

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

1. ROLL CALL

Planning Commissioners

Present:

George Drummond  
Robin Bledsoe  
Chris Basic  
Mike Maddocks  
Rich Krapf

Staff Present:

Paul Holt, Planning Director  
Adam R. Kinsman, Deputy County Attorney  
Chris Johnson, Principal Planner  
Jennifer VanDyke, Planner  
Luke Vinciguerra, Planner

Mr. Rich Krapf called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT

Mr. Rich Krapf opened the public comment. There being no speakers, Mr. Krapf closed the public comment.

3. MINUTES

Mr. Chris Basic moved to approve the minutes from the July 3, 2013 meeting.

In a unanimous voice vote, the Commission approved the minutes. (5-0)

4. COMMITTEE / COMMISSION REPORTS

A. Development Review Committee

Mr. Basic stated that the Development Review Committee met on July 31, 2013 to discuss the following case:

A. Case No. SUP-0009-2013. Tidewater Equine.

Mr. Gary Doxtater with Tidewater Equine Clinic submitted an application for a Large Animal Veterinary Clinic to be located at 276 Peach Street. The applicant is aware that the parcel is designated as Economic Opportunity (EO) on the Comprehensive Plan. The DRC discussed the existing conditions of Peach Street and the railroad crossing which does not have automatic gates but does have new and well maintained stop signs. The DRC was generally supportive of the application and moving forward. This case was presented for consideration only; therefore, no vote was taken.

Mr. Maddocks moved to accept the report.

In a unanimous voice vote, the Commission approved the report. (5-0)

**B. Policy Committee**

Ms. Robin Bledsoe stated that the Policy Committee did not meet in July; therefore, there is no report. Ms. Bledsoe noted that the next Policy Committee meeting will be held on August 15, 2013, and the time has changed from 3:00 P.M. to 4:00 P.M.

**C. Regional Issues Committee**

Mr. Mike Maddocks stated that the Regional Issues Committee met on July 30, 2013. Mr. Maddocks stated they received an update from Sandy Wanner with the Historic Triangle Collaborative (HTC) focusing on transportation items such as I-64 widening and requesting VDOT do a feasibility traffic study for electronic signs near the intersection of I-295 and I-64 to direct motorists to Route 60 (Bottom Bridge exit) as an alternative during heavy congestion.

Mr. Maddocks stated that HTC has entered into a contract with Carlton Abbott & Partners to work on recreational trails. Mr. Maddocks stated that Mr. Nester, Planning Director for the City of Williamsburg reported that their 2013 comprehensive plan has one item left; the remaining implementation measure being the revision of the Agricultural Review Board Design Review Guidelines. Mr. Carter, Planning Director for York County reported that the York County Planning Commission recommended the adoption of their Comprehensive Plan in June. Mr. Maddocks stated that Mr. Paul Holt, Planning Director for James City County has noted that the Planning Commission and the Board of Supervisors endorsed the Summary document and the Regional Transportation Study prepared by the Hampton Roads Transportation Planning Organization and has recommended the updates to the Regional Bikeway map be formally adopted.

Mr. Maddocks stated that the Economic Development Directors for the three localities gave a report that the three jurisdictions are working collaboratively together in moving businesses to this area. Mr. Maddocks stated the three Economic Development Directors are realizing that businesses aren't relocating to a municipality but to a region, therefore, working collaboratively is becoming much more effective in wooing businesses to the area.

**5. PUBLIC HEARING CASES**

**A. Case Nos. Z-0002-2013/SUP-0005-2013. Wellington, Windsor Ridge, Section 4.**

Mr. Chris Johnson, Principal Planner, addressed the Planning Commission giving a summary of the staff report included in the Agenda Packet.

Mr. Krapf stated that there have been several changes to ordinances and new ordinances related to tree protection and soil stock piling on single family parcels. Mr. Krapf asked if the new ordinance provisions for tree protection and stock piling apply to this project and if the clearing will be phased or all at once.

Mr. Johnson stated this development will be subject to the newly adopted ordinances. The applicant's community impact statement states that build out will occur over a two year period. Phased clearing is applicable for projects of 25 acres or more so this development of 15 acres would not be subject to that criteria but is subject to all other ordinances and policies that have been adopted over the last several years.

Ms. Bledsoe asked if the proposed development in Windsor Ridge will have a similar density to Wellington and Mirror Lakes. Ms. Bledsoe stated that Mirror Lakes seems to have a little more space.

Mr. Johnson replied that Mirror Lakes is zoned R-8 and is a much older neighborhood. The proposed development will have the exact zoning and similar density to both Windsor Ridge and Wellington.

Mr. Krapf opened the public hearing.

As no one wished to speak, Mr. Krapf closed the public hearing.

Mr. Krapf opened the floor to discussion by the Commissioners.

Mr. George Drummond moved to approve the application with the recommendations in staff report.

Mr. Basic stated the 15 acres is pretty isolated; therefore, it would benefit the neighborhoods more than a public use, so he supported the application.

On a roll call vote, the Planning Commission voted to recommend approval of the application with the conditions listed in the staff report by a vote of 5-0.

B. Case No. SUP-0011-2013. Veritas Preparatory School.

Mr. Krapf stated the applicant requested a deferral until the September 4, 2013 Planning Commission meeting, however, he opened the public hearing for this case.

