

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE FOURTEENTH DAY OF AUGUST, NINETEEN HUNDRED AND NINETY AT 7:30 P.M., 101C MOUNTS BAY ROAD, COUNTY GOVERNMENT CENTER BOARDROOM, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

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

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Mr. Leo P. Rogers, Assistant County Attorney
Mr. R. Patrick Friel, Planner

2. MINUTES

Upon a motion by Ms. McKenna, seconded by Mr. Davis, the Minutes of the July 10, 1990 Planning Commission meeting were accepted as presented.

3. COMMITTEE REPORTS

Mr. Garrett presented the Development Review Committee Report. Upon a motion by Mr. Garrett, seconded by Mr. Bradshaw, the Development Review Committee Report was accepted as presented.

4. COMMUNITY PARTICIPATION TEAM COMMENDATIONS

Mr. Kuras read a Resolution on behalf of the Planning Commission thanking the Citizens Participation Team for their contributions toward updating the Comprehensive Plan.

5. SUP-32-90. WILLIAMSBURG/JAMES CITY COUNTY SCHOOLS OPERATIONS AND MAINTENANCE CENTER

Mr. Pat Friel presented the staff report (appended) for a special use permit to allow the construction of a public building to include an operations and maintenance center at the intersection of Cranstons Mill Pond Road and Jolly Pond Road.

Mr. Hagee asked if comments had been received from VDOT. Mr. Friel stated that VDOT had reviewed the plans and approved.

Ms. Lowe asked about Chesapeake Bay concerns such as runoff from this site. Mr. Friel said that runoff had been addressed by the applicant.

Mr. Davis had concerns about the weight limit of the bridge on Cranstons Mill Pond Road. Mr. Sowers said the weight limit can be checked prior the Board meeting.

Mr. Hagee asked how many buses will be using the site. Mr. Friel said approximately 40 buses will use the site daily.

Mr. Kuras opened the public hearing.

Mr. Paul Ogg, Director of Operations for the schools, stated that the highway is currently being improved. He stated there are currently 97 school buses, and in a few years there will be 115. Assorted other maintenance vehicles will also use the site. Mr. Ogg stated that 10 - 12 buses use the bridge daily.

Mr. Kuras closed the public hearing.

Mr. Massie stated his concerns with the road being a through road to the landfill, and the road being used by a great amount of commercial vehicles. He stated that turning motions should not interrupt through vehicles. He suggested that a right turn lane into the site be considered. Mr. Massie also suggested that the Development Review Committee review plans at that stage.

Ms. Gussman stated that she will reluctantly vote no on this case. She is concerned about the site being industrial even though for a public use which needs a spacious site. She is concerned with the County establishing a precedent of industrial use in rural a area.

Ms. Lowe asked if alternative sites were considered. Mr. Sowers stated that several sites were considered, but the other sites had problems.

Ms. Lowe said that the use of the site and its impact is important, whether for public or private. She stated concerns with large vehicles entering and exiting the site.

Ms. McKenna made a motion, seconded by Mr. Bradshaw, to accept the staff report and recommendations, and delete from the first paragraph under Recommendations for Case No. SUP-32-90, the phrase "This proposal is generally consistent with the Comprehensive Plan and surrounding development and zoning and", instead say "Staff recommends approval of SUP-32-90 with the following conditions:" On a roll call, the vote was AYE: Bradshaw, Garrett, McKenna, Massie, Davis, Hagee, Kuras (7). NAY: Knudson, Gussman, Lowe (3).

6. CASE NO. SUP-38-90. HANKINS MINING

Mr. Friel presented the staff report (appended) for a special use permit to allow the excavation of a borrow pit on 480 acres located at 8202 Croaker Road. Mr. Friel stated the applicant requested deferral of this case in order to address staff concerns related to environmental impacts. Staff concurs with this request.

Mr. Massie stated that numerous oversize vehicles will be entering and exiting the site daily. He suggested that this be reviewed carefully by VDOT.

Mr. Kuras opened the public hearing.

Mrs. Susan Solomon, 5011 Riverview Road, a representative for Croaker residents, spoke. She requested the Commission delay action on this case for several reasons. She asked if this site was consistent with the AFDs in the area and the County's Comprehensive Plan. She stated the residents are concerned with increased heavy equipment traffic, impact on the water table, effect of mining activity on the environment, silt runoff from the site to the nearby creeks, and erosion of nontidal wetlands.

Mr. Kuras continued the public hearing on Case No. SUP-38-90 to the September 11, 1990 Planning Commission meeting.

7. CASE NO. ZO-13-90. ZONING ORDINANCE AMENDMENT/REFLECT CHESAPEAKE BAY ORDINANCE

Mr. Sowers presented the staff report (appended) to restore provisions to the landscape ordinance as previously recommended by the Planning Commission. These provisions were temporarily modified because the Board adopted the landscape ordinance prior to the Chesapeake Bay ordinance.

Mr. Garrett asked if the Board lessened the Planning Commission recommendations. Mr. Sowers stated no.

Ms. Lowe asked if "maximum extent possible" was still in the ordinance. She asked for clarification of paragraph C.1. on page 1-28, particularly the first two sentences. Ms. McKenna stated that she is satisfied with the way the paragraph reads.

Mr. Sowers stated the paragraph is open to some interpretation. The paragraph places a strong burden on development proposals.

Mrs. Lowe stated there is flexibility in the landscape plan if the project is good. She stated that implementation of the ordinance will require close monitoring by staff and the Code Compliance office.

Mr. Rogers clarified the paragraph on page 1-28. He stated the first sentence deals with policy, the second sentence with enforcement.

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

Upon a motion by Mr. Garrett, seconded by Ms. McKenna, the zoning ordinance amendment was unanimously approved by voice vote.

7. AMENDMENT TO COMPREHENSIVE PLAN METHODOLOGY

Mr. Sowers presented the staff report (appended) to increase Planning Commission representation on the Steering Committee by appointing Willafay McKenna to the newly created position.

The Planning Commission agreed unanimously to amend the Comprehensive Plan methodology and appoint Willafay McKenna to the Steering Committee.

8. SETTING OF FUTURE MEETING DATES

Mr. Sowers announced that the Regional Issues Committee will have a meeting on Wednesday, August 29, 1990 at 4:00 p.m. in the City Manager's office. He also mentioned the upcoming Virginia Certified Planning Commissioners conference in Richmond. Mr. Sowers announced that the Policy Committee meeting will be cancelled. Mr. Sowers informed staff of the Stonehouse site visit on September 21, 1990 at 9:30 a.m.

9. MATTERS OF SPECIAL PRIVILEGE


Mr. Sowers explained changes the Board made to the adopted Chesapeake Bay Ordinance. The Ordinance as adopted by the Board was essentially the same as recommended by the Commission.

10. ADJOURNMENT

There being no further business, the August 14, 1990 Planning Commission meeting was adjourned at 8:40 p.m.



Alexander C. Kuras, Chairman



O. Marvin Sowers, Jr., Secretary

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