

A REGULAR MEETING OF THE PLANNING COMMISSION WORKING GROUP OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE EIGHTH DAY OF DECEMBER, TWO-THOUSAND AND FOURTEEN, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. **ROLL CALL**

Working Group Members

Present:

Rich Krapf
Tim O'Connor
Chris Basic
Robin Bledsoe
Elizabeth Friel

Staff Present:

Paul Holt, Planning Director
Tammy Rosario, Principal Planner
Ellen Cook, Senior Planner II
Jason Purse, Zoning Administrator
Leanne Pollock, Senior Planner II
Doug Powell, General Manager JCSA

Absent:

Heath Richardson
John Wright, III
George Drummond

Mr. Rich Krapf called the meeting to order at 4:00 p.m.

2. **PUBLIC COMMENT**

Mr. Krapf stated that there will not be a public comment section for each Land Use application at this meeting, but comments will be heard at the beginning and end of the meeting. Mr. Krapf stated that questions can be addressed to the applicant throughout the meeting.

Mr. Krapf opened the public comment.

Mr. Chris Taylor, 3921 Powhatan Pkwy., spoke in support of the Taylor Farm Land Use application.

Mr. Randy Taylor, 3920 Bournemouth Bend, spoke in support of the Taylor Farm Land Use application.

Mr. Vernon Geddy, 1177 Jamestown Rd., spoke in support of the BASF Land Use application.

Mr. Carlton Abbott of Carlton Abbott and Partners spoke in support of the BASF Land Use application.

Mr. Chris Henderson, 101 Keystone, spoke in support of the BASF Land Use application.

Mr. William Holt of Kaufman and Canoles spoke in support of Colonial Heritage Land Use application.

Mr. Timothy Trant of Kaufman and Canoles spoke in support of the Hazelwood Farms Land Use application.

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

3. **APPROVAL OF MINUTES**

A. November 20, 2014

Ms. Robin Bledsoe moved to approve the November 20, 2014 Planning Commission Working Group minutes.

On a voice vote, the minutes were approved.

4. **TOPICS FOR REVIEW**

Ms. Tammy Rosario stated that the Working Group will be continuing the discussion of the Land Use cases. Ms. Rosario stated that the Land Use Map consists of both the map itself as well as descriptions for each of the designations and a set of development standards. Ms. Rosario stated that the Working Group has been reviewing specific proposed changes to the map, as well as proposals for amended language associated with those cases. Ms. Rosario further stated that the second portion of the meeting will focus on the language in general for each of the descriptions.

Mr. Krapf stated that discussions will begin with the two applications that were not heard to at the previous meeting. Mr. Krapf stated that, at the request of the Working Group, the discussion of the Primary Service Area (PSA) and growth management will also take place, followed by discussion of the previously heard Land Use cases. Mr. Kraft also suggested holding off on any voting, with the exception of minor housekeeping items, due to three of the members being absent.

A. LU-0010-2014, Group 1 Housekeeping Items – Federal, State and County Land

Ms. Ellen Cook stated that that the purpose of these Land Use changes is to reflect the current status of County, State, and Federally owned properties and align the Comprehensive Plan with properties zoned PL, Public Land.

Mr. Krapf inquired if the Working Group members had any questions or comments and if they would be comfortable voting on the issue.

Ms. Bledsoe moved to recommend approval.

On a roll call vote, the Working Group recommended approval of LU-0010-2014.

Mr. Chris Basic clarified that the Working Group is making a recommendation to the Planning Commission.

Mr. Krapf stated that following the Working Group process, the applications will be presented to the Planning Commission as a formal legislative item.

Mr. Paul Holt stated that this is when a formal roll call vote will take place.

B. LU-0007-2014, Group 2 Housekeeping Items – New Town Area

Ms. Leanne Pollock stated that the purpose of these Land Use changes is to reflect the sale of land between New Town and Ford's Colony.

Mr. Basic moved to recommend approval.

On a roll call vote, the Working Group recommended approval of LU-0011-2014.

C. Primary Service Area

Mr. Krapf suggested allowing all County speakers to present before discussion by the Working Group members.

Ms. Ellen Cook provided an overview of the staff report on the PSA policy.

