

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE ELEVENTH DAY OF JANUARY, NINETEEN HUNDRED AND NINETY FOUR 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. Martin Garrett
Mr. John F. Hagee
Mr. Donald C. Hunt
Ms. Willafay McKenna

2. ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Mr. Jeffrey J. Mihelich, Senior Planner

Mr. Kuras introduced Mr. Jay H. Everson, appointed to represent the Powhatan District on the Planning Commission beginning February 1, 1994.

Mr. Garrett was reappointed to serve four years on the Planning Commission.

3. MINUTES

Upon a motion by Mr. Betzner, seconded by Ms. McKenna, the Minutes of the December 14, 1993 meeting were unanimously approved by voice vote.

4. DEVELOPMENT REVIEW COMMITTEE REPORT

Mr. Garrett presented this report. Mr. Garrett informed the Commission that because of a condition in the proffers of Case No. SP-133-93, the Marketplace and Food Pavilion, the committee debated a number of issues and compromises were made to which the developer agreed.

Upon a motion by Mr. Garrett, seconded by Ms. McKenna, the Development Review Committee Report was unanimously approved by voice vote.

5. CASE NO. SUP-32-93. GIRARD OLEXSON/ACCESSORY APARTMENT

Mr. Mihelich presented the staff report (appended) for a special use permit to allow the conversion of a portion of the ground level of the applicant's residence into a 450 square foot accessory apartment. Mr. Mihelich stated that staff recommended approval with the conditions detailed in the staff report.

Mr. Garrett questioned if the homeowners association had involvement with this proposal.

Mr. Mihelich responded that there is no active homeowners association in Canterbury Hills but that staff reviewed the restrictive covenants and this did not violate them.

Mr. Kuras questioned if there had been any inquiries from residents.

Mr. Mihelich responded that a citizen had visited the office whose only concern was the number of people who would be residing in the home.

Mr. Garrett questioned, if this case were approved, what would happen if a similar request was made for another subdivision and there is strong opposition; would the Commission be consistent in its action.

Mr. Mihelich responded that it would be up to the Planning Commission, but that an area of concern would be whether there was citizen objection, and a reason to make a decision on a case by case basis.

Following discussion, it was generally agreed that if Zoning Ordinance criteria and Comprehensive Plan standards were met, approval would be recommended. However, Mr. Sowers stated that the Commission has broad discretion to look beyond the standards and if there were valid reasons then it would be within the Commission's purview to recommend denial.

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

Mr. Garrett made a motion, seconded by Ms. McKenna, to accept the staff recommendation of approval. On a roll call vote, the motion passed: AYE, Betzner, Bradshaw, Garrett, Hagee, Hunt, McKenna, Kuras

6. PLANNING COMMISSION CONSIDERATIONS

A. Resolutions. Mr. Bradshaw praised Ms. Victoria Gussman and Mr. Wallace Davis for their outstanding service on the Planning Commission. Mr. Bradshaw made a motion, seconded by Mr. Kuras, to present Resolutions of appreciation to Ms. Gussman and Mr. Davis at the February Planning Commission meeting. The motion passed by unanimous voice vote.

B. Election of Officers: Appointment of Nominating Committee. Mr. Kuras requested that a Commissioner be nominated to the Leadership Committee in order to serve on the nominating committee for election of a chairman and vice chairman for 1994.

Mr. Hunt nominated Mr. Bradshaw. Ms. McKenna seconded the nomination.

Ms. McKenna made a motion to close the nominations which passed by unanimous voice vote.

Mr. Bradshaw was nominated by unanimous voice vote.

C. Status of Planning Activities. Mr. Sowers stated that the Planning staff and Development Management have been very involved in the last several months with projects involving development cases and a number of other projects. Mr. Sowers reviewed the more significant projects and activities which included:

- 1) An increase in rezoning, site plan and subdivision applications.
- 2) An increase in commercial site plans, including two large grocery stores, shopping centers, and additions to existing businesses.
- 3) An increase (200%) in information requests from marketing firms dealing in commercial development.
- 4) Pursuance of additional dollars and resources for transportation funding and bikeways, waterfront access park.
- 5) Greenways Master Plan jointly with Parks & Recreation and Historic Rivers Land Conservancy.

Mr. Sowers discussed future projects which included:

- 1) Additional funding for bikeways (phase II).
- 2) Project management for the construction phase for the canoe launch site.
- 3) Additional funding for roadway construction, particularly Route 199 and Route 60.
- 4) Pursuance of a third interchange on I-64.
- 5) Capital Improvement Program.
- 6) Annual review of the Comprehensive Plan.
- 7) Regional study with York County and City of Williamsburg to establish uniformity in handling archaeological problems.
- 8) Design Guidelines following direction from Planning Commission.
- 9) Geographic Information System.

Mr. Sowers stated that it was expected that development would continue fairly strong through 1994 including expansion of existing subdivisions. Also, the completion of a major sewer trunk line up to Stonehouse which will encourage the development of subdivisions. Mr. Sowers stated that there is a continuing increase in timeshares and interest in industrial development in the upper end of the county.

Mr. Betzner complimented the staff on their pursuance of grants for roadway and other projects. Mr. Betzner questioned if staff had looked at ways to speed up the review process.

Mr. Sowers responded that staff was working on this.

7. PLANNING DIRECTOR'S REPORT

Mr. Sowers stated that the Virginia Citizens Planning Association meeting will be hosted in Williamsburg October 9 - 11, 1994.


Mr. Sowers announced that Jeffrey Mihelich has accepted the position of Planning Director of the City of Poquoson and would be leaving the county in February.

8. ADJOURNMENT

There being no further business, the January 11, 1994 Planning Commission meeting adjourned at 8:05 p.m.



Alexander C. Kuras, Chairman



O. Marvin Sowers, Jr., Secretary