

AT A WORKSESSION MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE FOURTEENTH DAY OF MARCH, NINETEEN HUNDRED AND EIGHTY-NINE, AT 5:30 P. M. AT THE COUNTY GOVERNMENT CENTER BOARDROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Mr. Fred Belden, Chairman
Mr. A. G. Bradshaw
Mr. Wallace Davis, Jr.
Mr. Jack D. Edwards
Mr. Martin Garrett
Mr. John F. Hagee
Mr. Alexander C. Kuras
Ms. Carolyn Lowe
Mr. Robert A. Magoon, Jr.
Mr. Gary M. Massie
Ms. Willafay McKenna

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Mr. Donald E. Davis, Planner
Mr. Allen J. Murphy, Jr., Planner
Mr. Larry W. Davis, Assistant County Attorney
Mr. Larry Foster, Assistant County Administrator

2. CAPITAL IMPROVEMENT PROGRAM - 1990-1994

Ms. McKenna, Chairman of the Policy Committee, presented the Committee's recommendations of priority rankings for the Capital Improvement Program - 1990-1994.

Also discussed was the proposed acquisition of industrial property in Skiffe's Creek, including access and four-laning of Route 60.

In the Policy Review Committee Minutes of March 8, 1989, the Commission agreed to delete the wording following #7 regarding industrial property acquisition in their recommendation to the Board of Supervisors.

Upon a motion by Mr. Belden, seconded by Mr. Kuras, the Commission voted unanimously to approve the priority rankings, as presented, excluding the wording after #7.

3. PRIMARY ROAD PLAN/VDOT PREALLOCATION HEARING

The Commission discussed the funding priority of primary roads which are Route 199 from Interstate 64 to John Tyler Highway (Route 5), Monticello Extension to Route 199, Pocahontas Trail (Route 60E) - Busch Gardens Access to Newport News City Limits, and Grove Interchange.

Upon a motion by Mr. Bradshaw, seconded by Ms. McKenna, the Commission unanimously accepted staff's recommendation for funding of primary roads.

4. CASE NO. Z-1-89 AND CASE NO. CP-6-88. A-1 AND A-2 ZONING ORDINANCE AMENDMENTS AND NON PSA DEVELOPMENT POLICY

The Commission discussed revisions to the previously proposed ordinance, including minimum lot size, permitted uses, setback for SUP subdivisions, lot width, and common open space. Also discussed were revisions proposed by staff which were either not in the Commission's previous 10 acre proposal or were not discussed at the Commission worksession on March 8, 1989, including subdivision of lots less than 6 acres, family subdivisions, and setbacks.

The Commission discussed cluster development, whether sanitary landfills include debris landfills, whether central sewer is acceptable near the PSA, and how traffic and road conditions would effect approval of special use permits.


5. COMMISSION REQUEST: CHANGES IN STAFF RECOMMENDATIONS TRANSMITTED TO THE BOARD

The Commission requested staff to advise them of changes in staff recommendations regarding added or deleted conditions on cases when they are sent to the Board of Supervisors.

6. ADJOURNMENT

There being no further business the Planning Commission worksession of March 14, 1989, was adjourned at approximately 7:15 p.m.


Fred Belden, Chairman


O. Harvill Sowers, Jr., Secretary