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9-28-76

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 AUGUST, NINETEEN HUNDRED AND SEVENTY-SIX, AT 7:30 P.M.

1. ROLL CALL

- Mr. W. J. Scruggs, Chairman
- Mr. M. W. Bryant
- Mr. Harry B. Wright
- Mr. Gerald H. Mephram
- Mr. R. Henderson Minkins
- Mr. Albert L. White
- Mr. John E. Donaldson
- Mr. A. G. Bradshaw
- Dr. William Lee

OTHERS

- Mr. William F. Brown, Secretary
- Mr. Henry H. Stephens
- Mr. Michael E. Tompkins

2. MINUTES

Upon a motion by Mr. Donaldson, seconded by Mr. Minkins, the minutes of July 27th were approved by a unanimous vote.

3. REPORT OF THE SITE PLAN REVIEW COMMITTEE

Upon a motion by Mr. Minkins, seconded by Mr. Wright, the Committee report was approved and is appended hereto.

4. REPORT OF THE SUBDIVISION REVIEW COMMITTEE

Upon a motion by Dr. Lee, seconded by Mr. Minkins, the Committee report was approved and is appended hereto.

5. CASE NO. S-35-76. CONSIDERATION OF AN APPLICATION

of William R. Bland on behalf of Charles Kent Wallace for preliminary approval of a subdivision of 7.0 acres into 2 lots. The subdivision is to be known and recorded as subdivision of Charles Kent Wallace property. Subject property is located on Route 611 one-half mile

more or less west of the intersection with Route 614, and is further identified as part of parcel 63 on James City County Real Estate Tax Map 15. An exception is requested from the requirement for road frontage.

Upon a motion by Mr. White, seconded by Mr. Mephram, the Commission by unanimous vote denied the request for an exception.

6. CASE NO. Z-8-76. PUBLIC HEARING ON AN APPLICATION of Rae Ann Necessary on behalf of Pearle B. Miller for rezoning of a lot from Industrial General (M-2) to Limited Industrial (M-1). Subject property is located on Route 60, one mile east of the Williamsburg Pottery and is further identified as the property of Pernille G. Benson Estate designated on the James City County Real Estate Tax Map 15 as parcel 88.

Mr. Brown explained the background of Case No. Z-8-76 and the staff's position on the case.

Mr. Scruggs opened the public hearing of Case No. Z-8-76, however no one spoke.

The public hearing was closed.

Upon a motion by Mr. White, seconded by Mr. Mephram, the Commission by unanimous vote recommended to the Board of Supervisors approval of the rezoning request.

7. CONSIDERATION OF A DATE FOR A PUBLIC HEARING OF CASE No. Z-13-76. An application of Charles T. Lewis for rezoning of several parcels of land totaling 14.31 acres from Residential Limited (R-2) to Multifamily Residential (R-5). Subject property is located on Longhill Road (Rt. 612) and is further identified as parcels 4B, 4C, and (2) 7 on James City County Real Estate Tax Map 20.

Upon a motion by Mr. Minkins, seconded by Dr. Lee, the Commission set September 28th as the date for a public hearing of Case No. Z-13-76.

7A. CONSIDERATION OF A DATE FOR A PUBLIC HEARING OF CASE No. Z-16-76. An application of Philip O. Richardson for rezoning of part of a parcel of land totaling approximately 22 acres from Limited Residential (R-2) to Multifamily Residential (R-5). The property is located on Longhill Road (Rt. 612) and is further identified as parcel 54 on James City County Real Estate Tax Map 20.

Upon a motion by Mr. Minkins, seconded by Dr. Lee, the Commission set September 28th for a public hearing of Case No. Z-16-76.

8. CASE NO. Z-11-76. PUBLIC HEARING ON AN APPLICATION of Alvin P. Anderson on behalf of Elizabeth N. Vaiden for rezoning a parcel from Agricultural Limited (A-2) to Residential Agriculture (R-6). Subject property is located on Route 615 and is further identified as parcel 78 on James City County Tax Map 25.

Mr. Brown explained the background of this case and the staff's position.

Mr. Scruggs opened the public hearing of Case No. Z-11-76.

No one spoke.

The public hearing was closed, and upon a motion by Mr. Mephram, seconded by Mr. White, the Commission unanimously recommended to the Board of Supervisors the approval of the rezoning request.

