



MEMORANDUM


Date: July 2, 2015
To: Records Management
From: The Planning Commission
Subject: Planning Commission Minutes: 02/21/1990

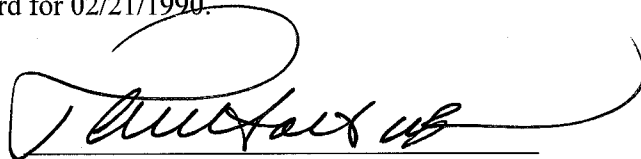
The following minutes for the Planning Commission of James City County dated 02/21/1990 are missing an approval date and were either never voted on or never presented for approval in the year surrounding these meetings.

These minutes, to the best of my knowledge, are the official minutes for the 02/21/1990, Planning Commission meeting.

They were APPROVED by the current Planning Commission at the July 1, 2015 meeting.

Please accept these minutes as the official record for 02/21/1990.


Robin Bledsoe
Chair


Paul Holt
Secretary

AT A RECONVENED MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE TWENTY-FIRST DAY OF FEBRUARY, NINETEEN HUNDRED AND NINETY AT 4:00 P.M., BUILDING C BOARDROOM, 101E MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Mr. Alexander Kuras, Chairman
Mr. A.G. Bradshaw
Mr. Wallace Davis
Mr. Martin Garrett
Ms. Victoria Gussman
Mr. John Hagee
Ms. Judith Knudson
Ms. Carolyn Lowe
Mr. Gary Massie
Ms. Willafay McKenna

ALSO PRESENT

Mr. John Horne, Director of Development Management
Mr. O. Marvin Sowers, Director of Planning
Mr. Donald E. Davis, Principal Planner
Mr. Trenton L. Funkhouser, Planner
Mr. Richard Costello, AES

The Commission recessed the February 13, 1990 Planning Commission meeting to reconvene on February 21, 1990 to continue discussion of the following case.

2. CASE NO. ZO-5-90. SUPs FOR CERTAIN COMMERCIAL AND OFFICE USES

The meeting opened with some comments from Mr. Garrett, and a short discussion of the problems recently experienced during site plans and recently approved rezonings within the County in regard to land use conflicts, road impacts, tree and environmental protection, site layout, and other issues.

Mr. Hagee asked if a landscape ordinance would help alleviate some of the shortcomings of the commercial development process. Mr. Hagee also asked that the proposed landscape ordinance address the retaining of trees. Mr. Sowers stated that the proposed landscape ordinance would help with these problems, but that it would not address other issues such as development phasing, off-site improvements, environmental protection, and overall development layout and design, especially in regard to the surrounding area and road system. He further noted that an SUP process

would be more flexible and comprehensive and allow consideration of overall planning issues at a point where design and financial decisions have not already substantially occurred.

Mr. Kuras complimented the Greenbelt Policy and suggested that this policy could address landscaping. Mr. Horne stated that the Greenbelt policy has been beneficial, but stressed the fact that the policy was not part of ordinance requirements. An ordinance amendment addressing landscaping would be a more comprehensive method of addressing this matter.

Mr. Garrett suggested that too much land was zoned incorrectly when the Zoning Ordinance was first established in the County. In addition, Mr. Garrett stated that subsequent zoning was not closely aligned with the 1975 Comprehensive Plan.

Ms. McKenna indicated concern with spot development and the cumulative effects of small developments.

Mr. Garrett indicated that growth along the Richmond Road corridor can not be stopped and suggested that better management is called for.

Mr. Garrett indicated concern regarding the possibility of the proposed landscape ordinance attempting to deal with development shortcomings. Ms. Lowe suggested that the proposed landscape ordinance is vital, but that a SUP process could more fully address commercial development concerns.

