

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

1. ROLL CALL

- Mr. W. J. Scruggs, Chairman
- Mr. Stephen Turner
- Mr. M. W. Bryant
- Mr. Gerald H. Mephram
- Mr. John E. Donaldson
- Mr. Albert L. White, III
- Mr. Harry B. Wright
- Dr. William Lee
- Mr. A. G. Bradshaw
- Mr. Fred Belden

OTHERS:

- Mr. William F. Brown, Secretary
- Mr. Henry H. Stephens
- Mr. Frank M. Morton, III
- Ms. Vanessa G. Popa

2. MINUTES

Upon a motion by Mr. White, seconded by Mr. Wright, the minutes of September 28th and October 5th were approved by a unanimous vote.

3. REPORT OF THE SITE PLAN REVIEW COMMITTEE

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

4. REPORT OF THE SUBDIVISION REVIEW COMMITTEE

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

5. CASE NO. Z-13-76. RECONSIDERATION OF AN APPLICATION
of Charles T. Lewis for rezoning of several parcels
of land totaling 14.31 acres from R-2 to R-5. Sub-
ject property is located on Longhill Road and is
further identified as parcels 4B, 4C, and (2) 7 on
James City County Real Estate Tax Map 20.

Mr. Brown explained that Mr. Lewis had requested his
application be amended to request a rezoning to A-2. A new public
hearing will be required.

Upon a motion by Mr. Mephram, seconded by Dr. Lee, a
public hearing was scheduled for November 23, 1976.

6. CASE NO. Z-17-76. PUBLIC HEARING OF AN AMENDMENT
to Article IV, Division 7, Section 20-72 of the James
City County Zoning Ordinance. This section refers to
the procedures for modifications to an approved final
plan in the R-4 District.

Upon a motion by Mr. White, seconded by Mr. Wright,
Case No. Z-17-76 was recommended to the Board of Supervisors for
approval.

7. CASE NO. SP-21A-74. CONSIDERATION OF A REQUEST OF
Busch Properties, Inc. to amend the Master Plan of
Kingsmill on the James.

Mr. Brown explained the amendment request. Busch
Properties had withdrawn a 4.6 acre tract at Southall Road and
Kingsmill Road from the request. The amendment would reclassify
an 8.5 acre tract at the intersection of Wareham's Pond Road and
Kingsmill Road to Residential B which would allow the construc-
tion of attached single-family homes.

Upon a motion by Mr. White, seconded by Mr. Mephram,
the requested amendment was recommended to the Board of Super-
visors for approval.

8. CASE NO. S-45-76. CONSIDERATION OF AN APPLICATION
of Howard V. Clayton on behalf of Country Farm House,
Inc. for preliminary approval of a subdivision of 9.1
acres into 16 lots. The subdivision is to be known
and recorded as Sand Hill, Section II. Subject prop-
erty is located on Route 751 one-quarter mile from the
intersection of Route 645 and is further identified as
parcel 122 of James City County Real Estate Tax Map 8.
Exceptions are requested from Sections 17-11 (B), 17-17,
and 17-22 of the James City County Subdivision Ordinance.
These exceptions refer to, respectfully, underground uti-
lities, street lights, and cul-de-sac length.

Upon a motion by Mr. White, seconded by Mr. Bryant, the requested exceptions were approved subject to the developer making suitable arrangements to protect the County from future cost to install underground utilities or street lights if they are requested by the residents.

9. CONSIDERATION AND DISCUSSION OF THE WILLIAMSBURG AREA Airport Site Selection Report.

Mr. Scruggs explained the format of the discussion which would allow the general public to briefly state publicly their opinions about the proposed airport site.

Mr. Brown explained the maps and memos prepared by the staff. Particular attention was given to explaining the expected impact of noise for each site.

Mr. Turner expressed doubts about the need for a new airport. He also stated he was dissatisfied with the Airport Site Selection Report.

Mr. Scruggs opened the meeting for comments from the audience.

Mr. Gibson Allen, Kingspoint, asked several questions concerning the existing Jamestown/Williamsburg Airport. He was concerned about the impact of expanding the capacity of the existing airport, and what controls the County had to reduce the impact.