Mr. Doug Powell provided an overview of the current status of the County's DEQ permit for groundwater withdrawal and the water purchase agreement with Newport News Waterworks.

Mr. Krapf thanked Mr. Bryan Hill and Mr. Adam Kinsman for attending the meeting.

Mr. Kinsman stated that he is available to answer questions.

Mr. Powell provided an overview of the County ordinance regarding independent water systems and the costs to the JCSA to maintain such systems.

Ms. Elizabeth Friel asked for examples of developments with independent water systems.

Mr. Powell stated that the seven developments with independent systems are Wexford, Racefield, Glenwood, King's Village, Ware Creek Manor, The Retreat and Liberty Ridge.

Ms. Bledsoe asked if the reduction that the County was asked to make is for both commercial and residential water withdrawal.

Mr. Powell confirmed that it is for both.

Ms. Bledsoe inquired if the numbers provided on the PSA are valid through 2034.

Ms. Cook replied that the Residential and Nonresidential Capacity Analysis is valid until 2034.

Ms. Bledsoe inquired if water was included in that calculation.

Ms. Cook replied that it was not. Ms. Cook stated that it was based on the number of lots within the PSA that could still be built and the predicted time it would take for all of those lots to be developed, based on historic patterns.

Ms. Rosario stated that the buildout data has been a point of discussion between Planning and the JCSA and been considered by the JCSA with regard to the amount of water that will be needed over time.

Ms. Bledsoe stated that she believes it is important when determining the time frame of that buildout, to also ensure that there will be enough water to last through that period of time.

Ms. Cook stated that JCSA does account for that buildout in their modeling of water data.

Mr. Powell stated that another important factor to consider is that the County does not know exactly how much available water they will have, and that will likely not be known for another year.

Ms. Bledsoe asked how the year 2034 was determined if that data is unknown.

Ms. Rosario stated that Ms. Cook's analysis on how long it will take for the PSA to be built out looked at the existing PSA boundary and its development potential. Ms. Rosario stated that the development potential figures were given to the JCSA after adoption of the 2009 Comprehensive Plan to be used as a basis for their permit renewal application.

Mr. Krapf inquired if the buildout data was strictly based on density requirements and zoning districts to determine the capacity for continued expansion within the PSA, without looking at other factors such as the DEQ request. Mr. Krapf clarified that the calculation was to determine capacity, not necessarily support for that capacity.

Ms. Rosario agreed and stated that Ms. Cook's analysis was absent of JCSA considerations. Ms. Rosario noted that those numbers were accounted for in JCSA's permit application, but that is not a guarantee that that capacity will continue to be supported through those permit approvals.

Mr. Powell confirmed that that is correct, because the analysis was done before the requested reduction became an issue.

Mr. Krapf stated that Virginia does not support population caps or moratoriums, but the County is in a situation where it is requesting more water than DEQ wants to provide. Mr. Krapf inquired if the only remedy is for the County to purchase water from Newport News.

Ms. Powell stated that the County is considering options over the long term, but there are not many other options in the short term.

Mr. Krapf inquired why the cost is so high for the infrastructure that would be required to purchase additional water from Newport News.

Mr. Powell replied that the cost involves running lines to the upper end of the County and adding storage tanks and booster stations.

Mr. Krapf asked if it is more complicated than simply connecting to the existing lines.

Mr. Powell replied that it is not always that simple and added that the estimated cost would be reduced if the number of gallons purchased is reduced.

Mr. Tim O'Connor inquired if we are currently using approximately 50 percent of what we are permitted to use given the permitted groundwater withdrawal and supplemental purchase from Newport News.

Mr. Powell confirmed.

Mr. O'Connor inquired if BASF would be served by the JCSA or Newport News.

Mr. Powell replied that it would be served by Newport News.

Ms. Friel inquired if staff has seen a discrepancy in the development model, as it seems development has slowed since the 2009 Comprehensive Plan update.

Ms. Rosario stated that she believes that was taken into account for this development model.

Ms. Friel inquired if staff has a comparison between where the County currently stands and the estimate that was calculated in 2009.

Ms. Cook inquired if Ms. Friel is asking in terms of water use.

