

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SECOND DAY OF OCTOBER, 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>Don Hunt<br>Wilford Kale*<br>Willafay McKenna<br>A. Joe Poole III<br>Peggy Wildman | <u>ALSO PRESENT</u><br>John T. P. Horne, Development Manager<br>Marvin Sowers, Director of Planning<br>Leo Rogers, Deputy County Attorney<br>Andrew Herrick, Assistant County Attorney<br>Jill Schmidle, Senior Planner<br>Karen Drake, Planner |
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\*Mr. Kale arrived in time to participate in Case No. AFD-4-86

2.     MINUTES

Upon a motion by Willafay McKenna, seconded by Joe Poole, the minutes of the September 6, 2000 were approved by unanimous voice vote.

3.     DEVELOPMENT REVIEW COMMITTEE

Joe Poole presented the DRC report stating that there were seven cases presented at the September 27 meeting. He stated that there were two cases involving request for waivers to sidewalks in residential subdivisions. The request for Powhatan Secondary, Phase 7-A, was granted approval and the request for Scott's Pond, Section II, was denied because there was sufficient need for sidewalks in that phase of the subdivision. He stated that the applicant withdrew the Kingswood Pool "Bubble" application. He stated that the Tequila Rose Mexican Restaurant request for a setback reduction was granted. He said there were two cases from Parks and Recreation that were approved and Section Five of Williamsburg Plantation was approved with enhanced landscaping.

Willafay McKenna made a motion, seconded by Peggy Wildman, to approve the DRC Report. In a unanimous voice vote, motion passed.

4.     CASE NO. Z-3-00 IRONBOUND VILLAGE

Karen Drake presented the staff report stating that the proffer policy requires that proffers, in final form and signed, must be submitted twenty-one days in advance of the Planning Commission meeting. Since the proffers were not submitted in their proper form, staff recommended that the hearing be deferred until the November 6, 2000 meeting.

Martin Garrett opened the public hearing.

Joe Poole asked that Karen Drake make sure there was a public hearing notice sign on the property.

There being no speakers, the Commission agreed to defer this case until its meeting of November 6, 2000, and the public hearing remained open.

5. CASE NO. SUP-21-00. KING OF GLORY LUTHERAN CHURCH

Jill Schmidle presented the staff report stating Matt Burton, on behalf of King of Glory Lutheran Church, had applied for a special use permit to allow the construction of approximately 16,059 square feet of additions to the existing King of Glory Lutheran Church located at 4897 Longhill Road. The proposed additions will include a 10,843 square foot fellowship hall and a 5,216 square foot classroom addition. At the time it was originally constructed, a house of worship was a permitted use in the R-2, General Residential, zoning district. Currently a house of worship requires a SUP in the R-2 district. She stated that staff found that the proposed additions were compatible with the surrounding zoning and development and consistent with the Comprehensive Plan. Staff recommended the Planning Commission recommend approval of this proposal with the conditions listed in the staff report.

Martin Garrett opened the public hearing.

Matt Burton from DJG Engineering, representing the applicant for this project, stated that he would be happy to answer any questions from the Planning Commission.

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

Willafay McKenna made a motion, seconded by Don Hunt, to approve this application.

In a roll call vote, the motion passed (5-0). AYE: McKenna, Hunt, Poole, Wildman, Garrett (5); NAY: (0).

6. CASE NO. AFD-4-86. PATES NECK AGRICULTURAL AND FORRESTAL DISTRICT.

Karen Drake presented the staff report stating that the Pates Neck (AFD) was due to expire on November 17, 2000. As required by State Code, the County must review an established AFD prior to its expiration and during this review, the district must be continued, modified, or terminated. The Pates Neck AFD consists of approximately 624 acres and is generally located south of Little Creek Dam Road and east of Menzel's Road. A portion of the property within this AFD fronts on Little Creek Dam Road. A six-year approval would be consistent with prior action and would allow for the re-evaluation of the district for consistency with possible policy changes and Comprehensive Plan revisions. Staff recommended renewal of the district for a period of six years with conditions listed in the report. On September 25, 2000, the AFD Advisory Committee recommended approval for renewal by a vote of 7-0.

Martin Garrett opened the public hearing.

Jim Daniels offered to answer any questions.

There being no further speakers, the public hearing was closed.

Joe Poole made a motion, seconded by Martin Garrett, to approve AFD-4-86.

In a roll call vote, the motion passed (6-0). AYE: McKenna, Hunt, Kale, Poole, Wildman, Garrett (6); NAY: (0).

7. PLANNING DIRECTOR'S REPORT

Marvin Sowers presented the Planning Director's Report contained in the Commission packet and asked is there were any questions.

Joe Poole asked about SUP-18-99 Olde Towne Road Timeshares; he wanted to know when and if that SUP was going to come back to the Planning Commission.

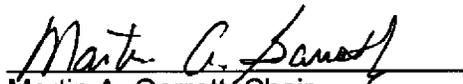
Marvin Sowers stated that the applicants were still considering their options and it may come back to the Planning Commission or go yo the Board of Supervisors depending on what the applicant decides.

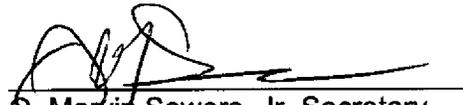
Peggy Wildman asked if there was a limit on how long a deferral could continue?

Marvin Sowers stated it has been County policy that there be no limit when a deferral was requested by an applicant.

8. ADJOURNMENT

There being no further business, Martin Garrett recessed the hearing until 9:00 a.m. on October 6, 2000.

  
Martin A. Garrett, Chair

  
Q. Marvin Sowers, Jr. Secretary