Mr. R. M. Hazelwood, Jr. expressed his opinion that sites other than those in James City County would be more appropriate. These sites were the existing Patrick Henry Airport, the Camp Peary site, and the West Point Airport. Mr. Hazelwood felt that if York County and Williamsburg said "anywhere but here", so should James City County.

Mrs. Adair, representative of the Williamsburg Council of Garden Clubs, read a prepared statement. The statement had been adopted by the Garden Clubs and expressed their strong opposition to any new airport in the County.

Ms. Gary Smith, Barhamsville, stated opposition to the Barhamsville site. She questioned the need for another airport. She also expressed concern about the effects of a Barhamsville site on New Kent County residents who have no direct representation on the governmental bodies making the airport decisions.

Mr. Charles Driscoll, representative of the Kingspoint Residents Association, raised questions about the lack of consideration of environmental factors in The Airport Site Selection Report. He expressed the strong opposition of the residents of Kingspoint to selection of the Jamestown/Williamsburg Airport as the site for the proposed facility.

Mr. Robert Miller stated that there was mass opposition throughout the County to any airport.

Ms. Margo Nenna expressed concern about the impact of the proposed site near the Girl Scout Camp.

Mr. Gene Marlin, representing Patrick Henry Airport Commission, explained some of the actions and preferences of the Commission. He stated that the Camp Peary Airport was the Commission's first choice, but requests were denied by the Department of Defense. Site #14 was also vetoed by the Defense Department. Mr. Marlin also discussed the possibility of taking over the existing Jamestown Airport until a new airport is constructed. This he felt was a good idea, however, no funds are available for the airport's purchase.

Mr. Walter Gesin, Birchwood, expressed opposition to any action which would increase usage of the Jamestown/Williamsburg Airport. He pointed out that an expanded facility would endanger Rawls Byrd School.

Ms. Marylee McGregor, Birchwood, raised questions about the need for a new airport; the environmental impact of a new airport; and the effect on area residents of a new airport.

Mr. Jerry Smith, Birchwood, expressed concern that a new airport would attract military aircraft into the area.

Mr. Jack Barnett explained that as a pilot, who lived in the County, he was not satisfied that a need for a new airport had been established. He felt, however, that many of the arguments being raised against the airport were based more on emotions than facts.

Mr. James Larvin, Druid Hills, stated that contrary to the maps presented, that the affected areas would be much larger because flight patterns are not and cannot be adequately enforced. He expressed concern for Walsingham Academy because of over-flights. He said that he felt the question should be, not how much negative impact would an airport have on the area, but rather why must we have any negative impacts.

Mr. Fischer, Druid Hills, was appalled at the stealth and secrecy in which the Williamsburg Airport Site Selection Report was developed and was opposed to any airport.

Mr. C. T. Lewis questioned the need for another airport.

Ms. Mary Lavin stated her opposition to any expansion of the existing Jamestown/Williamsburg Airport.

Mr. Scruggs closed the meeting to further public comments and returned the discussion of the report to the Commission members.

Mr. Donaldson asked Mr. Marlin if Patrick Henry Airport could not fill the needs of the area over the planning period. Mr. Marlin answered that according to the projections of future demand Patrick Henry could not satisfy the needs of the area.

Mr. Turner expressed concern over the consultant's report and requested that decisions be postponed until after the Patrick Henry Master Plan study is completed in the middle of 1977.

Mr. Brown stated the Airport Site Selection Report presents three alternatives.

1. No new airport. This alternative would cause the existing and poorly located Jamestown/Williamsburg Airport to be used indefinitely.

2. Buy and expand the Jamestown/Williamsburg Airport. This would also cause its use to be continued indefinitely.

3. Build a new airport. This alternative would bankrupt the Jamestown/Williamsburg Airport.

Mr. Mepham asked Mr. Marlin why more consideration was not given to the airport facility at West Point. Mr. Marlin answered that West Point was outside of the jurisdiction of the Patrick Henry Airport Commission.

There being no further comments or questions, Mr. Scruggs closed the discussion.

10. ADJOURNMENT

Upon a motion by Mr. Turner, seconded by Mr. Bradshaw, the October 26th meeting of the James City County Planning Commission was adjourned.

