

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE NINTH DAY OF MAY, NINETEEN HUNDRED AND EIGHTY-NINE, AT 7:30 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. Larry W. Davis, Assistant County Attorney  
Mr. Allen J. Murphy, Jr., Planner  
Mr. R. Patrick Friel, Planner  
Mr. Donald Davis, Planner

2. MINUTES

Upon a motion by Mr. Bradshaw, seconded by Mr. Massie, the Minutes of the April 11, 1989 Planning Commission meeting were approved as presented.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

The Development Review Committee Report was presented by Mr. Garrett and approved.

4. CASE NO. SUP-12-89. JAMES CITY COUNTY/JAMES CITY SERVICE AUTHORITY SANITARY LANDFILL.

Mr. Friel presented the staff report (appended) stating that the Authority had applied for a special use permit for the original portion of the County sanitary landfill consisting of 192 acres in the A-1 General Agricultural District. State regulations require compliance with current zoning requirements which require a special use permit to operate a sanitary landfill. Issuance of a special use permit for this portion of the landfill would permit the County to renew its State landfill permit. Mr. Friel further stated that staff recommended approval of this permit with conditions presented in the staff report.

Mr. Belden opened the public hearing. There being no speakers the public hearing was closed.

Following a brief discussion, upon a motion by Mr. Kuras, seconded by Mr. Garrett, the Commission by roll call voted 11-0 to recommend approval of Case No. SUP-12-89 to the Board of Supervisors.

5. CASE NO. SUP-11-89. LA PETITE ACADEMY

Mr. Friel presented the staff report (appended) for a special use permit to allow development of a children's day care center at 95 Brookwood Drive and to amend conditions of a previously approved permit (SUP-5-80). Mr. Friel stated that staff recommended approval of Case No. SUP-11-89 and the amendment to SUP-5-80 with conditions presented in the staff report.

Mr. Belden opened the public hearing. There being no speakers the public hearing was closed.

Ms. McKenna informed the Commission that the intersection at Route 199 and Brookwood Drive had a left turn yield sign but not a signal with an arrow, which could be a potential danger. Staff agreed to inform the Highway Department of this situation.

Upon a motion by Mr. Garrett, seconded by Ms. McKenna, the Commission by roll call voted 11-0 to recommend approval of Case No. SUP-11-89 to the Board of Supervisors, with conditions, as presented in the staff report.

6. CASE NO. Z-8-89. CARTER HILL, INCORPORATED

Mr. Friel presented the staff report (appended) stating that the applicant requested deferral of this case until the June 13, 1989 Commission meeting in order to allow additional time to address environmental and traffic issues. Mr. Friel further stated that the application at that time would be to rezone from A-2, Limited Agricultural, to R-3, General Residential, instead of R-2, Limited Residential.

Mr. Belden opened the public hearing and stated that it would be continued at the June meeting.

7. CASE NO. Z-9-89. AMENDMENT TO SECTION 20-18.

Mr. Larry Davis presented the staff report (appended) for a Zoning Ordinance amendment which would allow the County to accept proffers providing a greater range of public improvements, both onsite and offsite, in accordance with a General Assembly

amendment to the State Code. Mr. Davis recommended approval of the amendment to the Board of Supervisors.

Mr. Belden opened the public hearings. There being no speakers the public hearing was closed.

Upon a motion by Mr. Garrett, seconded by Ms. McKenna, the Commission by roll call voted 10-1 (Mr. Massie voted nay) to recommend approval of Case No. Z-9-89 to the Board of Supervisors.

8. PLANNING DIRECTOR'S REPORT

Mr. Sowers presented his Director's report (appended) and reminded the Commission of the Commission/staff Banquet on May 19th. Mr. Sowers discussed the Secondary Road Plan and distributed a handout indicating a new priority listing.

Mr. Kuras stated that the Secondary Road Plan passed by the Board of Supervisors accurately reflects the Planning Commission's recommendation.

9. MATTERS OF SPECIAL PRIVILEGE

Ms. McKenna, Chairperson of the Policy Committee, stated that the Committee agreed by consensus to request that it be charged with responsibility for deciding the manner in which the Comprehensive Plan Update process is to be conducted.

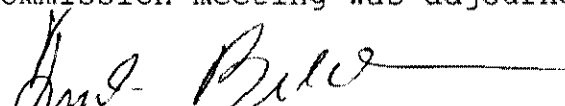
In discussion that followed it was determined that all members of the Commission may participate in the update of the Comprehensive Plan.


Mr. Garrett made a motion, seconded by Mr. Davis, that the Policy Committee work with staff to develop a definition of "timeshare units" which would prevent the extended use of a single unit from becoming a rental unit. The Commission approved the motion by 11-0 roll call vote.

The Commission request Mr. Belden to write a letter to Charles City County regarding possible cooperation in planning for the Route 5 corridor.

10. ADJOURNMENT

There being no further business the May 9, 1989 Planning Commission meeting was adjourned at 8:30 p.m.

  
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Fred Belden  
Chairman

  
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Marvin Sowers, Jr.  
Secretary