indicated that the subdivision of BCC.W would be in accordance with standards of the Code for public road systems and all other required improvements.

Mr. Dick Knight, General Manager of Busch Properties, Inc., was recognized by the Chairman to speak briefly and answer questions of the Commission.

Following a brief discussion Mr. Scruggs moved, seconded by Mr. Bryant that the following resolution be approved for BCC.W:

RESOLUTION OF APPROVAL

FOR BUSCH CORPORATE CENTER.Williamsburg

WHEREAS, the Subdivision Review Committee has been designated the responsibility by the Planning Commission to review and recommend to the Commission the desposition of applications for exceptions from the Subdivision Ordinance; and

WHEREAS, the Subdivision Review Committee has reviewed the preliminary plat for Busch Corporate Center.Williamsburg and has found it to be acceptable as a conceptual plan for the development of approximately 200 acres of industrial zoned property; and

WHEREAS, approval of two exceptions from Sections 17-60 and 17-45 of the Code of the County of James City appear reasonable;

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of James City County that it does hereby approve the preliminary plat for Busch Corporate Center.Williamsburg in accordance with the following conditions:

- 1) The Subdivision Review Committee memorandum dated February 19, 1976 be placed in Case File No. S-30-75 for future reference;
- 2) Preliminary plat approval is granted for BCC.W in James City County with the preliminary plat being that map entitled "Busch Corporate Center.Williamsburg" dated February 13, 1976 prepared by Langley, McDonald and Overman and showing 40 parcels; 35 parcels wholly or partially in James City County;
- 3) The preliminary plat approval is considered as a conceptual approval realizing that lot lines may vary in accordance with a final plat phasing which recordation is to be approved by the Subdivision Agent in accordance with the applicable provisions of the Subdivision Ordinance;
- 4) The preliminary plat is considered by the Commission as an ongoing document, a master development plan, by the granting of an exception from Section 17-60 as provided for in Section 17-45 of the Subdivision Ordinance thus establishing a document which will not become invalid six months from the date of its approval;

- 5) The approval of the preliminary plat is conditioned upon the continued monitoring and evaluation of the Route 60-E traffic situation by Busch Properties, Inc., Virginia Department of Highways and Transportation and James City County and the resolution of any and all problems to the satisfaction of James City County; failure to anticipate and resolve pending situations in advance and unanticipated problems as they arise would be cause for the County to withhold approval of future development phases and individual site development plans;
- 6) An exception is granted for two cul-de-sacs shown on the referenced plan which are each over 700 feet long;
- 7) Busch Properties, Inc. is required to provide as a condition of preliminary plat approval the required right-of-way on the south side of Route 60-E for the future construction of an additional lane of Route 60-E.

Carried by unanimous roll call vote the Commission hereby adopts the resolution approving the Busch Corporate Center. Williamsburg preliminary subdivision plat.

9. PRESENTATION OF REPORT BY STEVE TURNER CONCERNING THE activities of the Economic Development Advisory Committee.

Mr. Turner was recognized by the Chairman and outlined briefly the immediate objectives of the Economic Advisory Committee which includes the inventory and analysis of physical and demographic data pertinent to the identification and consideration of types of industries best suited for James City County; plus the identification of the most effective methods of attracting enterprise to the County.

When Mr. Bradshaw inquired as to the time that tangible results might be evident, Mr. Turner indicated that the research program and initial study will postpone evidence of the Committee's work until late in 1976.

10. CONSIDERATION OF THE BIKECENTENNIAL '76.

The Chairman recognized Mr. Don Loech, Deputy Field Director for the Bikecentennial '76, to explain how the bike project is organized and will work.

Mr. Loech indicated that the date of May 14, 1976, here in eastern Virginia will kick off the bike project which is a project supported by a membership of 5,000 people and the National Bicentennial Commission. The trail activities will extend into September 6, 1976 and will consist of a variety of organized trips ranging from six days to several weeks. If one is hardy enough it would take 82 days cross country trip to Oregon. He noted each of the trail trips will consist of 10 to 20 riders each and will be spaced in a time sequence so that no bunch of riders occur on secondary road systems. Each group receives a day of orientation concerning road and riding conditions for the anticipated trip.

Following Mr. Loech's presentation, Messrs. Bryant, Bradshaw and Turner expressed concern for the safety of the riders as well as others traveling the roads noting that Route 5 would have very heavy traffic during this summer of the Bicentennial year. Mr. Bryant noted that he was aware of one convention that would be using large buses to tour plantation sites along Route 5 and that there may be other groups whose tours and activities would include the use of Route 5.

Mr. Turner applauded the organization of Bikecentennial '76 with their emphasis on safety.

11. CONSIDERATION OF CORRIDORS BEING CONSIDERED FOR THE northern leg of Route 199.

Mr. Brown presented his memorandum of February 20, 1976 and a letter from Gene R. Wray, Highway Planning Engineer, which requested comments on the alternative routes for Route 199. Also attached to Mr. Brown's memo was Mr. Brown's reply to Mr. Wray identifying alternative 'B' or 'D' as the two preferred and alternatives 'A', 'A-2', 'C' and 'C-1' are strongly opposed by the staff.