Ms. Rosario stated that Planning staff did not do any water modeling. Ms. Rosario explained that staff calculated how long it would take for all land within the PSA to be developed given the current rate of development. Ms. Rosario stated that Planning's calculations from 2009 were shared at that time with the James City Service Authority for use in their modeling.

Ms. Friel inquired if staff has comparison between the 2009 estimate and the current status in terms of development.

Ms. Cook stated that she did not have that information with her currently, but would forward it to the Working Group after the meeting.

Ms. Bledsoe inquired when development capacity and water capacity will be compared in order to ensure that there will be enough utilities to accommodate that buildout.

Ms. Rosario stated that the JCSA uses the Land Use Map to determine to determine that they have sufficient supply and also weighs in on all of the Land Use applications.

Mr. Powell confirmed and stated that the recent developments with the DEQ could change those models.

Ms. Bledsoe stated that the JCSA has weighed in on the Land Use applications based on the current data and inquired if applications that have been deemed viable may no longer be so in the future based on new DEQ requirements.

Mr. Powell stated that it is uncertain at this time whether the County will have the capacity to serve them.

Mr. O'Connor inquired if there is ever a break-even point on a central well system in terms of the number of lots served.

Mr. Powell replied that the County's largest well currently serves 140 lots and is not close to breaking even. Mr. Powell noted that most of the County's systems create two to three times more expense than revenue.

Mr. O'Connor noted that the citizens who do not live in those neighborhoods end up making up the difference.

Mr. Powell confirmed.

Mr. O'Connor inquired if the DEQ goal for water use also includes all of the County's private wells.

Mr. Powell replied that it is only for the County's central system.

Mr. O'Connor inquired if the independent systems are included as a part of that.

Mr. Powell confirmed.

Mr. Krapf noted that there are several Land Use applications for PSA expansions and inquired if it is possible to defer those applications in light of the DEQ request and its possible effects on the Comprehensive Plan process.

Ms. Rosario stated that the Working Group could vote on the applications they feel comfortable with and defer those that they do not want to act on at this time. Ms. Rosario stated that the cases would then move forward to the Planning Commission, followed by the Board, both of which would have the option of voting or deferring. Ms. Rosario noted that the Comprehensive Plan process could be reopened at a later date for those cases that were deferred.

Mr. Holt stated that those dates could be determined based on the DEQ timeline.

Mr. O'Connor inquired if a property owner would be precluded from bringing forward a Master Plan application until the Land Use application could be voted on.

Mr. Holt stated that an application could be brought forward independently; however, the analysis would consider if it is consistent with the Land Use designation.

Ms. Bledsoe inquired if the water usage would be discussed at the Special Use Permit (SUP) stage for any approved Land Use applications to expand the PSA.

Mr. Holt confirmed that the SUP would be a separate legislative decision, but in that circumstance the application would already be consistent with the Land Use map.

Ms. Bledsoe stated that her recommendation is to discuss each one of the applications at the present meeting and poll the Working Group members of whether they feel comfortable voting on each of them.

Ms. Friel noted that staff's recommendations for some of the applications were in support of expanding the PSA and inquired if the current discussion would preclude any of those recommendations.

Mr. Basic inquired when the DEQ anticipates having the permit resolved and how long the permit has been expired.

Mr. Powell replied that the DEQ estimated it will take nine more months, and the permit expired in 2012.

Mr. Basic stated that he wants to be sure that everyone, including the applicants, is aware how long it could potentially take if the applications are deferred.

Mr. Powell stated that the DEQ intentionally let most of the major permit holders' permits expire so that they could then be renewed all at the same time.

Mr. Krapf inquired if Mr. Powell is confident in the DEQ estimate of nine months.

Mr. Powell stated that he feels the DEQ is serious about the nine month timeframe; however, it may be in the County's best interest to try to continue negotiations if the DEQ's request at that time is particularly injurious to the County.

Mr. Basic inquired if all 14 permits have expired.

Mr. Powell stated that a few have already been renewed, but approximately 10 to 12 are still up for renewal.

Mr. Krapf stated that the next portion of the meeting will be dedicated to revisiting applications from the previous meeting that staff has provided follow up information on. Mr. Krapf suggested that each one be addressed individually followed by a decision on whether the Working Group will vote on it, or if it should be tabled until the Dec. 18 meeting.

