

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE THIRD DAY OF FEBRUARY TWO-THOUSAND AND SIXTEEN, 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:

Robin Bledsoe
Rich Krapf
Tim O'Connor
Chris Basic
John Wright
Heath Richardson

Staff Present:

Paul Holt, Planning Director
Leanne Pollock, Senior Planner II
Jose Ribeiro, Senior Planner II
Maxwell Hlavin, Assistant County Attorney

Ms. Robin Bledsoe called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT

Ms. Bledsoe opened the public comment.

As no one wished to speak, Ms. Bledsoe closed the public comment.

3. CONSENT AGENDA

A. Minutes from the January 6, 2016 Regular Meeting

B. Development Review Committee

1. C-0095-2-15, New Town Shared Parking Update
(DRC Recommendation: Approval, 3-0-1)

Mr. Heath Richardson moved to approve the Consent Agenda.

The Consent Agenda was approved by voice vote (6-0).

4. REPORTS OF THE COMMISSION

A. Policy Committee

Mr. John Wright stated that the Policy Committee met on January 27, 2016. Mr. Wright stated that the meeting was to be the kick-off for the review of FY17-FY21 Capital Improvement Projects; however the matter was deferred to the February 11, 2016 Policy Committee meeting.

Mr. Wright requested that the Committee members return the preliminary CIP project scoring sheets to staff prior to the February 11 meeting. Mr. Wright further stated that staff would be on hand at that meeting to present their division requests and answer questions.

Mr. Wright stated that the Committee discussed amendments to the Zoning Ordinance related to vacation of recorded plats and special event venues in rural lands. Mr. Wright stated that the

amendments related to the vacation of recorded plats will bring the County Code into alignment with State Code and as well as current processes. Mr. Wright stated that the Zoning Ordinance currently does not permit event facilities in the A-1 and R-8 Zoning Districts. Mr. Wright noted that requests have been received amended amend the Zoning Ordinance to allow the establishment of event facilities in those districts. Mr. Wright noted that Ms. Jessica Aiken, Wedding Co of Williamsburg, LLC, made a presentation on the impact on potential revenue generated from such facilities. Mr. Wright stated that the Committee requested that staff look at options for permitting event facilities including requiring a Special Use Permit or establishing performance standards.

5. PUBLIC HEARINGS

A. SUP-0010-2015, Jamestown Beach Special Use Permit Amendment

Ms. Leanne Pollock, Senior Planner II stated that Nancy Ellis of James City County Parks & Recreation has requested an amendment to the Special Use Permit for the Jamestown Beach Event Park. Ms. Pollock stated the property is located at 2205 Jamestown Road and is designated as Open Space or Recreation in the Comprehensive Plan. Ms. Pollock further stated that the SUP was originally required for the site because community recreation facilities are a specially permitted use in the Public Lands zoning district. Ms. Pollock stated that condition no. 7 requires connection to public water and sewer prior to any development on the site that would generate higher park visitation. Ms. Pollock stated that the proposed amendment would permit certain smaller infrastructure improvements to support special events and a summer concert series with a temporary stage without requiring installation of restrooms or connection to public water and sewer until such time that permanent facilities for such events are installed. Ms. Pollock stated that special events held at the site will still need to meet Health Department requirements including renting sufficient portable toilets.

Ms. Pollock stated that staff finds the request to be compatible with the Zoning Ordinance, the 2035 Comprehensive Plan and the Shaping Our Shores Master Plan. Ms. Pollock further stated that staff recommends that the Planning Commission recommend approval of the request to the Board of Supervisors subject to the amended and restated conditions.

Ms. Bledsoe opened the floor for questions from the Commission.

Mr. Wright inquired whether the SUP amendment would cover commercial events as well as those sponsored by the County.

Ms. Pollock stated that there would be both County sponsored events as well as commercial events such as several upcoming triathlons. Ms. Pollock noted that the SUP amendments would apply for both types of events.

Mr. Tim O'Connor inquired about the length of time the amended condition would be valid.

Ms. Pollock stated that there was no term limit on the amended condition.

Mr. Wright inquired whether the commercial events would be required to apply for a Special Use Permit.

Ms. Pollock stated that events would be required to obtain a Special Event Permit under Chapter 14 of County Code. Ms. Pollock noted that Special Event Permit applications are submitted to Development Management and are reviewed by Zoning, Building Safety & Permits, the Health Department, the Fire

Department, the Police Department, Parks & Recreation and VDOT among others to ensure that the event meets the criteria outlined under that ordinance.

Ms. Bledsoe opened the public hearing.

As no one wished to speak, Ms. Bledsoe closed the public hearing.

Ms. Bledsoe called for disclosures from the Commissioners.

There were no disclosures.

Ms. Bledsoe opened the floor for discussion.

Mr. Rich Krapf moved to recommend approval of the application with the amended condition.

On a roll call vote the Commission voted to recommend approval of SUP-0010-2015, Jamestown Beach Special Use Permit Amendment (6-0).

B. SO-0001-2016, Article I, General Provisions, Section 19-12, Vacation of Recorded Plat

Mr. José Ribeiro, Senior Planner II, stated that currently County Code allows a recorded plat to be vacated pursuant to Code of Va. §§ 15.2-2271-15.2-2276, as amended. Mr. Ribeiro further stated that the ordinance amendment is being proposed because there are different plat vacation situations that require different processes under Virginia Code.

