

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

1. ROLL CALL

Martin Garrett, Chair  
John Hagee  
Don Hunt  
Wilford Kale  
Willafay McKenna  
A. Joe Poole III  
Peggy Wildman

ALSO PRESENT

John T. P. Horne, Development Manager  
Marvin Sowers, Director of Planning  
Andrew Herrick, Assistant County Attorney  
Karen Drake, Planner  
Ben Thompson, Planner

2. MINUTES

Upon a motion by Willafay McKenna, seconded by John Hagee, the minutes of the October 2, 2000, meeting were approved by unanimous voice vote.

Upon a motion by Joe Poole, seconded by Willafay McKenna, the minutes of the October 6, 2000, Board of Supervisors and Planning Commission special meeting were approved by unanimous voice vote.

3. DEVELOPMENT REVIEW COMMITTEE

John Hagee gave the DRC report stating there were six cases presented at the November 1 meeting, one of which was withdrawn by the applicant. He stated the applicant for Ewell Station requested a yard setback reduction within an internal property line in order to relocate a dumpster; the James City County District Park was reviewed for the entrance road and restrooms because they were not shown on the Comprehensive Plan; the applicant for Williamsburg Crossing requested a waiver of side yard building setback on an existing structure; the applicant for the Crown Landing Apartments requested a waiver from the minimum required number of parking spaces; and the applicant for Ironbound Village requested a modification of the 50' perimeter setback along Magazine Road. John Hagee stated that the DRC recommend approval for all five cases.

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 the applicant applied to rezone approximately 7.75 acres from R-2, General Residential, to MU, Mixed Use, to allow for a multi-faceted infill development located on Ironbound and Magazine Roads to include 23 single-family homes, seven townhouses and three office buildings with four apartments located above the buildings. She stated that while the property was designated low-density residential, the affordable housing aspect of this proposal and the additional proffers mitigated the negative impacts of the higher density development. Staff recommended that the Commission approve this rezoning application.

Wilford Kale asked if the road expansion and proposed bike trail on Ironbound Road would come out of the 50' buffer setback of the proposed site.

Karen Drake stated the current plan developed by Crossroads and presented to VDOT showed that the road right-of-way would be widened to approximately 110 feet, a difference of 30 feet from the existing right-of-way. She stated at this point it was undetermined which side of the road the extra 30 feet would come from but under a worst case scenario, all right-of-way could come from the proposed site which would leave a 20 foot buffer.

John Horne stated Karen Drake was accurate when she stated they did not know what side of the road would be affected. He said there was a conceptual design that had not been tested from an engineering point of view and that there were some right-of-way issues on the other side of the road where there were existing businesses.

Wilford Kale's concern was that the bulk of the frontage along Ironbound Road was not residential and felt if the 30 feet were taken from the 50 foot buffer, leaving 20 feet, then there would be no buffer just a decorated landscape area.

Joe Poole asked if the City of Williamsburg reviewed and commented on this proposal.

Karen Drake said she sent a copy of the plan to the City and stated they felt the proposal complimented what they were tentatively thinking about for the Wales Subdivision.

Martin Garrett opened the public hearing.

Vernon Geddy, III representing the applicant, Robert Turlington, introduced James Peters of AES Engineering Consultants and Jay Epstein of Gabriel Enterprises. He thanked both the Planning staff and the Community Development staff for their hard work with the applicant on this project. He stated that with the cooperation of the staff, applicant, and neighbors they had come up with a creative, economically sound, esthetically attractive plan that provided a true mixed use of affordable housing. He stated the applicant agreed with the staff report and asked that the Commission recommend approval.

Jay Epstein, the home builder for this project, gave a brief history of his company and made a presentation on the construction of the homes which would provide for an environmentally friendly, durable, and low-energy consumption for it occupants of the proposed project.

William Jones, representing the Ironbound Square neighborhood, stated this proposal was presented to their community and two issues had come up in which the neighborhood asked him to speak on. One was that the neighbors wanted to be a part of this project and not be separated by a buffer area. The other was the recreation area. Many neighbors requested that there be an area provided for toddlers. He stated that the community was satisfied with the meetings of the developer and the project itself.

Angela Dennis of 209 Alisa Drive had concern about the buffer area and stated their neighborhood goal was to unite with the neighbors that would be living beside them. She commented on the development of Chambrel and how a berm and fence were placed to separate the two communities. She said the community looked at this project as a positive and not a negative and stated they spoke with the developer regarding the buffer on Magazine Road.

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

Willafay McKenna stated she was pleased to see the information handed out by the builder in order to give the Commission an opportunity to see quality affordable housing. She made a recommendation of approval with the elimination of any buffer area between the two neighborhoods. She commented that in the buffer policy they did have the ability to adjust for

commercial but with the amenities that this project was providing the Commission should not be deterred by the possibility of a 20 foot buffer area along Ironbound Road.

Martin Garrett stated the County had a good buffer system, particularly on the community character corridors, and said the community had room for both types of buffer areas. He felt what was being offered by the developer would be beneficial to the community.

John Hagee asked how this type of development would be reviewed since it was not part of the Casey New Town project.

Marvin Sowers stated that this type of proposal, since it was not a part of New Town, was reviewed by staff on a case by case basis in accordance with the proffers. He said that such proposals would also be reviewed by the New Town Design Review Board.