Mr. O'Connor suggested postponing any votes until Dec. 18 due to three of the members being absent.

Mr. Krapf inquired if the other members were agreeable to Mr. O'Connor's suggestion.

The Working Group members agreed.

Mr. Bledsoe inquired if the presenters will have to come back to the next meeting.

Mr. Krapf stated that the absent Working Group members will have to review the tape of the meeting in order to be up to date for the next meeting.

D. LU-0001-2014, 7809 Croaker Road

Mr. Krapf noted that staff adjusted the memo for this application in response to Mr. Basic's comments received via email.

Mr. Jason Purse stated that staff and the Working Group have been discussing the possibility of including additional adjacent properties in the Land Use change and noted that he has spoken with Mr. Massie.

Mr. Basic stated that the genesis for the discussion was the consideration of a possible shared driveway for adjacent commercial parcels.

Mr. Purse stated that if all of the properties are designated Neighborhood Commercial, staff would not have the ability to control a single entrance for the users; however, if it was included in the Croaker Interchange Mixed Use area, specific language encouraging a single access point could be included.

Mr. Holt stated the Mixed Use narratives are tailored to each geographic area.

Mr. Purse noted that the use descriptions could also be tailored to include Neighborhood Commercial types of uses.

Mr. Krapf stated that the current designation of Low Density Residential does allow some limited commercial development, but very few of those uses seem viable on those particular properties.

Mr. Purse stated that the property owner feels the Neighborhood Commercial Designation, or Mixed Use with Neighborhood Commercial uses, would be more appropriate.

Ms. Friel inquired if the adjacent property owners have been contacted and if any comments have been received from them.

Mr. Purse replied that they were contacted, but have not had any comments.

Mr. O'Connor stated that having a single entrance may be a moot point unless all of the parcels are developed at the same time. Mr. O'Connor inquired if the 7809 parcel became Neighborhood Commercial or Mixed Use, would the other two parcels be required to have a cut through to 7809 if they are later developed commercially as well.

Mr. Purse stated that the County would always recommend shared access, but it is not something that could be required in that circumstance.

Mr. Holt stated that it is difficult to accomplish without a Master Plan for all three parcels. Mr. Holt stated that the Mixed Use description could emphasize that need, as interconnectivity is the correct path in principal.

Mr. O'Connor inquired if VDOT has reviewed Mr. Gary Massie's proposal for the new entrance to Rose Lane.

Mr. Purse stated that he has not seen the visual of how the road may be aligned.

Mr. Holt stated that the current stage is very preliminary and other factors are still being considered, such as the location of underground utilities and access to the library.

Mr. Purse inquired if right-of-way has been acquired for this area yet.

Mr. Holt replied that he was unsure, as some of the road has been and some has not.

Ms. Friel asked how many acres the three parcels are in total.

Mr. Purse stated that he did not know off hand, but will send the information to the Working Group members following the meeting.

E. LU-0002-2014, 8491 Richmond Road

Ms. Cook provided an overview of the additional information distributed to the Working Group members in response to the previous meeting's discussions.

Mr. Krapf stated that staff's recommendation is to put all 217.9 acres into the PSA and he would like to discuss whether there is the opportunity to restrict that amount.

Ms. Cook replied that the Working Group could consider different configurations and explained that staff's recommendation was based on location of the site's prime soils and the thought that the supporting uses would be located to the rear of the site.

Mr. Krapf noted that prime soils are shown in brown on the map and Rural Lands are shown in green.

Mr. Holt noted that the PSA line on the map is based on the 2009 Land Use Map.

Ms. Bledsoe asked for an explanation of the major differences between the current designation and Rural Economic Support (RES).

Ms. Cook stated that the property currently has three different designations, with the land outside of the PSA being designated Rural Lands. Ms. Cook stated that the key difference is the ability in RES to have several more intense uses than allowed in Rural Lands, such as a winery or restaurant. Ms. Cook noted that those uses are best supported by public water and sewer.

Ms. Rosario stated that there some industrial uses that could be supported in relation to the agricultural uses, as elaborated on in the staff report.

