



MEMORANDUM

Date: July 2, 2015
To: Records Management
From: The Planning Commission
Subject: Planning Commission Minutes: 03/15/1995

The following minutes for the Planning Commission of James City County dated 03/15/1995 are missing an approval date and were either never voted on or never presented for approval in the year surrounding these meetings.

These minutes, to the best of my knowledge, are the official minutes for the 03/15/1995, Planning Commission meeting.

They were APPROVED by the current Planning Commission at the July 1, 2015 meeting.

Please accept these minutes as the official record for 03/15/1995.

Robin Bledsoe
Chair

Paul Holt
Secretary

AT A RECONVENED MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE FIFTEENTH DAY OF MARCH, NINETEEN HUNDRED AND NINETY-FIVE AT 3:00 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
Ms. Willafay McKenna
Mr. Martin Garrett
Mr. John F. Hagee
Mr. Raymond L. Betzner
Mr. Donald C. Hunt
Mr. Jay H. Everson

ALSO PRESENT

Mr. O. Marvin Sowers, Jr.
Mr. Gary A. Pleskac, Planner
Mr. Leo P. Rogers, Assistant County Attorney

2. Case No. SUP-8-95. Williamsburg Montessori School

Mr. Pleskac presented the staff report (appended) for a special use permit to allow classroom expansion for the existing Williamsburg Montessori School at 4214 Longhill Road. Mr. Pleskac stated that staff recommended approval with the conditions detailed in the staff report.

Mr. Everson questioned what would happen if Mr. C. E. Lewis or Mr. Ron Piland, joint owners of Lynnette Drive, decided not to maintain the road.

Mr. Sowers responded that since it is a subdivision plat notation it would be a civil matter for enforcement; however, under the special use permit, there is a proposed special use permit condition that the County would be involved in enforcement and that it would be the school's responsibility to maintain a portion of the road.

Mr. Kuras opened the public hearing.

Mr. John Farley, Chairman of the Montessori Board, introduced Ms. Carlotta P. Cundari, the school's administrator; Mr. C. E. Lewis and Mr. Ron Piland, and Mr. Arch Marston with AES Engineering. Mr. Farley stated that he had no objections or exceptions to the report and that he is prepared to meet the staff recommendations.

In response to questions, Mr. Farley stated the following: the children would not cross Lynnette Drive; the children would be using the recreation facilities behind the school; playground equipment would be installed behind the duplex; and, of the seven parking spaces required, only two or three spaces would be occupied during the day.

Mr. Gilbert Bartlett, representing Mr. and Mrs. Charles E. Lewis, introduced Mrs. Lewis who presented a history of her family's ownership of the property relative to the school. Mrs. Lewis stated concern regarding the three duplexes they own, two of which are directly behind the playground and the other across from the proposed expansion. Mrs. Lewis stated that the duplexes provide income presently and also for their retirement years. Mrs. Lewis expressed concern that should the school expand they would have difficulty renting the end unit because a playground was installed after the duplexes were built, cars would be ingressing and egressing, and there would be additional playground and increased noise. Mrs. Lewis felt it would be impossible for two cars to pass on Lynnette Drive. Mrs. Lewis also felt that when Lynnette Drive is used for after school activities it would be impossible for passage of an emergency vehicle.

Mrs. Lewis informed the Commission that the 3000 sq. ft. store adjacent to the school would be vacant as of June 1, 1995 and suggested the building as an alternative.

In response to Mr. Hagee's inquiry, Mrs. Lewis stated that there is no landscaping behind her duplexes separating them from the school area. Mrs. Lewis felt that a fence or landscaping would take away the view but not the noise; however, she did acknowledge that it would be an improvement.

Mr. Farley stated that he did not know until the day before that the store was available and had not had an opportunity to investigate the possibility as an alternative.

Mr. Bartlett related the development of Warhill Tract to increased future traffic on Longhill Road and to Montessori School, in particular. Mr. Bartlett was concerned about the parking on Lynnette Drive for both the arrival and departure of students and for after school activities, as well as the passage of emergency vehicles. Mr. Bartlett was also concerned about the difficulty of entering Longhill Road and the lighting being intrusive. Mr. Bartlett felt the vacant store was an alternative.

Mr. Farley stated that he was comfortable that there was access for emergency vehicles and with restricting or eliminating parent parking on Lynnette Drive.

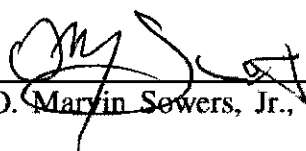
Following a brief discussion regarding the concerns expressed, Mr. Garrett made a motion, seconded by Ms. McKenna, to defer action until April 11, 1995, with the public hearing remaining open.

3. ADJOURNMENT

There being no further business, the reconvened meeting of the March 14, 1995 Planning Commission meeting adjourned at 3:50 p.m.



Alexander C. Kuras, Chairman



O. Marvin Sowers, Jr., Secretary