9. CASE NO. Z-12-76. PUBLIC HEARING ON AN APPLICATION of Robert S. Hornsby for rezoning of one parcel from Residential Limited (R-2) to General Business (B-1). Subject property is located at the intersection of Rt. 612 and 658. The property is further identified as part of parcel 54 on James City County Real Estate Tax Map 20.

Mr. Brown explained the background of Case No. Z-12-76 and the staff's position.

Mr. Scruggs opens the public hearing of Case No. Z-12-76, however no one spoke.

The public hearing was closed.

After a brief discussion, Dr. Lee introduced a motion to recommend approval of the rezoning. Mr. Bryant seconded the motion, and the Commission by unanimous vote approved the motion.

10. PUBLIC HEARING ON CASE NO. Z-14-76. AN ORDINANCE TO amend Chapter 20, Zoning, of the Code of the County of James City, Article VIII, Special Regulations for Exterior Signs, by repealing the present Article VIII in its entirety and adopting a revised Article VIII.

Mr. Scruggs opened the public hearing of Case No. Z-14-76, however, no one spoke.

The public hearing was closed.

After a brief discussion it was decided to delay discussion of this case until other agenda items had been acted upon.

11. CASE NO. SP-49-73. (REVISED). REQUEST OF BUSCH
Properties to amend the final plans for Winster Fax townhouses.

12. CASE NO. SP-44-73. (REVISED). REQUEST OF BUSCH
Properties to amend the final plans for Littletown Quarter, cluster homes.

Items 11 and 12 were considered simultaneously.

After a brief discussion on the procedure for review of changes in a R-4 district and a brief explanation of these particular cases by Mr. Brown, Mr. White introduced a motion to approve the requested revisions of both cases. Mr. Wright seconded the motion. The Commission voted unanimously to approve the motion.

13. MR. GARLAND WOODY, THE COUNTY FIRE MARSHAL PRESENTED
to the Commission a report of the status, plans, and programs for expanding the Fire Department. Mr. Woody explained the coordination and cooperation which the Fire Department had with neighboring jurisdictions and the coming independence of the Department from Williamsburg. A brief discussion followed Mr. Woody's presentation between Mr. Woody and several Commission members.

14. CONSIDERATION OF A DATE FOR PUBLIC HEARING OF CASE NO.
Z-15-76. Amendments to the text of the A-1 and A-2 Districts.

Upon a motion by Mr. White, seconded by Mr. Wright, September 28th was set for a public hearing of Case No. Z-15-76.

15. CASE NO. Z-14-76. WORKSESSION.

Mr. Scruggs opened a worksession on this case to amend the James City County Zoning Ordinance in regards to the regulations of signs.

Mr. White pointed out that the amendments did not change the general intent of the ordinance and would allow more flexibility.

Mr. Brown explained a staff memo which recommended approval of the changes.

Mr. Scruggs pointed out that the amendments would allow the Planning Commission to grant exceptions to the ordinances which he felt was a good change.

Mr. Bryant stated that he needed more time to study the amendments and that he was not ready to vote on them.


Upon a motion by Mr. White, seconded by Mr. Mepham, the Commission, by a roll call vote, recommended to the Board of Supervisors approval of the amendments as presented.

Mr. Scruggs - Yea	Mr. White - Yea
Mr. Bryant - Abstain	Mr. Donaldson - Not Present
Mr. Wright - Yea	Mr. Bradshaw - Yea
Mr. Mepham - Yea	Dr. Lee - Yea
Mr. Minkins - Abstain	

16. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.

William F. Brown
Secretary



W. J. Scruggs
Chairman

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8-24-76

SUBDIVISION REVIEW COMMITTEE REPORT

AUGUST 1976

A. PENDING PRELIMINARY APPROVAL

1. Case No. S-36-76. An application by Roger D. Spearman on behalf of Myrtle Iris Broxton for preliminary approval of a subdivision of 2.58 acres into three lots. The subdivision is to be known and recorded as Broxton Subdivision. Subject property is located on Route 603 one-half mile north of the intersection with Route 645, and is further identified as all of parcel 46 on James City County Tax Map No. 21.
2. Case No. S-35-76. Charles Kent Wallace
3. Case No. S-15-76. Claude Nelson
4. Case No. S-37-76. An application of Robert Saunier Hornsby in behalf of self and his brothers, Bruce R. and Jonathan B. Hornsby, for preliminary approval of a subdivision of several acres into two lots. The subdivision is to be known and recorded as Robert S., Bruce R. and Jonathan B. Hornsby Subdivision. Subject property is located in a presently undeveloped section of Windsor Forest at the end of Kensington Court and is further identified as part of parcel 53 on James City County Real Estate Tax Map No. 20.