Upon motion by Mr. Scruggs, seconded by Mr. Wright and passed unanimously the Planning Commission hereby concurs with Mr. Brown's letter to Mr. Wray identifying in their approval their preference for alignment 'B'.

12. CONSIDERATION OF PRINCIPLES OF IMPLEMENTATION FOR THE Proposed Changes to R-1, R-2, R-3 and the New R-5 and R-6 Zoning Districts.

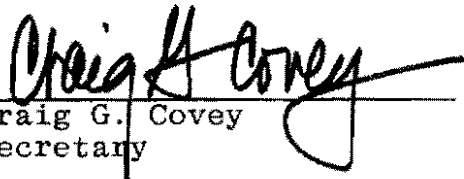
Mr. Brown presented six Principles of Implementation to replace the recommended memorandum discussed February 10th. After a brief discussion Mr. White moved, seconded by Mr. Scruggs

and passed by majority roll call vote as indicated below that the Principles of Implementation be presented to the Board of Supervisors for their consideration together with the zoning changes for R-1, R-2, R-3, and the new R-5 and R-6 zoning districts.

<u>MEMBER</u>	<u>VOTE</u>
Ina M. Friedman	Nay
A. G. Bradshaw	Yea
M. W. Bryant	Yea
Henderson Minkins	Not present for vote
W. J. Scruggs	Yea
Stephen A. Turner	Yea
Albert L. White, III	Yea
Harry B. Wright	Yea

13. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 9:15 P.M.



 Craig G. Covey
 Secretary



 Ina M. Friedman
 Chairman

SITE PLAN REVIEW COMMITTEE REPORT

FEBRUARY 1976

A. PENDING PRELIMINARY APPROVAL

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2. Revised Master Site Plan for Williamsburg Pottery Factory, Inc.

B. PENDING FINAL APPROVAL

1. Ramada Inn Campgrounds (2/17/76)
2. Williamsburg Investors, Ltd., 117 unit motel (Rt. 60E) (2/17/76)
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4. John Yancey Motel, Restaurant Addition (Rt. 60W) (2/18/76)

SUBDIVISION REVIEW COMMITTEE REPORT

FEBRUARY 1976

A. PENDING PRELIMINARY APPROVAL

1. No. S-11-76. An application of Pervis Byrd on behalf of Herman Byrd Estate for preliminary plat approval of a subdivision of 54,000 square feet into two lots for a building lot for Pervis Byrd. Subdivision is to be known and recorded as: Property of Pervis L. & Gwendolynd Bryd. Subject property is located on Route 5 approximately .4 mile east of Five Forks and is further identified as parcel 29 on James City Real Estate Tax Map 25. An exception is requested for the subdivision of lots with only 180 feet frontage.
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5. No. S-30-75. An application of Langley, McDonald & Overman on behalf of Busch Properties, Inc., for preliminary plat approval of Busch Corporate Center, Williamsburg containing approximately 180 acres in James City County. Subject property is located on Route 60E adjacent to the Route 60/Route 199 interchange and is further identified as part of parcel 3A and 3B on James City Real Estate Tax Map 34M. Exceptions for Sections 17-60 and 17-36 of the Code are requested.

A. PENDING PRELIMINARY APPROVAL (continued)

6. No. S-40-75. An application of Barry I, Epstein on behalf of G.M.B. Corporation for preliminary plat approval of a subdivision of 32 acres into fifty lots. Subdivision is to be known and recorded as: Toano Acres. Subject property is located on Route 60 - Toano, Virginia and is further identified as parcel 113 on James City Real Estate Tax Map 8.
7. No. S-41-75. An application of Deward M. Martin & Associates, Inc., on behalf of SAM of Virginia, Inc., for preliminary plat approval of a subdivision of 3.15 acres into eight lots. Subdivision is to be known and recorded as: Old Stage Manor - Section 3. Subject property is located on Route 603 adjacent to and north of Old Stage Manor - Sections 1 & 2 and is further identified as part of parcel 1 on James City Real Estate Tax Map 21.

B. PRELIMINARY APPROVAL

1. No. S-4-76. An application of Howard Clayton on behalf of Hazelwood & Clayton for preliminary sketch approval of a subdivision of 4.68 acres into seven lots. Subdivision is to be known and recorded as: Sand Hill. Subject property is located west and east side of Route 608, approximately 1,000 feet north of intersection with Route 168 (Rt. 608 has been renumbered but new number does not appear on maps) and is further identified as part of lot 122 on James City Real Estate Tax Map 8.

C. FINAL APPROVAL BY AGENT

1. No. S-9-76--Joe Phillips/Jockey's Neck Farm Release Plat (2/6/76).
2. No. S-2-76--V. M. Geddy, Jr./Richwood Investors (1/29/76).
3. No. S-3-76--Thomas T. Atkins, Jr. (2/11/76).
4. No. S-5-76--William B. Babcock (1/22/76).
5. No. S-10-76--Howard V. Clayton/F. D. Taliaferro/Lightfoot Center.