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7-27-76

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

1. ROLL CALL

Mr. W. J. Scruggs, Chairman  
Mr. M. W. Bryant  
Mrs. Ina M. Friedman  
Dr. William Lee  
Mr. Gerald H. Mephram  
Mr. Henderson Minkins  
Mr. Stephen Turner  
Mr. Albert L. White

OTHERS

Mr. William F. Brown, Secretary  
Mr. Henry H. Stephens  
Mr. Michael E. Tompkins  
Mr. Craig G. Covey

2. MINUTES

The minutes of May 25 were amended so that the second paragraph on page 3 reads, "Upon motion by Mr. White, seconded by Mr. Turner, Case No. Z-4-76 is not recommended to the Board of Supervisors for approval; rather, the application is amended to a Special Use Permit to allow the applicant to place a double-wide mobile home on the property, and the Special Use Permit is recommended for approval." The minutes were then approved unanimously.

3. REPORT OF THE SITE PLAN REVIEW COMMITTEE

Upon motion by Mr. White, seconded by Mr. Mephram, the Committee report was approved and is appended hereto.

4. REPORT OF THE SUBDIVISION REVIEW COMMITTEE

Upon motion by Mr. Turner, seconded by Mr. Bryant, the Committee report was approved and is appended hereto.

5. CASE NO. S-32-75. CONSIDERATION OF THE APPLICATION of Deward M. Martin and Associates, Inc. on behalf of Nicole, Ltd., for preliminary plat approval of a subdivision of 5.43 acres into 14 lots. The sub-

division is to be known and recorded as Rosalie Estates. The subject property is located 370 feet west of Indigo Terrace fronting on the south side of Ironbound Road and is further identified as part of parcel 8 double circle 1 on James City Real Estate Tax Map 26F. An exception is requested for a temporary cul-de-sac which exceeds the maximum allowable length of 400 feet.

Upon a motion by Mr. White, seconded by Mrs. Friedman, the Commission voted unanimously to deny the request for an exception.

6. CASE NO. S-32-76. CONSIDERATION OF THE APPLICATION  
of E. E. Paine, Inc. on behalf of Williamsburg Restoration, Inc. for final plat approval of a subdivision of several acres into 2 lots. The subdivision is to be known and recorded as plat of the property of Williamsburg Investors, Ltd. Subject property is located near Rt. 60 east and is further identified as parcel 28 on James City County Real Estate Tax Map 27. An exception is requested from Section 17-22 of the Subdivision Ordinance which requires each lot to abut on a street.

Upon a motion by Mr. Turner, seconded by Mr. Bryant, the Commission voted unanimously to grant the exception.

7. CASE NO. SUP-2-76. CONSIDERATION OF AN APPLICATION  
for a Special Use Permit by Williamsburg Properties, Ltd. The subject property is located on Rt. 60 East approximately one-half mile east of the intersection of Howard Drive and Rt. 60. The property is further identified as lot 5 double circle 7 on James City County Real Estate Tax Map 34B. The Special Use Permit is requested so that a funeral home may be operated on the property which is presently zoned R-3.

Following a discussion, upon motion by Mr. White, seconded by Mrs. Friedman, the Commission recommended approval of the Special Use Permit on a roll call vote as follows:

<u>Member</u>	<u>Vote</u>
Mr. M. W. Bryant	Yea
Mrs. Ina M. Friedman	Yea
Dr. William Lee	Yea
Mr. Gerald H. Mephram	Yea
Mr. R. Henderson Minkins	Nay
Mr. W. J. Scruggs	Yea
Mr. Stephen Turner	Yea
Mr. Albert L. White	Yea

8. CASE NO. Z-8-76. UPON A MOTION BY MR. WHITE,  
seconded by Mrs. Friedman, this case was set  
for Public Hearing on July 27, 1976.
  
9. CASE NO. Z-9-76. UPON MOTION BY MR. WHITE,  
seconded by Mrs. Friedman, this case was set  
for Public Hearing on July 27, 1976.
  
10. CASE NO. Z-10-76. UPON MOTION BY MR. WHITE,  
seconded by Mrs. Friedman, this case was set for  
Public Hearing on July 27, 1976.
  
11. DISCUSSION OF HIGHWAY MATTERS. THE CHAIR RECOGNIZED  
Mr. Yeatts who answered a series of questions from  
various members.