Mr. Basic stated that many of the heavier uses in the RES are secondary to the primary uses of agriculture and forestry. Mr. Basic recommended that the primary uses be elaborated further, otherwise the district does not seem too different from Rural Lands.

Ms. Cook inquired if there are specific examples he would like staff to consider.

Mr. Basic stated that he does not have specific examples, as he is still learning the concepts of the new RES designation.

Ms. Bledsoe agreed and inquired if staff has been given an indication that those uses are sought in that particular area, as many of the suggested uses reflect a very specific desire. Ms. Bledsoe stated that she is not sure the RES designation would accomplish the applicant's desire.

Ms. Leanne Pollock stated that the basis for the new designation was a study with the Office of Economic Development on Rural Economic Development. Ms. Pollock stated that the study included a market analysis of James City County and stakeholder interviews.

Ms. Bledsoe inquired if it would be the responsibility of the Office of Economic Development to attract those types of businesses.

Ms. Pollock stated that it would be private interest and investment.

Ms. Bledsoe asked what the land owners would like to do.

Ms. Cook replied that they are available to answer the question if the Working Group members would like.

Mr. Krapf stated that a similar discussion took place during the previous Comprehensive Plan update and noted that the intention of staff's recommendation is to mesh the feedback from the Rural Economic Development Committee with this particular area. Mr. Krapf further stated that a Comprehensive Plan designation does not have the same legal weight as a Zoning Ordinance and the uses are only suggestions of what may be appropriate.

Ms. Bledsoe stated that she understand that the designation was not written solely for this parcel; however, she was still interested in the property owner's desire and why staff did not support his request.

Mr. Holt stated that the property owners would like to change the property to an Economic Opportunity (EO) or Community Commercial designation and bring the entire parcel into the PSA. Mr. Holt explained that staff feels that it is a very large jump from Rural Lands and that a smaller change would align the applicant's desire for economic development with the presence of prime farming soil.

Ms. Friel stated that the staff report and notices stated that the applicant was requesting Mixed Use; however, she understands that the applicant now desires a different designation. Ms. Friel inquired if that will be addressed in the next staff report.

Ms. Cook replied that staff is not prepared to address that request at the present meeting.

Mr. Holt stated that the application has not been formally amended, so the analysis has not been updated.

Mr. O'Connor stated that he is conflicted over the application because, although the front portion of the property is prime farmland, it is already designated Mixed Use, and changing it to RES would seem to be a step back for the property owner. Mr. O'Connor stated that the property is at a major intersection with all of the improvements looked for with commercial activity. Mr. O'Connor further stated that if the Taylors would like consideration of the EO designation, they should amend their application.

Ms. Bledsoe agreed.

Ms. Rosario stated that that would be the best way to proceed if the applicant wishes to change their application.

Mr. O'Connor stated that he does not know what the best use for the property would be, but he has seen the tension between property owners and development sprawl in other localities.

Ms. Bledsoe inquired if the Working Group should ask the applicant if they are interested in amending their application.

Mr. Krapf stated that he would like to ask staff to contact the applicant to determine if they wish to do so, and share the results at the next meeting.

Ms. Bledsoe asked the applicant if they would be happy with that action.

The applicant confirmed.

Mr. Krapf asked if the application would be amended to request Community Commercial.

Mr. O'Connor stated that it could also be Economic Development.

Ms. Rosario stated that the review prepared for the next meeting would be fairly limited, and items such as a traffic modeling could not be prepared in four days due to the short turn around

Mr. Holt stated that a full analysis would take much longer.

Mr. Krapf inquired if it would consist of a description of how the applicant would like to amend the application and notes on which items have not had sufficient time to be reviewed.

Mr. Basic stated that there will be plenty of time for review if the applications are deferred pending the DEQ determination.

Mr. Krapf stated that staff will touch base with the applicant for a decision on amending the application and provide a summary of what a new analysis would entail.

Mr. O'Connor inquired if the current EO Ordinance is written strictly for the Hill Pleasant Farm area.

Ms. Cook replied that there is a general designation description as well as a specific description for Hill Pleasant Farm, similar to the Mixed Use areas.

Mr. O'Connor inquired if the staff would work collaboratively with an applicant to develop specific guidelines for items such as residential caps for areas that will be designated EO.

