

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
July 5, 2017
7:00 PM

A. CALL TO ORDER

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

B. ROLL CALL

Planning Commissioners

Present:

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

Absent:

John Wright
Heath Richardson

Staff Present:

Paul Holt, Director of Community Development and Planning

Mr. Krapf noted that the Commission's thoughts and prayers were with the Wright family.

C. PUBLIC COMMENT

Mr. Krapf opened Public Comment.

Mr. Andrew Lloyd Williams, 120 Captaine Graves, County Resident, addressed the Commission on concerns with the impact of the Hampton Roads Sanitation District (HRSD) pipeline replacement along the Country Road. Mr. Lloyd Williams requested that the County ensure that the area would be appropriately restored.

Mr. Krapf closed Public Comment.

Mr. Krapf inquired what oversight the County has for the project.

Mr. Paul Holt stated that staff would make continued inspections of the site and that the County holds surety that will not be released until the work is completed in accordance with the approved site plan. Mr. Holt further stated that it would also be necessary for the project to be in compliance with the Special Use Permit ("SUP") conditions.

D. REPORTS OF THE COMMISSION

Mr. Danny Schmidt stated that the Development Review Committee (“DRC”) met on June 23 to consider C-0014-2017, 6515 Richmond Road, Lidl Grocery Store. Mr. Schmidt stated that the Committee reviewed additional elevations and revisions to the Conceptual Plan which were based on feedback received at the April DRC meeting. Mr. Schmidt noted that the main change was an increased buffer along Richmond Road which reduced the number of parking spaces by five; however, parking requirements would still be met. Mr. Schmidt stated that the elevations provided a better understanding of the materials to be used on the exterior of the building. Mr. Schmidt stated that the Committee also reviewed plans for stormwater management. Mr. Schmidt noted that an SUP application for the project had been submitted.

Ms. Robin Bledsoe stated that the Policy Committee did not meet in June. Ms. Bledsoe noted that she had attended a review of new laws passed by the General Assembly for 2017. Ms. Bledsoe stated that a handout had been provided to each Commissioner summarizing the legislation. Ms. Bledsoe stated that she and Mr. Haldeman attended a presentation by the Coalition of High Growth Communities on proffer regulations. Ms. Bledsoe noted that it was interesting to hear how various localities are addressing the challenges.

E. CONSENT AGENDA

1. Minutes Adoption - June 7, 2017 Regular Meeting
2. S-0010-2017. Colonial Heritage Phase 3, Section 2, Construction Plan

Ms. Bledsoe requested to pull S-0010-2017, Colonial Heritage Ph. 3 Section 2 Constructions Plan for discussion.

Mr. Tim O’Connor stated that he would recuse himself from discussion and vote on the matter.

Ms. Bledsoe stated that this was one of the larger projects impacted by the Zoning Ordinance amendment which allowed certain cases to be heard directly by the Planning Commission rather than going through the DRC. Ms. Bledsoe noted that she is impressed with the level of detail provided in the staff report. Ms. Bledsoe requested that Mr. Holt provide an overview of how the process would be followed.

Mr. Holt stated that the Rezoning was previously approved and the development is subject to an approved Master Plan. Mr. Holt noted that the subdivision process takes place almost exclusively at staff level and the plan is reviewed against the County’s adopted Subdivision Ordinance and other ordinances as they pertain to the plan. Mr. Holt stated that the Subdivision Ordinance states that the Planning Commission must review major subdivision and the subdivision meets those parameters because it exceeds 50 lots. Mr. Holt further stated that State Code requires that the Planning Commission act on the plan within 60 days of the time it is submitted for review. Mr. Holt stated that this is rarely enough time to review all the engineering details. Mr. Holt stated that the Commission’s role is to either deny the plan because it does not meet the ordinance requirements or to issue preliminary approval subject to revised plans based on staff and external agency review. Mr. Holt stated once staff ensures that the plan is

satisfactory and all the technical comments are addressed, staff will issue final approval. Mr. Holt stated that for the case before the Commission, staff finds that the project is consistent with the Master Plan and recommends approval.

Mr. Haldeman made a motion to approve the Minutes of the June 7, 2017 meeting.

On a voice vote, the Commission voted to approve the Minutes of the June 7, 2017 meeting (5-0).

Ms. Bledsoe made a motion to approve S-0010-2017, Colonial Heritage Ph. 3 Section 2 Constructions Plan.

On a voice vote, the Commission voted to approve S-0010-2017 (4-1-0), Mr. O'Connor abstaining.

F. PUBLIC HEARINGS

There were no Public Hearings.

G. PLANNING COMMISSION CONSIDERATIONS

There were no Considerations.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - July 2017

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

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf congratulated Mr. Haldeman and Mr. Schmidt on graduating from the certified Planning Commissioner program. Mr. Krapf noted that everyone on the Commission has participated in that program.

Mr. Krapf noted that he would cover the July Board of Supervisors meetings.

J. ADJOURNMENT

Mr. Haldeman made a motion to Adjourn.

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


Rich Krapf, Chair


Paul D. Holt, III, Secretary