Mr. Minkins commented on the unsafe nature of the speed limit, shoulders and lighting on Route 60E through Grove. Mr. Yeatts commented that the road has a 20' paving width which should be 24'. This summer, VDHT will repave the road and place 18" "wedges" on each side which should help the shoulders. No schedule has been set for construction of a new road from Busch Gardens to Carters Grove. Traffic exceeds the current posted limit and needs enforcement.

Mr. Scruggs commented on a series of old roads which should have cul-de-sacs added at their terminuses. Mr. Yeatts replied that VDHT could construct such cul-de-sacs if the rights-of-way were donated. Similiar comments were made regarding converting 45° inter-sections at Routes 605 and 607 and Routes 613 and 614. Regarding the closing of Francis Street, Mr. Yeatts replied that the Residency Office has not been consulted and a Public Hearing would be necessary to relocate a Primary Highway (Route 60).

Mrs. Friedman commented that the present speed limits on Route 5 from Hickory Sign Post Road to the City Limits are a hazard to bikes and school buses.

Mr. Turner asked whether or not the Residency Office has been consulted regarding airport sites. Mr. Yeatts replied they had not been.

Mrs. Friedman inquired regarding the widening of Route 5. Mr. Yeatts replied the road will be widened from 20' to 24' to the bridge at Powhatan Creek. Eventually the bridge will be replaced and the road widened to the Chickahominy River.

Mr. White commented on traffic islands, lines of sight and the 617-618 stop sign.

Dr. Lee asked for an update on Route 199. Mr. Yeatts

replied that a corridor hearing is still scheduled for August.

Mr. Mephram asked about 4-laning of the existing section of 199. Mr. Yeatts replied that this work is currently being designed.

Mr. Scruggs directed the Secretary to prepare a resolution regarding:

1. Route 60E in Grove
2. Route 5 and Longhill Road
3. 45° Intersections

12. DISCUSSION OF YORK RIVER STATE PARK DESIGN. THE  
Chair recognized Mr. Carlton Abbott who reviewed the plans for site work at the new State Park.

13. DISCUSSION OF FUTURE TOPICS FOR STUDY. MR. BROWN'S  
memo was discussed. It was generally agreed to follow the sequence of topics suggested. Each quarter, the list will be revised and a series of new topics prepared. The following topics were arrived at for the next few meetings:


July: County Government Center  
August: Ewell-Toano Sewer line  
September: Fire Stations and Fire Department

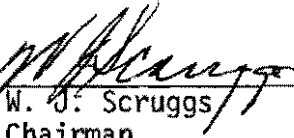
14. CONSIDERATION OF CHANGES TO THE PROPOSED B-1,  
Parking and Planned Unit Development Ordinances.

Mr. Brown presented revised wording for the landscaping requirements. After discussion, upon motion by Mr. White, seconded by Mrs. Friedman, the ordinances were unanimously recommended to the Board of Supervisors for their consideration.

15. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned at 10:15 P.M.

  
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William F. Brown  
Secretary

  
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W. J. Scruggs  
Chairman

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6-22-76

SITE PLAN REVIEW COMMITTEE REPORT

JUNE 1976

A. PENDING PRELIMINARY APPROVAL

1. Conceptual Preliminary Site Layout/Plan - E. H. Saunders (Rt. 5)
2. Toano Amoco/Market - Hornsby Oil Company (Rt. 60W)

B. PENDING FINAL APPROVAL

1. Conference/Meeting Room Addition - Fort Magruder Quality Inn (Rt. 60E) (4/13/76)
2. Wiener King & Shop (Rt. 60E) (4/13/76)
3. Addition to Five Forks (Rt. 5) (4/13/76)
4. Kingsmill Substation Addition (Rt. 60E) (5/11/76)
5. Peanut Shop Processing Plant (Rt. 615) (5/11/76)
6. Kingsmill H & I - Quarter Path Trace-Busch Properties, Inc. (5/11/76)

C. FINAL APPROVAL

1. Blue Ribbon Gardens Mobile Home Estates (Rt. 60E)
2. Kathy's Korner Kupboard (Rt. 60W) (6/3/76)
3. Indian Village Campsites-Snack Bar (Rt. 31) (6/1/76)
4. Addition to Williamsburg Soap & Candle Factory (Rt. 60W) (6/15/76)

