

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SEVENTH DAY OF FEBRUARY, TWO THOUSAND AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

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| 1. <u>ROLL CALL</u><br>Martin Garrett, Chair<br>John Hagee<br>Don Hunt<br>Wilford Kale<br>Willafay McKenna<br>A. Joe Poole III<br>Peggy Wildman | <u>ALSO PRESENT</u><br>Marvin Sowers, Director of Planning<br>Leo Rogers, Deputy County Attorney<br>Paul Holt, Senior Planner<br>Christopher Johnson |
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2.     ANNUAL ORGANIZATION/ELECTION OF OFFICERS

Marvin Sowers stated this was the Commissions' Annual Organization Meeting where they elect a Chair and Vice Chair person and then appoint committee members to the Development Review Committee and Policy Committee. Marvin Sowers called for nominations for the position of Chair person. Willafay McKenna stated the Nominating Committee had met and proposed the following: Martin Garrett to serve as Chair and Joe Poole to serve as Vice Chair of the Planning Commission. There being no further nominations, Willafay McKenna moved the nominations be closed, seconded by Wilford Kale. In a unanimous voice vote, the Commission moved to approve the officers as presented by Willafay McKenna.

Martin Garrett proceeded to make appointments to the committees and asked Willafay McKenna to again serve as Chair of the Policy Committee with Joe Poole, Wilford Kale, and Don Hunt serving on the committee. He asked John Hagee to serve as Chair for the DRC with Peggy Wildman, Joe Poole, and himself also serving on the committee.

3.     MINUTES

Upon a motion by Joe Poole, seconded by Don Hunt, the minutes of the January 5, 2000 meeting were approved by unanimous voice vote.

4.     POLICY COMMITTEE

Willafay McKenna reported that the Policy Committee met on February 7 to discuss the broad issue of Home-based Businesses and stated the committee would reconvene at another date to continue their discussion.

5.     DEVELOPMENT REVIEW COMMITTEE

John Hagee presented the DRC report stating there were seven non-controversial cases presented on February 2, 2000. He added that the committee would be hearing one more case tonight, which he had to abstain from participating in due to a conflict of interest. He requested that the Commission vote on the DRC report after the additional case had been heard and asked if anyone had any questions.

Martin Garrett stated the Commission would now continue with the remainder of its agenda and then recess in order to allow the DRC to meet. He added that there were actually two cases that the DRC needed to discuss and after the recess, the Commission would reconvene to vote in the DRC report.

6. CASE NO. SUP-30-99. WELLINGTON PUMP STATION

Paul Holt presented the staff report stating that on January 25, 2000 the Board of Supervisors deferred action on the pending Mirror Lake Estates zoning issues until February 8, 2000. He stated staff continued to find the current proposal for the pump station integral to the proposed Wellington subdivision plans. Staff recommended the Planning Commission recommend approval of this case, subject to the Board not changing the zoning of the land in such a way as to significantly change the current development proposal. But, If the Board should change the zoning of the land, staff recommended the Planning Commission deny this case.

Martin Garrett opened the public hearing. There being no speakers, the public hearing was closed.

Wilford Kale asked Leo Rogers if the Planning Commission could make a recommendation of approval subject to the action of the Board of Supervisors.

Leo Rogers stated the Commission could make that type of recommendation.

Willafay McKenna made a motion, seconded by Wilford Kale, to recommend approval subject to the present zoning and if the zoning changed, the approval would be denied.

In a roll call vote, motion was approved (7-0). AYE: McKenna, Hagee, Hunt, Kale, Poole, Wildman, Garrett, (7); NAY: (0).

7. PLANNING DIRECTOR'S REPORT

Marvin Sowers noted an item in the reading file regarding a request from the Ford's Colony Homeowner's Association to reduce the speed limit on a portion of News Road. He stated the Commission had handled these types of requests in the past by asking staff to write a letter to the Board of Supervisors asking them to put the issue before VDOT.

The Commission discussed this request and Joe Poole recommended that the Commission contact VDOT of their concern. The Commission also discussed the speed limit on a portion of Route 5 and requested that a letter be sent asking if a traffic study had or would be conducted for that area and if the speed limit would be increased once the Jamestown Road bridge was completed.

The Planning Commission recessed in order for the DRC to reconvene its meeting of February 2, 2000.

8. DEVELOPMENT REVIEW COMMITTEE - UPDATED REPORT

John Hagee stated the DRC had reviewed two site plans. The Busch Corporate Center was recommended for approval subject to the review of the landscape plan with staff, a citizen who had some concerns, and members of the DRC. The Strawberry Plains Center involved encroachment within the buffer area. He stated the DRC felt that enhanced landscaping would make this a better project and the required BMP would be hidden behind the sound wall on Rt. 199 and the committee recommended approval of the case.

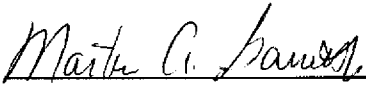
Martin Garrett made a motion, seconded by Willafay McKenna, to approve the DRC report. In a unanimous voice vote, motion passed.


Martin Garrett stated that Alex Kuras had sent him a note asking him to tell the members of the Commission and staff that he appreciated all their comments made during the last Planning Commission meeting he served on.

Joe Poole asked the Commission also to communicate to Matthew Maxwell, who was no longer with the County, their appreciation for his good work and to wish him well in his new endeavor.

Martin Garrett requested that a letter be drawn up for his signature.

There being no further business, the February 7, 2000 Planning Commission adjourned at approximately 8:00 pm.

  
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Martin A. Garrett, Chair

  
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O. Marvin Sowers, Jr. Secretary