

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE ELEVENTH DAY OF JUNE, NINETEEN HUNDRED AND NINETY ONE AT 7:30 P. M. IN THE COUNTY GOVERNMENT CENTER, BOARD ROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Mr. Alexander C. Kuras, Chairman  
Mr. Raymond L. Betzner  
Mr. A. G. Bradshaw  
Mr. Wallace Davis, Jr.  
Mr. Martin Garrett  
Ms. Victoria Gussman  
Mr. John F. Hagee  
Mr. Donald C. Hunt  
Ms. Judith Knudson  
Ms. Carolyn Lowe  
Ms. Willafay McKenna

ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning  
Mr. John T. P. Horne, Manager of Development Management  
Mr. Leo P. Rogers, Assistant County Attorney  
Mr. Allen J. Murphy, Jr., Principal Planner  
Mr. Donald E. Davis, Principal Planner  
Mr. R. Patrick Friel, Senior Planner  
Mr. Jeffrey J. Mihelich, Planner

2. MINUTES

The Minutes of the May 14, 1991 Planning Commission meeting were approved by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

Mr. Garrett presented the DRC report.

Regarding Case No. SP-48-91, John's Used Auto Parts, Mr. Sowers informed the Commission that instead of a painted fence as stated in the staff report, the applicant proposed a stained fence, and staff recommended approval. The Development Review Committee Report was approved by unanimous voice vote.

4. CASE NO. SUP-13-91. GILBERT L. GRANGER (WMBG SATELLITE DISH)

Mr. Friel presented the staff report (appended) for a special use permit to allow the placement of a satellite dish on property located at 4007 Ironbound Road. Mr. Friel stated that staff recommended approval of Case No. SUP-13-91 with conditions detailed in the staff report.

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

Ms. McKenna made a motion, seconded by Ms. Gussman, to recommend approval of Case No. SUP-13-91 to the Board of Supervisors. The motion passed: AYE: Betzner, Bradshaw, Davis, Garrett, Gussman, Hagee, Hunt, Knudson, Lowe, McKenna, Kuras (11). NAY: (0).

5. CASE NO. SUP-10-90. STONEHOUSE WELLS  
CASE NO. Z-10-89. STONEHOUSE, INC.  
CASE NO. AFD-3-86. HILL PLEASANT/STONEHOUSE WITHDRAWAL  
CASE NO. SUP-4-91. STONEHOUSE SEWER MAIN

Mr. Sowers stated that the applicant had requested a one month deferral of these cases and a worksession in order to address unresolved issues.

Mr. Kuras reopened the public hearing.

Mr. Vernon Geddy, on behalf of the applicant, stated their awareness of the issues regarding rate of growth and phasing and asked for identification of any other areas of concern by the County and Commission that they should be aware of before the worksession.

The Commission briefly discussed items of concern such as reduction in density, fiscal impact, greater emphasis on commercial development, provision of information to citizens on well mitigation, linkage to trails and bikeways, mixed use, phasing of development, buffers along commercial edges, and assurances to guaranteed balanced residential vs. nonresidential growth.

Mr. Horne stated that staff did not recommend holding a worksession unless the proposal or the project's analysis was significantly revised. Tuesday, June 25th at 4 p.m. in the board room was selected as the date and location for a worksession should one be needed. The Planning Director was authorized to determine the need for a worksession.

The Commission by unanimous voice vote deferred these cases. The public hearing was continued until the July 9, 1991 meeting.

6. CASE NO. Z-2-91. ROBERT V. PIGGOTT

Mr. Sowers summarized the case and its status and stated the applicant requested that this case be deferred until the July 9, 1991 meeting.

Mr. Bradshaw stated that he would abstain from participation on this case.

The Commission agreed by unanimous voice vote to defer this case until the July 9, 1991 Planning Commission meeting.

7. ZONING ORDINANCE REVIEW METHODOLOGY

Mr. Mihelich presented the staff report (appended) stating the formation of committees and their functions for the 12 month process for review of and revision to the Zoning Ordinance.

Some questions and suggestions by the Commission involved the relationship of the Planning Commission to the Technical Review Committee, the use of cable to alert the public and reach a broader segment of the community, and arranging meetings with interested parties to handle questions and comments without involving the Planning Commission.

Mr. Paul Small, AES, and Mr. Norman Mason, Langley & McDonald, both volunteered their services and members of their staffs to participate on an active basis.

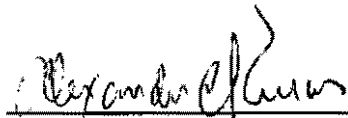
Ms. McKenna made a motion, seconded by Mr. Betzner, to recommend approval of the Zoning Ordinance Review Methodology to the Board of Supervisors. The motion passed by unanimous voice vote.

8. SETTING OF FUTURE MEETINGS

A worksession for the update of the Zoning Ordinance was scheduled for Tuesday, July 16, 1991 at 3 p. m. in the board room.

9. ADJOURNMENT

There being no further business, the June 11, 1991 Planning Commission meeting was adjourned at 8:30 p.m.



Alexander C. Kuras, Chairman



O. Marvin Sowers, Jr., Secretary