

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, HELD ON THE EIGHTH DAY OF MARCH, NINETEEN HUNDRED AND NINETY FOUR AT 7:30 P.M. IN THE COUNTY GOVERN 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. Jay H. Everson  
Mr. Martin Garrett  
Mr. John F. Hagee  
Mr. Donald C. 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  
Ms. Elizabeth R. Friel, Senior Planner

2. MINUTES

Upon a motion by Ms. McKenna, seconded by Mr. Betzner, the Minutes of the February 8, 1994 meeting were unanimously approved by voice vote.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

Mr. Garrett presented this report stating that action was deferred on Case No. SP-15-94, Design Master Associates, to allow the applicant and staff additional time to discuss landscape issues. At a brief meeting held prior to this meeting an agreement was reached regarding this matter.

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

4. INTRODUCTION OF NEW STAFF MEMBER

Mr. Sowers introduced Matt Maxwell who joined the Planning staff in February.

5. CASE NO. SUP-1-94. POWHATAN CREEK SMALL BOAT ACCESS

Mr. Sowers presented the staff report (appended) for a special use permit for a hand carried boat launching facility located on Jamestown Road on Powhatan Creek. Mr. Sowers stated that the Development Review Committee had reviewed this application on two occasions for parking regulations. Mr. Sowers further stated that staff recommended approval with the conditions detailed in the staff report.

Mr. Kuras pointed out that during the Comprehensive Plan development process an important item was access to water, and this project will provide an access at minimal expense to the County.

Mr. Sowers stated that volunteers from Scouts, Department of Environmental Quality, and others, may help construct the facility.

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's recommendation of approval. On a roll call vote, the motion passed: AYE: Betzner, Bradshaw, Garrett, Hagee, Hunt, McKenna, Everson, Kuras (8). NAY: (0).

6. POLICY COMMITTEE'S RANKINGS OF FY95-99 CAPITAL IMPROVEMENTS PROGRAM REQUESTS

Ms. Friel presented the staff report (appended) for proposed rankings for FY95-99 for the Capital Improvements Program (CIP), briefly describing the ranking system and the projects. Ms. Friel stated that staff and the Policy Committee recommended that the full Planning Commission forward a recommendation of approval to the Board of Supervisors for the Capital Improvement Program rankings as summarized in the report.

Mr. Hagee inquired about the County's contributions to nonprofit organizations such as Williamsburg Community Hospital and Child Development Resources.

Mr. Horne assured Mr. Hagee that the Board has indicated to both organizations that the County is committed to support the fund drives they've undertaken.

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

Ms. McKenna made a motion, seconded by Mr. Garrett, to recommend approval to the Board of Supervisors of the Capital Improvements Program rankings. On a roll call vote, the motion passed: AYE: Betzner, Bradshaw, Garrett, Hagee, Hunt, McKenna, Everson, Kuras (8). NAY: (0).

7. MARRIOTT'S MANOR CLUB AT FORD'S COLONY

Ms. Friel presented the staff report (appended) stating that this case was deferred at the Commission's February meeting to allow Commissioners an opportunity to view the proposed sign's location in the field. Ms. Friel stated that the applicant proposes to downsize the sign face to ten square feet (20 square feet as stated in the report includes the monument on which the sign is placed) and the sign will read Marriott's (not Williamsburg) Manor Club at Ford's Colony. Ms. Friel further stated that staff continues to recommend approval of this request as permitted by the Zoning Ordinance for planned communities. Also, staff feels that this approval would not set a precedent and that the situation is unique as the Marriott development is a separate and distinct business located on private roads, it is more than a mile from the nearest public right-of-way, and is the type of use that will attract a population unfamiliar with the area.

Ms. McKenna made a motion, seconded by Mr. Hagee, to accept the staff's recommendation of approval. The motion passed by unanimous voice vote.

8. 1994 PREALLOCATION HEARING

Mr. Horne presented the staff report (appended) stating that the preallocation hearing is the priority setting process for primary and interstate highways such as Route 199, Route 5, Interstate 64 and the larger roads in the County.