Mr. Ribeiro stated that the process described in Code of Va. §§ 15.2-2271-15.2-2276 is typically utilized in cases when a boundary line is adjusted and lot lines are to be extinguished, or if a property is sold with a designation that is no longer applicable, such as disused recreation lot or well lot. Mr. Ribeiro stated that the proposed amendment adds reference to Code of Va. §§ 15.2-2006-15.2-2008, is typically used for vacating right-of-way on a plat which has been designated but not utilized, such as alleys or "paper streets." Mr. Ribeiro further stated that the proposed amendment would allow flexibility in applying the two processes as they are applicable. Mr. Ribeiro stated that currently staff uses both of these processes as necessary and the proposed amendment would align County Code with the current procedure.

Mr. Ribeiro stated that staff recommends that the Planning Commission recommend adoption of the ordinance amendments to the Board of Supervisors.

Ms. Bledsoe opened the public hearing.

As no one wished to speak, Ms. Bledsoe closed the public hearing.

Ms. Bledsoe opened the floor for discussion.

Mr. Wright moved to recommend adoption of the ordinance amendments.

On a roll call vote the Commission voted to recommend adoptions of the ordinance amendments outlined in SO-0001-2016, Article I, General Provisions, Section 19-12, Vacation of Record Plat (6-0).

6. PLANNING COMMISSION CONSIDERATION

A. Initiation of Consideration of Amendments to the Zoning Ordinance for Event Venues/Places of Public Assembly in Rural Areas

Ms. Pollock stated that over the past year, the County has received a number of inquiries from citizens who are interested in starting privately-run for-profit event facility businesses on parcels in Rural Lands to accommodate events such as weddings, charity fundraisers and corporate parties. Ms. Pollock stated that event facilities are not currently permitted in A-1, General Agriculture, or R-8, Rural Residential districts.

Ms. Pollock stated that the County has a Strategy for Rural Economic Development which encourages allowing rural land owners to pursue appropriate commercial uses that would complement rural character while expanding income-generating potential. Ms. Pollock further stated that the Policy Committee included evaluating updates to the Zoning Ordinance to account for private special events and event facilities as a primary use as part of the Planning Division's 2015-16 work program.

Ms. Pollock stated that staff recommends that the Planning Commission adopt the resolution to formally initiate consideration of the amendments to the Zoning Ordinance and refer the matter to the Policy Committee.

Mr. Richardson requested confirmation that the matter would go before the Policy Committee again for further discussion.

Ms. Pollock confirmed.

Mr. Chris Basic stated that he is in favor of considering the amendments and will be interested to see the proposed ordinance language.

Ms. Bledsoe stated that she appreciates staff being proactive in recognizing the need to update the Zoning Ordinance. Ms. Bledsoe further stated that she believes the potential amendments will be beneficial to the County.

Mr. Krapf moved to approve the Initiating Resolution.

On a roll call vote the Commission voted to adopt the Initiating Resolution for Consideration of Amendments to the Zoning Ordinance for Event Venues/Places of Public Assembly in Rural Areas and refer the matter to the Policy Committee for further discussion (6-0).

B. Planning Commission and Board of Zoning Appeals 2015 Annual Report

Mr. Richardson moved to accept the report.

On a roll call vote the Commission voted to accept the Planning Commission and Board of Zoning Appeals 2015 Annual Report (6-0).

6. PLANNING DIRECTOR'S REPORT

Mr. Holt stated that there was nothing more to add other than what was submitted in the Planning Commission packet.

Mr. O'Connor requested more information on the Joint Base Langley – Eustis Land Use Study meeting.

Mr. Holt stated that more information would be developed over the next several months as the study gets under way. Mr. Holt stated that during the 2035 Comprehensive Plan update process, there were questions about the types of land uses that would be compatible with the operations of Joint Base Langley/Eustis (JBLE) and allow development to occur in James City County as well as allow the critical missions of JBLE to continue. Mr. Holt stated that, coming out of that discussion, JBLE requested funding from the Federal government to conduct a joint land use study. Mr. Holt stated that this is an established program for the military and numerous similar studies have been conducted throughout the Country with the goal of developing a mutually acceptable plan of action that would highlight the opportunities available and things to consider when implementing a land use adjacent to a military installation. Mr. Holt noted that the effort would include the City of Newport News and possibly the City of Hampton and York County.

7. **COMMISSION DISCUSSION AND REQUESTS**

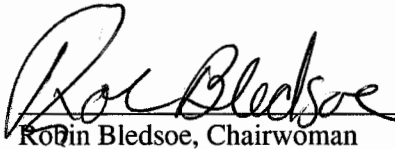
Ms. Bledsoe stated that she would be serving as Planning Commission representative to the Board of Supervisors for the month of February.

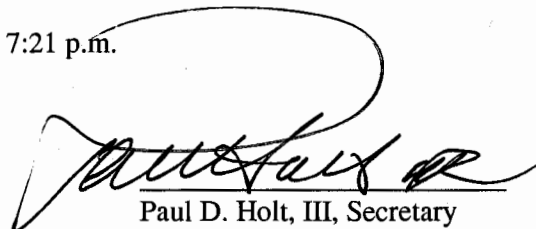
9. **ADJOURNMENT**

Ms. Bledsoe called for a motion to adjourn.

Mr. Krapf moved to adjourn.

The meeting was adjourned at approximately 7:21 p.m.


Robin Bledsoe, Chairwoman


Paul D. Holt, III, Secretary