Mr. Purse stated that the Ordinance has caps that would apply to both EO areas, but lesser caps can be written into the specific language if desired.

Mr. O'Connor inquired if the Taylors are content with the status of the discussion.

They indicated that they were.

F. LU-0003-2014, 499 Jolly Pond Road

Mr. Purse stated that most of the central well questions have already been discussed. Mr. Purse stated that the water line currently goes from Centerville Road up to Jolly Pond Road and each of the properties, with the exception of one, would be allowed one single connection. Mr. Purse noted that it would require a SUP to be extended to the 50 lots.

G. LU-0004-2014, 4450 Powhatan Parkway

Ms. Pollock stated that there were not any carry-over questions on this application from the previous meeting, but she is available to answer any additional questions.

Mr. Krapf stated that the current designation of Low Density Residential allows up to four dwelling units per acre, and the application is requesting Moderate Density Residential which allows for four to twelve dwelling units per acre.

Ms. Pollock confirmed.

Mr. Krapf stated that staff's determination was that the current designation would still allow the applicant to develop sale or rental residential properties, as he wishes to do.

Ms. Pollock stated that that all of the previous proposals have been for densities less than four dwelling units per acre.

H. LU-0005-2014, 133 Powhatan Springs Road

Mr. Purse stated that there were not any carry-over questions on this application from the previous meeting, but he is available to answer any additional questions. Mr. Purse stated that for this application is similar to LU-0001-2014 in that language can be developed for that specific Mixed Use area as it is on a residential street.

I. LU-0006-2014, 9400 Barnes Road

Ms. Cook provided an overview of the additional information distributed to the Working Group members in response to the previous meeting's discussions.

Ms. Bledsoe inquired if it is at the discretion of staff to tailor the EO Ordinance to each application.

Ms. Rosario stated that there is a general designation description that is applied overall as well as tailored descriptions for each property, which is where the latitude comes in. Ms. Rosario stated that when a property comes in for a rezoning it would be subject to the Master Plan that is submitted as well as the EO Ordinance, and the application would be compared to the language in the Comprehensive Plan.

Ms. Bledsoe inquired regarding the reasoning for not having a residential component.

Ms. Cook replied that staff's vision for the area is for a major commercial/office user, and the neighboring Stonehouse development has approximately 3,000 residential units outstanding.

Mr. Holt stated that applicant has an excellent vision for this property that could attract a big user that would take advantage of the proximity to the interstate. Mr. Holt stated that sites such as these are prized along the East Coast and could greatly contribute to the tax base for the County. Mr. Holt further stated that staff would like to avoid any future unintended conflict that could interfere with that vision.

Ms. Bledsoe asked if they have submitted a Master Plan already.

Mr. Holt replied that they have not.

Ms. Bledsoe stated that she is hesitant to rule it out before it is clear what they plan on doing. Ms. Bledsoe also stated that she looks for consistency and becomes concerned when things are tailored for specific applications, although she understand the need for it at times.

Mr. Holt stated that because Stonehouse is next door, there is no immediate need for additional land, especially in a location where the PSA is being modified and designations are being changed to accommodate new residential growth.

J. LU-0007-2014, 8515 Pocahontas Trail

Mr. Krapf stated that he is aware that there had been no takeaway items on the application.

Ms. Pollock confirmed and stated that she is available for any further questions.

Mr. Krapf stated that the applicant is supportive of staff's recommendations for parcels 8515 and 8581 Pocahontas Trail but disagrees with the recommendation for 101 Busch Service Road. Mr. Krapf asked if Ms. Pollock could discuss the rationale behind staff's Open Space recommendation versus the applicant's suggestion of a Proffered Rezoning for commercial development.

Ms. Pollock stated that regardless of the Comprehensive Plan designation for the parcel, it can be developed by-right under the M-1 Ordinance. Ms. Pollock stated that staff's logic behind the Open Space designation was based on the natural heritage resources on the property and feedback from the Department of Conservation and Recreation's concerns about disturbing the

area immediately adjacent. Ms. Pollock further stated that the Open Space designation would provide staff with further justification for having open space or recreation areas on that portion of the Master Plan with a Rezoning application, versus having a justification for residential units on the area.

Ms. Bledsoe stated that she feels staff's recommendation is a very good use of the property.