Mr. Horne explained that unlike the process for secondary roads the County does not receive an allocation from the State but must go to a hearing and essentially lobby and compete against other primary and interstate projects in the Suffolk District. Mr. Horne reviewed the priorities recommended by staff and stated that staff recommended that the County continue to keep the construction of Route 199 as its highest priority which involves a full four lane facility including the widening of the existing section.

Mr. Horne stated that the second priority would be the design and construction of the Grove Interchange on I-64 as programmed in the adopted FY94-99 Six Year Improvement Plan. Mr. Horne identified the Grove Interchange as a very expensive project which had been on the Six Year Plan previously and dropped. Mr. Horne stated that he would recommend to the Board that the County in its presentations put more emphasis on the Grove Interchange than it has in the past as it is a very important project not only for the tourism industry but for the County's economic development efforts.

Mr. Horne further stated that the third listed improvement is the design of an alternate alignment of Pocahontas Trail in the Grove community between the Anheuser-Busch access road and the Newport News city limits. This, too, is a crucial project to economic development.

Mr. Horne stated that the next road priority is improvement to Pocahontas Trail between the Grove area and the City of Newport News with improvement of six intersections on Pocahontas Trail by adding turn lanes to improve vehicular access and traffic flow and to reduce the potential for traffic accidents.

Mr. Horne stated that staff recommended approval of the submitted primary roads paper for presentation to VDOT at the 1994 Preallocation Hearing.

Following a brief discussion, the Commission unanimously approved by voice vote the motion for approval of the primary roads to be submitted for presentation to VDOT at the 1994 Preallocation Hearing.

#### 9. BYLAWS AMENDMENTS

Mr. Sowers presented the staff report (appended) and briefly explained the changes involving the number of members on the Commission and some housekeeping matters.

Mr. Garrett made a motion, seconded by Ms. McKenna, to accept the staff's recommendation of approval. The motion passed by unanimous voice vote.

#### 10. PLANNING DIRECTOR'S REPORT

Mr. Sowers presented the staff report (appended). Mr. Sowers stated that per the Commission's request at the February meeting, staff had written to VDOT regarding the possible removal or buffering of the chain link fence along Route 199 between Brookwood Drive and Route 5. Mr. Sowers will inform the Commission when a response is received from VDOT.

Mr. Sowers also stated that staff had requested that the Virginia Department of Conservation and Recreation consider the inclusion of the Chickahominy River in the Scenic Rivers Program. Mr. Sowers stated that a presentation will be made to the Commission in April.

Mr. Sowers stated that the Jack L. Massie Contractor special use permit and rezoning will be on the agenda in April.

Mr. Garrett suggested that the Commission view the Massie proposal as a land use issue.

Mr. Bradshaw suggested a site visit of the Massie property. A visit was scheduled for March 25 at 4 p.m. at the site.

#### 11. OTHER MATTERS

Mr. Hagee suggested the planting of clustering pines at the County Recreation Center to enhance its appearance.

Mr. Sowers stated that with the passage of bonds for the Recreation Center that the Planning Division would receive a site plan which would present an opportunity for landscaping of the site. Also there is the possibility of a grant to partially cover expenses should it be necessary.

Mr. Everson express concern regarding the Capital Improvement Program rating system process.

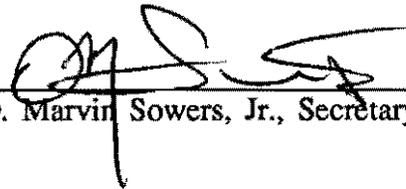
Ms. McKenna stated that if there was a strong feeling that the rating scale should be adjusted then it could be reviewed.

Mr. Sowers suggested that the appropriate time to change the ranking system would be next year, when the CIP is again considered, if the Policy Committee chooses to do so.

12. ADJOURNMENT

There being no further business, the March 8, 1994 Planning Commission meeting adjourned at approximately 8:40 p.m.

  
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Alexander C. Kuras, Chairman

  
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O. Marvin Sowers, Jr., Secretary