

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE THIRTEENTH DAY OF DECEMBER, 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. A. G. Bradshaw
Mr. Martin Garrett
Mr. John F. Hagee
Mr. Raymond L. Betzner
Mr. Donald C. Hunt
Mr. Jay H. Everson

2. ALSO PRESENT

Mr. O. Marvin Sowers, Jr., Director of Planning
Mr. John T. P. Horne, Manager of Development Management
Mr. Trenton L. Funkhouser, Senior Planner
Mr. Matthew Maxwell, Planner
Mr. Gary A. Pleskac, Planner

3. MINUTES

Upon a motion by Mr. Betzner, seconded by Mr. Garrett, the Minutes of the November 8, 1994 Planning Commission meeting were approved by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE REPORT

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

4. CASE NO. SUP-33-94. HRSD BIOSOLIDS COMPOSTING FACILITY

Mr. Funkhouser presented the staff report (appended) for the construction of a biosolids composting facility. Mr. Funkhouser stated that staff concurs with the request of the applicant, Mr. Vernon M. Geddy, III on behalf of HRSD, to defer this case until the January 10, 1995 meeting.

Mr. Kuras opened the public hearing. There being no speakers, with the Commission's concurrence, the public hearing was continued to the January 10, 1995 meeting.

5. CASE NO. Z-2-94 AND CASE NO. SO-1-94. ORDINANCE AMENDMENTS/YARD AREAS AND SUBDIVISION TOPOGRAPHY

Mr. Maxwell presented the staff report (appended) stating that staff was not prepared to go forward with a recommendation on the issues initially raised by the Board of Supervisors. Therefore staff asked that the Commission defer this case indefinitely in order to give the Board of Supervisors an opportunity to review the issues and decide whether to proceed towards an appropriate course of action.

Mr. Kuras opened the public hearing. There being no speakers the public hearing was closed. The case will be readvertised based upon the Board's decision to proceed.

6. CASE NO. Z-9-94. WHITE FARM REZONING

Mr. Pleskac presented the staff report (appended) for the rezoning of approximately 72 acres from R-8, Rural Residential, to R-2, General Residential, for the purpose of constructing a maximum of 115 single family detached homes. Mr. Pleskac informed the Commission that revised proffers received on December 7 did not permit staff adequate time for review. Therefore staff asked that the Commission defer this case until the January 10, 1995 meeting.

A discussion followed regarding the advisability of one or two entrances, turn lanes, the wetlands problem, and the proposed density of the site.

Mr. Kuras opened the public hearing.

Mr. David Holland on behalf of Richmond Homes Development, Inc. stated that the applicant does not agree with deferral of this case. Mr. Holland further stated that the contract was for approximately 72 acres only, and that the latest set of proffers answer all of staff's concerns. The Commission was informed that about 100 homes would be built on 30-35 acres of developable land.

Mr. Wayne Mayton, engineer with Richmond Development, Inc., and the Commissioners, briefly discussed the property: the beaver dam, elevations, wetlands, density, and drainage.

Mr. Pleskac stated that a meeting would be scheduled with Mr. Robert Martinko of Richmond Homes Development, Inc., and other appropriate individuals, to review the proffers in depth in order to resolve issues.

In general, the Commissioners expressed concern regarding the development of this site.

Mr. Sowers clarified staff's intent to present at the January meeting proffers which are acceptable to staff and the applicant in regard to an adequately drained development as well as resolution of the other concerns in the staff report.

Also discussed was the role of the Planning Commission in determining to what extent a property owner should be allowed to develop his property.

Mr. Hagee made a motion seconded by Mr. Garrett to defer this case to the January 10, 1995 meeting. On a roll call vote the motion passed: AYE: Bradshaw, Garrett, Hagee, Betzner, Hunt, Everson, Kuras (7). NAY: (0).

7. CHICKAHOMINY RIVER WATER SHED PROJECT PRESENTATION

Ms. Tamara Vance of the U.S. Fish and Wildlife Service presented a slide presentation on this project and distributed a brief explanation of the project (appended).

8. RESOLUTION OF APPRECIATION

Mr. A. G. Bradshaw was honored with a Resolution of Appreciation (appended) for his service on the Planning Commission since 1956. Mr. Bradshaw was highly praised for his considerable contributions to the Planning Commission.

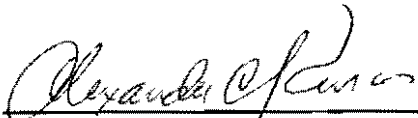
It was announced that a dinner would be held in Mr. Bradshaw's honor at the Airport Restaurant on January 17th at 6:30 p.m.

9. PLANNING DIRECTOR'S REPORT

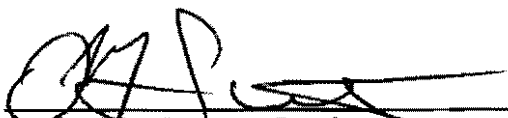
The Planning Director's Report was accepted.

10. ADJOURNMENT

There being no further business, the December 13, 1994 Planning Commission meeting adjourned at 9:05 p.m.



Alexander C. Kuras, Chairman



O. Marvin Sowers, Jr., Secretary