William F. Brown
Secretary



W. J. Scruggs
Chairman

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10-26-76

SUBDIVISION REVIEW COMMITTEE REPORT

October 1976

A. PENDING PRELIMINARY APPROVAL

1. CASE NO. S-15-76. Claude R. Nelson
2. CASE NO. S-35-76. Charles Kent Wallace
3. CASE NO. S-42-76. An application of Alvin P. Anderson on behalf of R. Owen Latham Estate and Old Colony Bank and Trust Company for preliminary approval of a subdivision of 4.26 acres into 3 lots. The subdivision is to be known and recorded as Old Colony Subdivision. Subject Property is located on Rt. 31 approximately 800 feet from the intersection of Rt. 199, and is further identified as parcel 83 on James City County Real Estate Tax Map 26.
4. CASE NO. S-45-76. An application of Howard V. Clayton on behalf of Country Farm House, Inc. for preliminary approval of a subdivision of 9.1 acres into 16 lots. The subdivision is to be known and recorded as Sand Hill Subdivision, Section II. Subject property is located on Rt. 751 one-quarter mile from the intersection of Rt. 645 and is further identified as parcel 122 on James City County Real Estate Tax Map 8.

B. PRELIMINARY APPROVAL

1. CASE NO. S-32-75. Rosalie Estates - Nicole, Ltd. (6/17/76)
2. CASE NO. S-17-76. The Foxes - Elizabeth N. Vaiden (5/25/76)
3. CASE NO. S-22-76. Health - Lloyd D. & Joyce N. Larson (4/27/76)
4. CASE NO. S-30-76. Cooke Subdivision - Larry Cooke (7/22/76)
5. CASE NO. S-31-76. North Cove - Donald G. Hunter (7/22/76)
6. CASE NO. S-32-76. Williamsburg Investors, Ltd. (6/17/76)

C. FINAL APPROVAL BY AGENT

1. CASE NO. S-38-76. Floyd Garrett Subdivision (10/5/76)
2. CASE NO. S-43-76 Eugene R. Meadows/Robert Gilley (10/1/76)
3. CASE NO. S-44-76 Billy & Ruth Woods (in Elmwood) (10/1/76)

SITE PLAN REVIEW COMMITTEE REPORT

October 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-40-76 An application of Robert S. Miller on behalf of Leonard Frierman for preliminary approval of a site of approximately 20 acres containing 200 apartment units. Subject property is located on Longhill Road and is further identified as part of parcel 54 on James City County Real Estate Tax Map 20.
4. SP-41-76 An application of Wright B. Houghland on behalf of Busch Properties, Inc. for preliminary approval of a site containing 65 cluster units. The project is to be known as Gray's Hill. Subject property is located at the intersection of Wareham's Pond Road and Kingsmill Road in Kingsmill.
5. SP-42-76 An application of W. H. Phillips, Jr. on behalf of Busch Properties, Inc. for preliminary approval of Quarterpath Trace Village, located in Kingsmill.

B. PENDING FINAL APPROVAL

1. SP-1-76 7-Eleven Store - Southland Corporation (Rt. 60E) (4/13/76)
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) (10/13/76)
4. SP-20-76 Kingsmill Substation Addition - VepCo (Rt. 60E) (5/11/76)
5. SP-21-76 Peanut Processing Plant (Rt. 615) (10/11/76)
6. SP-24-76 Kingsmill H & I Quarterpath Trace - Busch Properties, Inc. (5/11/76)
7. SP-31-76 Raleigh Square Apartments - Joseph Terrell (Rt. 5) (7-13-76)
8. SP-35-76 C & P Telephone Company No. 2 ESS Switching Office - J. F. Phillips, Jr. (Rt. 60) (9/14/76)
9. SP-37-76 Patriot Apartments - Philip O. Richardson (Rt. 60) (10/5/76)
10. SP-38-76 Raleigh Square Apts. #2 - Joseph Terrell (Albermarle Dr.) (10/5/76)
11. SP-39-76 An application of Eugene T. Berger on behalf of Malcolm Industries, Inc. for approval of a site of 6.11 acres containing a warehouse addition to the existing manufacturing facility. Subject property is located on Route 60, Toano, Virginia, and is further identified as double circle 2, parcel A on James City County Real Estate Tax Map 8.

C. FINAL APPROVAL BY AGENT

1. SP-34-75 Revised - Jaycees Haunted Manor - William Johnson (10/11/76)