

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE NINTH DAY OF MARCH, NINETEEN HUNDRED AND NINETY THREE 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 Betzner
Mr. A. G. Bradshaw
Mr. Wallace Davis, Jr.
Mr. Martin Garrett
Ms. Victoria Gussman
Mr. John Hagee
Mr. Donald Hunt
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. R. Patrick Friel, Senior Planner
Mr. Trenton L. Funkhouser, Senior Planner
Mr. Jeffrey Mihelich, Planner
Mr. Wayland Bass, County Engineer

2. MINUTES

Upon a motion by Ms. McKenna, seconded by Mr. Betzner, the Minutes of the February 9, 1993 meeting were approved as presented by unanimous voice vote.

3. COMMITTEE REPORTS

a. Development Review Committee Report - Following a brief report by Mr. Garrett, upon a motion by Mr. Betzner, seconded by Ms. McKenna, the Development Review Committee Report was approved as presented by unanimous voice vote.

4. CASE NO. SUP-2-93. WILLIAMSBURG CROSSING MASTER PLAN AMENDMENT
CASE NO. SUP-3-93. WILLIAMSBURG CROSSING OUTDOOR CENTER OF
AMUSEMENT

Mr. Kuras informed the Commission that the applicant had requested deferral of these cases until the April 13, 1993 meeting.

Mr. Kuras opened the public hearing. The Planning Commission concurred with the staff's recommendation to continue the public hearing at the April 13, 1993 meeting.

5. CASE NO. AFD-2-86. CROAKER ADDITION/THOMAS BALLARD

Mr. Friel presented the staff report (appended) stating that Mr. Ballard had applied to add property to the previously approved Croaker Agricultural and Forestal District (AFD-2-86). Mr. Friel stated that on February 23, 1993, the AFD Advisory Committee recommended approval of the proposed addition with the restrictions stated in the staff report.

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

Mr. Hagee made a motion, seconded by Ms. McKenna, to accept the staff's recommendation of approval. On a roll call vote, the motion passed: AYE: Bradshaw, Garrett, McKenna, Davis, Hagee, Gussman, Betzner, Hunt, Kuras (9). NAY: (0).

6. CASE NO. SUP-30-92. C. LEWIS WALTRIP

Mr. Kuras informed the Commission that the applicant had requested deferral of this case until the April 13, 1993 meeting.

Mr. Kuras opened the public hearing. The Planning Commission concurred with the staff's recommendation to continue the public hearing at the April 13, 1993 meeting.

7. CASE NO. ZO-1-93. PRIVATE STREETS IN INDUSTRIAL AND BUSINESS PARKS
CASE NO. ZO-2-93. OFFICE USES REQUIRING A SPECIAL USE PERMIT

Mr. Mihelich presented the staff report (appended) for Zoning Ordinance amendments to allow private streets within qualifying industrial parks, and to eliminate the special use permit requirement for all office developments (including an exemption for office buildings within mixed use districts). Mr. Mihelich stated that the amendments could encourage additional economic development in James City County and could provide developers with additional flexibility. Mr. Mihelich further stated that staff recommended approval of the Zoning Ordinance amendments.

Mr. Kuras opened the public hearing.

Mr. William Brown, Busch Properties, Inc., stated support of the staff recommendations. Mr. Brown felt the flexibility offered in the amendments would be advantageous to the County and encourage economic development.

There being no further speakers, the public hearing was closed.

Mr. Garrett made a motion, seconded by Ms. Gussman, to accept the staff's recommendation of approval. On a roll call vote, the motion passed: AYE: Bradshaw, Garrett, McKenna, Davis, Hagee, Gussman, Betzner, Hunt, Kuras (9). NAY: (0).

8. OFF PREMISES DIRECTIONAL SIGNS

Mr. Sowers stated that a letter had been received from Mr. Norman Beatty of Colonial Williamsburg requesting that this issue be removed from the March 9 agenda. Mr. Beatty requested an opportunity for his staff to further study the staff report, and that the issue be returned to the Commission at a latter date. The Commission agreed with the request.

9. 1993 PREALLOCATION HEARING

Mr. Wayland Bass presented the staff report (appended) of primary roads for presentation to the Virginia Department of Transportation Preallocation Hearing on March 22 in Suffolk. Mr. Bass reviewed the primary road projects and stated that staff recommends approval of the primary roads paper for presentation to VDOT at the Preallocation Hearing.

Following a brief discussion, Ms. Gussman made a motion, seconded by Mr. Betzner, to accept the staff's recommendation of approval. The motion passed by unanimous voice vote.

Mr. Sowers stated that following the Allocation Hearing, staff would inform the Commission of the outcome in a reading file item.

10. FY94-98 CAPITAL IMPROVEMENT PROGRAM

Mr. Funkhouser presented the staff report (appended) regarding the Policy Committee's recommendations regarding the ranking of projects. Mr. Funkhouser stated that staff recommended that the Commission approve the comments and recommendations of the Policy Committee. Mr. Funkhouser further stated that the Commission should provide any additional comments or recommendations to Board. He also noted a letter had been received from Robin N. Farr.

Mr. Kuras opened the public hearing.

Ms. Corinne Garland of Child Development Resources spoke on the services available through its infant-parent program serving children with disabilities. CDR, a sub-agency of Colonial Services Board, has outgrown space on Centerville Road and is proposing a \$1.5 million building to be constructed with mostly private funds. Mr. Garland thanked the County for its support for this need which is provided by the County.

There being no further speakers, the public hearing was closed.

Ms. McKenna made a motion, seconded by Mr. Hunt, to recommend that the Board adopt the report as submitted. The motion was passed by unanimous voice vote.

11. PLANNING DIRECTOR'S REPORT

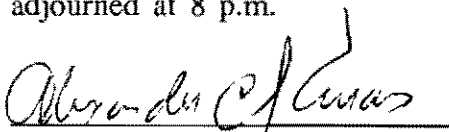
Mr. Sowers presented this report and reminded the Commission of the Regional Bikeway Plan public meetings.

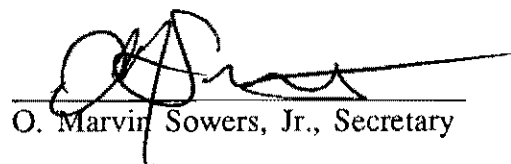
12. SETTING OF FUTURE MEETING DATES

Because of the anticipated heavy agenda at the April 13 meeting, the Commission approved meeting at 7 p.m. instead of 7:30 p.m.

13. ADJOURNMENT

There being no further business, the March 9, 1993 Planning Commission meeting adjourned at 8 p.m.


Alexander C. Kuras, Chairman
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O. Marvin Sowers, Jr., Secretary