Mr. Larry Lockwood stated he is an attorney with Thomas Hunter and Associates which are partners with Hunter & Hunter, LLC. Mr. Hunter with Hunter & Hunter, LLC owns a piece of property that is affected by this case. Mr. Lockwood stated that they will be objecting the case.

Mr. Krapf inquired if the client felt the thirty day deferral is adequate time to review the case.

Mr. Lockwood replied his client is on vacation and should be back in town in a week and a half and suspects they will be in touch with the applicant.

Mr. Krapf continued the public hearing to the September 4<sup>th</sup> Planning Commission meeting.

C. Review of the Draft Updates to the Bicycles Facilities Plan.

Mr. Luke Vinciguerra, Planner I, addressed the Planning Commission giving a summary of the staff report included in the Agenda Packet.

Mr. Drummond inquired if the bicycle plan ends at the border of Newport News and James City County.

Mr. Vinciguerra confirmed.

Mr. Drummond inquired if any efforts have been made to coordinate with the City of Newport News to extend the path into their jurisdiction. Mr. Drummond noted that Route 60 through Lee Hall is a hazardous road for bicyclists.

Mr. Vinciguerra stated that staff has not been in contact with the City of Newport News and is not sure if they have a bikeways plan.

Mr. Drummond inquired if such contact could be possible.

Mr. Vinciguerra confirmed and stated that staff would check to see if the City of Newport News has any plans in effect.

Mr. Drummond stated that safety of bicyclists in the area of Lee Hall is his biggest concern.

Mr. Krapf opened the public hearing.

Mr. Ted Moreland, 1600 Coleman, addressed the Planning Commission stating that the Williamsburg Area Bicyclist Club and the bicycle community are in favor of the Bicycle Facilities Plan and that by having these facilities in place welcomes cyclists into our community; also improves to the quality of life.

Ms. Marina Leebrow, Chickahominy Haven, addressed the Planning Commission stating that Jolly Pond and Cranston Mill Pond Road are too narrow for safe riding; therefore, she requested bike lanes be installed on those routes and to add York County State Park to the proposed Bicycle Facilities Plan.

Mr. Bob Austin, 4557 Ware Creek Road, addressed the Planning Commission stating that he is the current president of the Williamsburg Area Bicyclists Club. He stated that due to the comfort level of families riding on open roads paved paths could provide citizens with a safe place to ride.

Mr. Ken Gross, 148 Exmoor Court, addressed the Planning Commission stating that he is a member of the Williamsburg Area Bicyclists Club and he requested certain areas to be prioritized and that there is a lot of focus on this area as a bicycle haven.

Mr. Krapf closed the public hearing.

Mr. Krapf reopened the public hearing for additional speaker.

Dr. Don Cherry, 31 Whittakers Mill, addressed the Planning Commission stating that he and Mr. Moreland recently met with VDOT to discuss bike lanes; they proposed a bike lane to be installed from Grove to the City of Williamsburg and would like to have the path extended east to connect to the City of Newport News.

Mr. Krapf closed the public hearing.

Mr. Krapf opened the floor to discussion by the Commissioners.

Mr. Krapf inquired if prioritizing the greatest needs for regional bicycle facilities is a discussion item between the jurisdictions.

Mr. Vinciguerra stated this map does not prioritize proposed bicycle facilities.

Mr. Krapf inquired if there would be a process implemented to address the greatest needs before funds are allocated.

Mr. Vinciguerra stated that it would be a discussion item for the Board of Supervisors at a later date.

Mr. Basic stated that he interpreted one of the public speakers to say that VDOT is requiring the speaker to be pro-active with them to install additional bike lanes. He noted that rather VDOT needs to be pro-active with James City County in the use of this map.

Mr. Vinciguerra stated citizens have met with VDOT when staff has not been present but during road reconstruction or new construction VDOT does consult with staff regarding this map.

Mr. Moreland stated that he met with Mr. Rossie Carroll, an area superintendent with VDOT, to discuss bike lanes and the importance of Mooretown Road and Grove area.

Mr. Drummond moved to approve the Draft Updates to the Bicycle Facilities Plan.

On a roll call vote the Planning Commission voted to recommend approval of the Draft Update to the Bicycle Facilities Plan as noted in the staff report by a vote of 5-0.

6. PLANNING DIRECTOR'S REPORT

Mr. Paul Holt stated the James City County Planning Division and the Virginia Cooperative Extension co-sponsored two Thinking Rural discussions that occurred on July 17 and 18, 2013 and that a questionnaire is available online and/or paper copy is available at James City County Planning Office until August 14, 2013.


7. PLANNING COMMISSION DISCUSSION AND REQUESTS

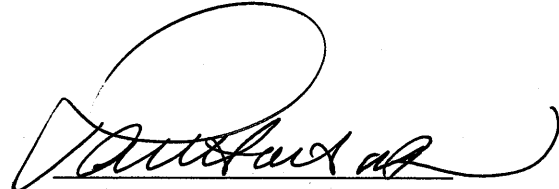
No comments were made by any of the Commissioners.

8. ADJOURNMENT

Mr. Maddocks moved to adjourn the meeting.

The meeting was adjourned at 7:45 p.m.

  
Richard Krapf, Vice Chairman

  
Paul D. Holt, III, Secretary