

**MINUTES**  
**JAMES CITY COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**County Government Center Board Room**  
**101 Mounts Bay Road, Williamsburg VA 23185**  
**June 7, 2017**  
**7:00 PM**

**VIDEO A. CALL TO ORDER**

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

**VIDEO B. ROLL CALL**

Planning Commissioners Present:

Rich Krapf  
Tim O'Connor  
Robin Bledsoe  
Heath Richardson  
Jack Haldeman  
Danny Schmidt

Absent:

John Wright

Staff Present:

Paul Holt, Director of Community Development and Planning  
Savannah Pietrowski, Senior Planner

**VIDEO C. PUBLIC COMMENT**

Mr. Krapf opened Public Comment.

Mr. Bob Enko, 117 Richards Road, inquired if the Oxford Homes in Indigo Park are in full compliance with current laws. He further urged the Planning Commission to approve legislation that is in compliance with federal and state legislation.

Mr. Krapf closed Public Comment.

**VIDEO D. REPORTS OF THE COMMISSION**

Ms. Robin Bledsoe reported that the Policy Committee met on May 11, 2017 to discuss Zoning Ordinance amendments to address the definitions of family, group home and retreat. The recommended revisions are to ensure compliance with the Fair Housing Act and the Code of Virginia. Ms. Bledsoe stated the Policy Committee voted 3-0 in favor of the proposed revisions, with Mr. Krapf absent.

Mr. Danny Schmidt reported that the Development Review Committee (DRC) met on May 24, 2017 to discuss two cases: SP-0047-2017, Colonial Heritage Model Home

Rentals and C-0029-2017, Parke at Westport.

Mr. Schmidt stated that Mr. Joseph Roque of Lennar, applicant for SP-0047-2017, appealed to the DRC the Planning Director's determination that the proposed rental of units at Colonial Heritage was not consistent with the Master Plan. Mr. Schmidt stated that the applicant proposed two of its model homes to be used for two-night stays for prospective homebuyers. He further stated that a proposal had been approved by the DRC in 2012 to operate four nearby units in a similar manner. The two new units would replace the four previously approved units. Mr. Schmidt stated the DRC voted unanimously to approve the proposal.

Mr. Schmidt stated C-0029-2017 went before the DRC to discuss the Conceptual Plan to rezone Section 35 of Ford's Colony, known as Parke at Westport, from A-1, General Agricultural, to R-4, Residential Planned Community. The proposed development includes 81 lots, five of which are outside the Primary Service Area. Mr. Schmidt stated the applicant seeks to incorporate Parke at Westport into the Ford's Colony Homeowners Association.

**VIDEO E. CONSENT AGENDA**

1. Minutes Adoption - May 3, 2017 Regular Meeting
2. Development Review Committee Action Item: SP-0047-2017, Colonial Heritage Model Home Rentals
3. Adoption of Updated 2017 Calendar

On a voice vote, the Commission voted to approve the Consent Agenda (6-0).

**VIDEO F. PUBLIC HEARINGS**

There were no Public Hearings.

**VIDEO G. PLANNING COMMISSION CONSIDERATIONS**

There were no Considerations.

**VIDEO H. PLANNING DIRECTOR'S REPORT**

1. Planning Director's Report - June 2017

Mr. Paul Holt stated he had no further items to add to the report provided in the packet materials.

**VIDEO I. PLANNING COMMISSION DISCUSSION AND REQUESTS**

Ms. Bledsoe asked for a copy of the Board of Supervisors representation schedule.

Mr. Krapf confirmed he would send a copy.

Mr. Schmidt asked about formal meetings with other regional Planning Commissions.

He expressed concern about traffic on Route 199 near the City of Williamsburg and York County.

Mr. Krapf stated there was a joint meeting with City of Williamsburg and York County during the Comprehensive Plan process.

Mr. Holt stated there are no current plans to hold another joint meeting, but he would provide the materials from the previous joint meeting.

Mr. Krapf announced he would be attending the next Board of Supervisors meeting as the Commission representative.

**J. ADJOURNMENT**

Mr. Tim O'Connor made a motion to Adjourn.

The meeting was adjourned at approximately 7:20 p.m.



Mr. Rich Krapf, Chairman



Mr. Paul Holt, Secretary