

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

1. ROLL CALL

A. Joe Poole
George Billups
John Hagee
Don Hunt
Wilford Kale
Peggy Wildman

ALSO PRESENT

Leo Rogers, Deputy County Attorney
Marvin Sowers, Planning Director
Christopher Johnson, Senior Planner

2. MINUTES

Wilford Kale made a motion, seconded by John Hagee, to approve the minutes of the June 3, 2002, meeting. In a unanimous voice vote, motion passed.

3. COMMITTEE AND COMMISSION REPORTS

A. DEVELOPMENT REVIEW COMMITTEE (DRC)

John Hagee presented the DRC report stating there were three cases at the Wednesday meeting, two of which were very simple. He said the DRC recommended approval for an underground utility exception at 2150 John Tyler Highway and a request for approval for a 8' x 28' foot concrete pad at 6560 Richmond Road. He said the final case was for approval for the clearing of property in Powhatan Secondary, a planned community, to allow for a multi-purpose playing field which will temporarily be used as a parking facility for a function occurring in September.

Peggy Wildman made a motion, seconded by Wilfred Kale, to recommend approval. In a unanimous voice vote, motion passed.

4. PUBLIC HEARINGS

A. CASE NO. Z-5-01. FORD'S COLONY PROFFER AMENDMENT.

Christopher Johnson presented the staff report stating staff needed sufficient time to review and evaluate forthcoming VDOT comments on the proposed development plans and the findings of a professional traffic engineering and transportation planning firm which currently was evaluating the proposed roadway alignment. Staff recommended deferral until the next regularly scheduled Planning Commission meeting. He stated the applicant supported this deferral request.

Joe Poole opened the public hearing.

There being no speakers the public hearing remained open.

5. PLANNING COMMISSION CONSIDERATION

A. INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE.

Marvin Sowers stated this was the standard resolution that staff brings forward whenever there was an ordinance amendment. He stated that the ordinance was to add the use "adult day care centers" as a permitted use by right or with a special use permit in several

zoning districts. He said staff recommend that the Commission approve this resolution to allow staff to bring the amendment to the August 5th meeting.

Joe Poole asked if there were any questions of the Commission regarding this agenda item.

George Billups asked if this had any impact on the existing day care centers.

Marvin Sowers stated it had no impact on the existing day cares and stated that a few people had approached the County about putting in adult care centers in districts where child day care centers are now permitted.

Joe Poole requested that Commission members thoroughly review this request and contact staff if they had any concerns regarding the matter of adult day care centers.

Wilford Kale made a motion, seconded by Don Hunt, to approve the resolution of initiation. In a unanimous voice vote, motion passed.

6. PLANNING DIRECTOR'S REPORT

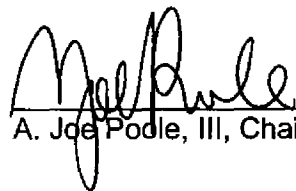
Marvin Sowers stated the Citizen Participation element of the Comprehensive Plan would be getting underway tomorrow with the Citizen Participation Team's first meeting at 4 p.m. in the Building E Conference Room. He stated the CPT would be responsible for generating and overseeing public participation in the development of the Comprehensive Plan.

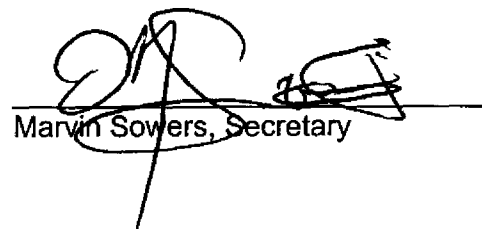
Marvin Sowers also noted the possible completion of the Development Potential Analysis at the end of this month. He said the next meeting of the DPA would be held on July 17th.

Marvin Sowers said the Planning Division was currently discussing several open space acquisitions items and noted a Board work session would be scheduled in July.

7. ADJOURNMENT

There being no further business, the July 1, 2002, meeting of the Planning Commission was adjourned approximately at 7:15 p.m.


A. Joe Poole, III, Chairman


Marvin Sowers, Secretary