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6-22-76

SUBDIVISION REVIEW COMMITTEE REPORT

MAY-JUNE 1976

A. PENDING PRELIMINARY APPROVAL

1. Case No. S-15-76. An application of Claude R. Nelson for preliminary plat approval of a subdivision of .88 acres into two lots. Subject property is located on Route 633 and is further identified as parcel 13-B on James City Real Estate Tax Map 19. Lot area variance requested.
2. Case No. S-30-76. An application of Donald W. Davis and E. J. Keller on behalf of Larry R. Cooke for preliminary plat approval of a subdivision of 8 acres into four lots. Subdivision is to be known and recorded as: Cooke Subdivision. Subject property is located on north side of Route 601 one-half mile west of Route 168 and is further identified as parcel 16 on James City County Real Estate Tax Map 2.
3. Case No. S-31-76. An application of Donald W. Davis on behalf of Donald G. Hunter for preliminary plat approval of a subdivision of 17± acres into 10 lots. Subdivision is to be known and recorded as: North Cove. Subject property is located on Route 604 and is further identified as parcel 6 on James City County Real Estate Tax Map 16.

B. PRELIMINARY APPROVAL

1. Case No. S-25-76. An application of Robert L. White on behalf of Robert L. White Enterprises, Inc. for preliminary plat approval of a subdivision of 4.003 acres into seven lots. Subdivision is to be known and recorded as: Quail Run. Subject property is located on the north side of State Route 645 and is further identified as parcel 120B on James City County Real Estate Tax Map 8.
2. Case No. S-41-75. An application of Deward M. Martin and 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.
3. Case No. S-17-76. An application of Alvin Anderson, Esquire, on behalf of Elizabeth N. Vaiden for preliminary plat approval of a subdivision of 37.24 acres into eleven lots. Subdivision is to be known and recorded as: The Foxes. Subject property is located on Route 615 across from Powhatan Plantation and is further identified as part of parcel 78 on James City County Real Estate Tax Map 25. An exception is being requested from Section 17-35(c) and Section 17-22 of the County Code.
4. Case No. S-20-76. An application of Richard Austin for preliminary plat approval of a subdivision of 98 acres into two lots; one for his daughter which will be one acre and the remainder to be retained by Mr. Austin. Subdivision is to be known and recorded as: Property of Earl and Lorene Richardson being one acre of Green Swamp. Subject property is located off Route 614 and is further identified as all of parcel 43 on James City County Real Estate Tax Map 24. An exception is being requested from Section 17-22 of the County Code for the transfer of this property without the required State road frontage.

5. Case No. S-22-76. An application of Lloyd D. and Joyce N. Larson for preliminary plat approval of a subdivision of 8.7 acres into two lots; one for a homesite of 35,942 square feet and approximately 7.7 acres to be conveyed to Ernest B. Heath for an addition to his property. Subdivision is to be known and recorded as: Property of Ernest B. and Annie M. Heath. Subject property is located .55 mile west of Lightfoot on Route 614 and is further identified as part of parcel 49 on James City County Real Estate Tax Map 15. An exception is being requested from Section 17-22 of the County Code since this subdivision is to be conveyed to an adjacent property owner and will be combined with his 5.5 acre parcel.
6. Case No. S-32-75. An application by Deward M. Martin & Associates on behalf of Nicole, Ltd. for preliminary plat approval of a subdivision of 5.43 acres into 14 lots. The subdivision is to be known and recorded as Rosalie Estates. The subject property is located 370 feet west of Indigo Terrace fronting on the south side of Ironbound Road. The property is further identified as part of parcel 8 double circle 1 on James City Real Estate Tax Map 26F. An exception is requested for the temporary cul-de-sac which exceeds the maximum 400 foot length.
7. Case No. S-32-76. An application of E. E. Paine, Inc. on behalf of Williamsburg Restoration, Inc. for final plat approval of a subdivision of several acres into 2 lots. The subdivision is to be known and recorded as plat of the property of Williamsburg Investors, Ltd. Subject property is located near Route 60E and is further identified as parcel 28 on the James City County Real Estate Tax Map 27. An exception is requested from section 17-22 of the Subdivision Ordinance which require each lot to abut on a street.

C. FINAL APPROVAL BY AGENT

1. Case No. S-4-76--Sand Hill Subdivision (6-1-76)
2. Case No. S-30-76--Busch Corporate Center Boundary Survey (5-6-76)
3. Case No. S-18-76--Charles E. Williams (4-30-76)
4. Case No. S-29-76--John G. Sowder (5-25-76)
5. Case No. S-28-76--James F. and Beverly Hall (5-28-76)
6. Case No. S-26-76--E. Rae Harcum (5-7-76)
7. Case No. S-25-76--Quail Run (3 lots) (6-14-76)
8. Case No. S-18-75--Chickahominy Haven, Section V (5-27-76)
9. Case No. S-11-76--Pervis Byrd (5-25-76)