K. LU-0009-2014, 8961 Pocahontas Trail

Mr. Krapf noted that this is the BASF property.

Ms. Pollock provided an overview of the additional information distributed to the Working Group members in response to the previous meeting's discussions.

Ms. Bledsoe inquired if the possible expiration of the Enterprise Zone will make a difference to the applicant.

Ms. Pollock stated that the County is hopeful for the renewal of the zone.

Mr. Geddy stated that he would like for the Enterprise Zone to be renewed.

Ms. Bledsoe asked if the application would go away if the Zone expires.

Mr. Geddy replied that it would not.

Mr. Basic asked when a determination should be made regarding the renewal.

Ms. Pollock stated that she was not sure of the exact timeline but would forward that information to the Working Group following the meeting.

Mr. O'Connor inquired if the portion of the area shown on the map in a different color is owned by someone else.

Ms. Pollock confirmed and stated that she has had communications with the owner regarding joining the application but has not received a formal request to be included.

Ms. Friel stated that she would like to hear more regarding the applicant's assertion that the proposal would serve as a recreational benefit to the community, as this was identified through the community meetings as an issue in the Grove area.

Ms. Pollock stated that the Parks and Recreation Department had a similar comment as well, particularly in regard to public water access in that area of the County.

Ms. Bledsoe inquired if there are any buildings on the property.

Ms. Pollock replied that there are several buildings that may or may not be usable, as well as some buildings that have been demolished.

Ms. Bledsoe stated that in terms of economic development, most users are looking for a building to move into and inquired if there were any such facilities on the property.

Ms. Pollock replied that she is not aware of any.

L. Land Use Map Descriptions and Development Standards

Ms. Ellen Cook provided an overview of the proposed changes to the Land Use Map Descriptions and Development Standards.

Ms. Friel asked for information on the rationale for the changes regarding Conservation Area and historic resources.

Ms. Cook replied that the Land Use Map reflects the Resource Protection Area (RPA) that was defined by the January 1, 2004 rule of the Chesapeake Bay Act and property owners should consult with the Engineering and Resource Protection Division for a property specific RPA determination.

5. OTHER ITEMS

Mr. Krapf stated that the December 18 meeting will involve final discussion and straw votes on the Land Use applications. Mr. Krapf added that the January 15 meeting will focus on Transportation and final reviews of some of the narrative sections, and the January 22 meeting will focus on additional section reviews and preparation for the January 27 Joint Work Session with the Board. Mr. Krapf noted that final votes on the Land Use applications and the Land Use Map will take place in February.

Ms. Rosario stated that January meetings had not originally been scheduled and the Working Group members should be sure to add the dates to their calendars. Ms. Rosario noted that staff will work with any attendance conflicts as they arise.

Mr. Krapf asked if staff could send an email reminder of the additional dates.

Ms. Rosario confirmed.

6. PUBLIC COMMENT

Mr. Krapf opened the public comment.

Mr. Gary Massie, 8644 Merry Oaks Ln, spoke on LU-0001-2014.

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

7. ADJOURNMENT

Mr. Krapf summarized his notes on the takeaway items from the meeting.

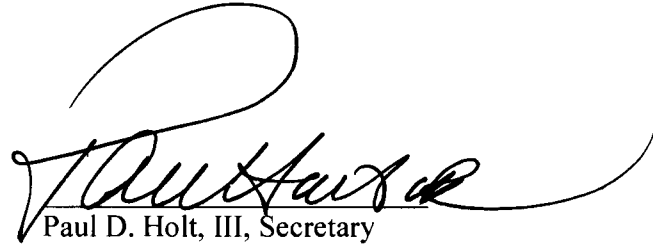
Mr. O'Connor inquired if there was a timeline for the environmental monitoring of the BASF property.

Ms. Pollock replied that the DEQ had been expecting the Human Health Assessment to be completed by the end of December; however, it may be delayed due to a shift in focus on the Dominion power line project.

Ms. Bledsoe moved to adjourn until to the next Planning Commission Working Group meeting scheduled for December 18, 2014.

The meeting was adjourned at approximately 6:05 p.m.


Richard Krapf, Chairman


Paul D. Holt, III, Secretary