John Hagee asked how staff interpreted what the applicable guidelines were and asked if these type of proposals could go through the same process.

Marvin Sowers stated that this project, like several on Monticello Avenue that are not actually in the New Town master plan, would be reviewed by the Design Review Board for an advisory recommendation and a combination of the proffers and New Town conditions would be used as standards.

Don Hunt stated that lighting had not been discussed and asked what would be required regarding street lights.

James Peters of AES said they did not specifically address street lighting on the plans but said they would be held to the standards of the County regarding both street lights and lighting for the commercial area.

Joe Poole seconded the motion of Willafay McKenna citing the merits of the application of affordable housing and stated he was supportive of the application especially with the proffers presented by the applicant.

Peggy Wildman was supportive of this application and was encouraged to see that the residents of Ironbound Square also expressed their approval.

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

## 5. ANNUAL REPORT

Martin Garrett stated the Commission had received copies of the annual report and said that staff did an excellent job. He asked if anyone had any comments.

John Hagee said that in reviewing the cases, it appeared there were only two residential cases since that last annual report and asked if that was correct.

Marvin Sowers stated at this time he could not verify that, but he did state there had been very few residential cases submitted to the department for rezoning. He noted one case had just recently been filed for a large development off of Richmond Road and two or three other potential rezonings are also currently under consideration.

Joe Poole made a motion, seconded by Willafay McKenna, to approve the annual report. In a unanimous voice vote, motion passed.

6. SIX-YEAR SECONDARY ROAD PLAN.

Ben Thompson presented the staff report stating that each year the Virginia Department of Transportation (VDOT) requests the County to review its secondary roads and make recommendations on the priority for allocation of state funds to those roads with the greatest need for improvement. Staff recommended the Planning Commission forward a recommendation of approval as outlined in the staff report.

Willafay McKenna asked why anything would be done on Ironbound Road since it was no longer a through road.

Ben Thompson stated this was due to the traffic counts as well as the necessary improvements to make a smoother transition from the four lane improvement on the Longhill Connector Road.

Willafay McKenna stated she was speaking of the Ironbound Road from the light at Strawberry Plains Road down to Virginia Power.

John Horne stated that was purely the transition going back down from four lanes to two lanes after coming through the intersection and the improvements would not go all the way to Virginia Power.

John Hagee felt that the area between Mid-County Park to Route 5 on Ironbound Road was more pressing to go to four-lanes than items A and B and asked if there was a reason why the other two had a higher priority.

Ben Thompson said that road was chosen from last year's plan which was not shown as a high priority and not much had changed in the area. Staff felt the demand was not there for improvement.

Marvin Sowers stated that staff hoped that section of Ironbound Road would drop or at least stabilize with the opening the Monticello Avenue in 2001 and four laning could be avoided.

John Hagee asked what the priority was for the other two roads?

Marvin Sowers stated those sections of Ironbound Road and Longhill Connector were in the pipeline before Rt. 199 opened and the numbers for 2000 as compared to 1999 have decreased but it was staff's expectation that with the development of New Town that those numbers would rise quite drastically giving them a high priority.

John Hagee asked what roads were actually under construction at this time.

Marvin Sowers stated at this time Monticello Avenue was under construction, Centerville Road was just completed and Croaker Road was under active engineering.

Peggy Wildman stated she recalled that Ironbound Road between Sandy Bay and Jamestown Roads in the last ranking was scheduled to be done by July 2006. She couldn't understand, if these were written in priority, why there were so many roads ahead of this one.

Ben Thompson said that it was a matter of how much time had already been put into the project and that VDOT gave the project a deadline, in part, because the monies required and the time for development going into the project. He stated VDOT might not start construction

until years down the road but they could be gathering data and getting plans together for construction.

Peggy Wildman said she requested John McGlennon to ask VDOT if they were not going to get Ironbound Road done in a timely manner would they at least come in and stripe the area between Sandy Bay and Jamestown Roads.

Marvin Sowers stated he would have staff draft a letter for Martin Garrett's signature explaining her concerns.

Joe Poole asked if staff felt that projects A and B were the only ones being improved to support additional growth and that the remainder of the roads listed were being monitored annually.

John Horne said Joe Poole was correct in his comment.

Willafay McKenna made a motion, seconded by Joe Poole, to recommend approval. In a unanimous voice vote, motion passed.

#### 7. ANNUAL MEETING CALENDAR

Marvin Sowers requested that the Commission approve its calendar of meetings for the year 2001 as it does on an annual basis.

Martin Garrett asked if there were any objections. There being none, Willafay McKenna recommended approval, seconded by Peggy Wildman.

#### 8. PLANNING DIRECTOR'S REPORT

Marvin Sowers said that Case No. SUP-25-00, Stonehenge Kennels, would be presented at the December 4, 2000, meeting. He stated the applicant was requesting an expansion of the existing facility and that staff had been getting a number of calls from adjacent property owners regarding the noise from the current facility and concern of the use of the gravel road which is shared by several residences. He suggested that the Commission drive out to the area and look at the site.

Wilford Kale asked what size the expansion was for the kennel.

Marvin Sowers stated that it was a request for a 100% expansion but he did not know off-hand how many dog runs existed at this time.

#### 9. ADJOURNMENT

There being no further business, Martin Garrett adjourned the meeting at approximately 8:35 p.m.

  
Martin A. Garrett, Chair

  
O. Marvin Sowers, Secretary