B. PRELIMINARY APPROVAL

1. Case No. S-17-76. The Foxes - Elizabeth N. Vaiden (3-11-76)
2. Case No. S-20-76. Green Swamp - Richard Austin
3. Case No. S-22-76. Heath - Lloyd D. & Joyce N. Larson (4-27-76)
4. Case No. S-32-75. Rosalie Estates - Nicole, Ltd. (6-17-76)
5. Case No. S-30-76. Cooke Subdivision - Larry Cooke (7-22-76)
6. Case No. S-31-76. North Cove - Donald G. Hunter (7-22-76)
7. Case No. S-32-76. Williamsburg Investors, Ltd. (6-17-76)

C. FINAL APPROVAL BY AGENT

1. Case No. S-33-76. Hezekiah B. Frazier, Jr. (8-10-76)
2. Case No. S-34-76. Windsor Forest-Section 2A - Heritage Development, Inc. (7-30-76)

SITE PLAN REVIEW COMMITTEE REPORT

AUGUST 1976

A. PENDING PRELIMINARY APPROVAL

1. SP-29-76 Conceptual Preliminary Site Layout/Plan - E. H. Saunders (Rt. 5)
2. SP-30-76 Toano Amoco/Market - Hornsby Oil Co. (Rt. 60W)
3. SP-35-76 An application by J. F. Phillips, Jr., on behalf of Chesapeake & Potomac Telephone Company for preliminary approval of a site of .947 acres containing a No. 2 ESS Switching Office. The project is to be known as C & P Telephone Building, Lightfoot, Va. Subject property is located 1,172 feet north of the intersection of Rt. 60 and Rt. 614, and is further identified as part of parcel 41 on James City County Tax Map No. 15.

B. PENDING FINAL APPROVAL

1. SP-3-76 Motel - Williamsburg Investors, Ltd. (Rt. 60E) (2-17-76)
2. SP-11-76 Five Forks Business and Professional Center - William H. Phillips, Jr. (Rt. 5) (4-13-76)
3. SP-15-76 Conference/Meeting Room Addition - Fort Magruder Quality Inn (Rt. 60E) (4-13-76)
4. SP-16-76 Wiener King and Shop - G Square, Inc. (Rt. 60E) (4-13-76)
5. SP-18-76 Addition to Five Forks Body Shop - George Woodson (Rt. 5) (4-13-76)
6. SP-20-6 Kingsmill Substation Addition VEPCO (Rt. 60E) (5-11-76)
7. SP-21-76 Peanut Processing Plant - Philip Richardson (Rt. 615) (5-11-76)
8. SP-24-76 Kingsmill H & I Quarterpath Trace Busch Properties, Inc. (5-11-76)
9. SP-31-76 Raleigh Square Apartments - Joseph Terrell (Rt. 5) (7-13-76)
10. SP-27-73D Revised. Consideration of an application of Busch Gardens for amendment of approved final site plan SP-27-73D. The site contains 15.7 acres containing Busch Gardens Administrative Center and Parking Lot. The subject property is located on Route 60 East and is further identified as part of parcel 43 on James City County Real Estate Tax Map 34.
11. SP-31-74 Consideration of an application of Woodson, Littlepage & DeYoung, Inc. on behalf of the Trustees for Little Zion Baptist Church for preliminary approval of a site of 1.4 acres containing a church. The project is to be known as Little Zion Baptist Church. Subject property is further identified as all of parcel 34 on James City County Real Estate Tax Map 34.
12. SP-33-76 Consideration of an application of Woodson, Littlepage & DeYoung, Inc. on behalf of Southland Corporation for preliminary approval of a site of 1.3 acres containing a retail food service store. The project is to be known as 7-Eleven Store. The subject property is located at the intersection of Rt. 31 and Rt. 681 and is further identified as all of lot 1 double circle 1 on James City Real Estate Tax Map 31.

13. SP-34-76 Consideration of an application of W. C. Kerlin on behalf of Chris Zahakopoulos for preliminary approval of a site of 1.7 acres containing Wayside Grocery - Toano. The project is to be known as Addition to Wayside Grocery. The subject property is located on Route 60 in Toano and is further identified as all of parcel 105 on James City Tax Map 15.

C. FINAL APPROVAL BY AGENT

1. SP-10-76 Camp Lightfoot - Gospel Spreading Association (Rt. 617) (4-13-76)