Mr. Sowers suggested that an SUP gives the opportunity to minimize curb cuts by requiring cross easements through adjacent developments and the use of interior drives for strip development. Mr. Sowers stated that zoning ordinance requirements are minimum requirements and a SUP provides the opportunity to exceed them where warranted and produce a unique, quality community rather than the type of development most other communities are experiencing.

Mr. Massie stated that problems with development have not been fully identified and that he doubted whether these problems would have been addressed had the Planning Commission utilized an SUP process for commercial development. Mr. Massie also indicated that the proposed SUP process impacts large developments unfairly.

Mr. Hagee questioned whether present zoning requirements were being utilized effectively. Mr. Hagee asked if developers utilized the existing voluntary pre-application conferences available to development applicants. Mr. Sowers indicated that a large portion of the developers participate, but many others do not.

Ms. Gussman indicated that a traffic impact study should be related to traffic generation and the study requirement be divorced from a square foot threshold. Ms. Gussman also indicated concern with the 10,000 square foot threshold placing smaller businesses into the SUP process.

Mr. Hagee asked what the difference was between alternatives 1 and 2 in the proposed SUP ordinance. Mr. Sowers stated that alternative 2 would place virtually all proposed shopping center developments in the SUP process and alternative 1 would only require the larger developments to conform to the SUP process. Ms. Gussman stated that proper zoning should address problems with commercial development and an SUP process should only be used for large scale commercial development.

Mr. Kuras questioned the Planning Commission's ability to guide development and indicated that private initiative could be suppressed by restrictive development criteria. Ms. McKenna cited examples of convenience stores and fast food restaurants enhancing their appearance only when required by various localities and stated that developers would respond positively to reasonable development criteria and will only maintain high standards when they are required.

Mr. Costello indicated that the County needed an SUP ordinance similar to the proposed alternatives, based on either the number of stores or total square footage. He also suggested a conceptual plan ordinance addressing internal traffic circulation, square footage, and impacts on surrounding development. He also indicated that the County needed a traffic study ordinance similar to the York County ordinance. He also indicated that present County landscaping requirements were inconsistent among zones and suggested that B-1 and M-1 zone requirements be more closely aligned. Mr. Costello also stressed stronger buffering and screening and suggested that residential development provide the same adjacent property protection as that required of commercial development.

Mr. Hagee asked if a landscape ordinance could address buffering and screening concerns. Mr. Sowers stated that the existing landscaping ordinance is primarily oriented towards aesthetics and minimum screening, and that establishment of more effective transitional areas between conflicting land uses can be better achieved through an SUP and a master plan. Ms. Lowe asked if this statement implied that certain elements of a previously proposed County landscape ordinance would be removed. Mr. Sowers stated existing screening requirements would be reviewed and strengthening would be recommended.

Mr. Kuras suggested that any action on a landscape or SUP ordinance be postponed until the update to the Comprehensive Plan was completed.

Mr. Massie indicated that he would like the proposed SUP ordinance to address impacts as opposed to land uses. Specifically Mr. Massie felt that runoff analyses in the Reservoir Protection Overlay Districts and similar requirements were more equitable and less likely to be perceived as discriminatory.


Mr. Kuras expressed concern that ordinances similar to the proposed SUP ordinance might discourage development. Ms. Lowe stated that due to the location of James City County between two major metropolitan areas and the desirability of land and the community of the County, that concern over discouraging development is not well founded.


Ms. Gussman suggested raising the threshold for requiring traffic impact studies from 10,000 square feet to 20,000 square feet in the proposed SUP ordinance.

Mr. Horne asked Commission members if they felt comfortable with discussing the proposed SUP ordinance at the Planning Commission meeting scheduled for March 13, 1990. The members stated that following the public hearing of the ordinance that they would be better prepared to recommend a particular alternative of the proposed SUP ordinance, but at this point no Commission changes were requested.

3. ADJOURNMENT

There being no further business, the meeting adjourned at 5:20 p.m.


 Willafay McKenna
 Chairperson


 O. Marvin Sowers, Jr.
 Secretary