

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 3, 2019
6:00 PM

A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 6:00 p.m.

B. ROLL CALL

Planning Commissioners Present:

Rich Krapf
Tim O'Connor
Frank Polster
Julia Leverenz
Odessa Dowdy

Planning Commissioners Absent:

Jack Haldeman
Danny Schmidt

Staff Present:

Paul Holt, Director of Community Development and Planning
Max Hlavin, Deputy County Attorney
Tom Leininger, Planner

C. PUBLIC COMMENT

Mr. Krapf opened Public Comment.

As no one wished to speak, Mr. Krapf closed Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Krapf stated that the Policy Committee and Development Review Committee (DRC) did not meet and therefore, there were no reports.

E. CONSENT AGENDA

1. Minutes of the March 6, 2019 Regular Meeting
2. Minutes of the March 18, 2019 Special Meeting

Mr. Frank Polster made a motion to approve the March 6, 2019 Minutes and the March 18, 2019 Minutes.

On a voice vote, the Commission voted to approve the minutes of the March 6, 2019 Regular

F. PUBLIC HEARINGS

1. Z-19-0002. 8231 Richmond Road Rezoning

Mr. Tom Leininger, Planner, stated that Mr. Forest Harris of Bicast, Inc. has applied to rezone approximately 2.11 acres, located at 8231 Richmond Road, from A-1, General Agricultural to M-1, Limited Business/Industrial with Proffers. Mr. Leininger stated that the parcel is designated General Industry on the 2035 Comprehensive Plan Land Use Map and is located inside the Primary Service Area.

Mr. Leininger stated that this property is currently subject to a Special Use Permit (SUP) that allows for the construction of a lawn equipment sale and repair and retail sales of plant and garden supplies on the site. Mr. Leininger stated that the SUP was approved by the Board of Supervisors on May 12, 2009. Mr. Leininger further stated that this rezoning will nullify the existing SUP.

Mr. Leininger stated that the proposed use for this application is for the manufacturing and assembly of products made from previously prepared paper, plastic, metal, wood, and glass. Mr. Leininger further stated that this use is a by-right use in the M-1 Zoning District. Mr. Leininger stated that with the operations of this use contained within the existing 7,500-square-foot building, all noise, dust and odor effects are limited to the fully enclosed building. Mr. Leininger stated that staff visited the current Bicast location within the City of Williamsburg and did not see, smell or hear any exterior impacts to adjacent properties.

Mr. Leininger stated that staff finds this proposal to be compatible with surrounding development and consistent with the 2035 Comprehensive Plan and Zoning Ordinance. Mr. Leininger stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed proffers.

Ms. Julia Leverenz inquired if any adjacent property owners had concerns about the project.

Mr. Leininger stated that only one citizen inquired about the project. He was interested in the product being manufactured but had no questions or concerns.

Mr. Tim O'Connor inquired if the existing screened dumpster was still acceptable.

Mr. Holt stated that he did not believe there were any additional requirements.

Mr. Leininger noted that if the dumpster were moved, it would need to be re-screened.

Mr. O'Connor stated that one of the proffers is to limit heavy delivery trucks to the hours of 8 a.m. to 6 p.m. Mr. O'Connor inquired if it would be reasonable to have the same limitation on trash pick-up.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Forrest Harris, Bicast, Inc., stated that Bicast is a family business which has been in existence for 27 years. Mr. Harris noted that the company produces souvenir items such as

magnets, drinking glasses, and keychains. Mr. Harris stated that the business has outgrown its current location and, further, it makes good financial sense to invest in a location rather than continuing to pay rent.

Ms. Leverenz requested that the applicant state his name and address for the record.

Mr. Harris stated that his address is 105 Friar's Court.

Mr. O'Connor stated that he has concerns about large trucks exiting the site on to Richmond Road.

Mr. Harris stated that the majority of trucks delivering or picking up are the smaller FedEx or United Parcel Service (UPS). Mr. Harris further noted that he did speak with the current owner of the property who assured him that there has never been a problem getting a tractor trailer through the parking lot. Mr. Harris stated that the proposed use would have fewer traffic impacts than the current use.

As no one further wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf opened the floor for discussion by the Commission.

Ms. Leverenz made a motion to recommend approval of the application.

Mr. Krapf inquired if there were additional comments or discussion before the roll call vote.

Mr. Polster requested clarification on the concern over tractor trailers entering and exiting the property.

Mr. Holt stated that tractor trailers can enter the site now as it is currently zoned or in the future if the rezoning is approved. Mr. Holt stated that the M-1 Zoning District is the County's Business/Light Industrial District. Mr. Holt further stated that for comparison, the Busch Corporate Center is also Zoned M-1. Mr. Holt stated that the District does allow for some light manufacturing.

Mr. Krapf inquired if the proposed proffers limit some of the uses.

Mr. Holt stated that some of the more intensive by-right uses have been proffered out. Mr. Holt noted that the rezoning runs with the land, so that potential future impacts have been mitigated.

Mr. Krapf stated that he appreciates the conditions that have been proffered to minimize impacts on nearby residential properties, and that he believes the proposal is in accord with the adjacent uses and the recommendations of the Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval of Z-19-0002, 8231 Richmond Road Rezoning (5-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - April 2019

Mr. Holt stated that he had nothing in addition to what was provided in the Agenda packet.

Mr. O'Connor inquired about the Virginia Department of Transportation (VDOT) Public Hearing for Croaker Road. Mr. Holt stated that VDOT has posted a Willingness to Hold a Public Hearing if the public requests it. Mr. Holt further stated that there has been a long-standing project on the books to do an infill piece of sidewalk and bike lane from Norge Lane to Croker Road. Mr. Holt stated that VDOT has finally completed the design and identified funding for the project. Mr. Holt noted that with larger projects a Public Hearing is always done; however, with smaller projects, the Willingness to Hold a Public Hearing offers the public the opportunity to request the Public Hearing if they want to learn more about the project. Mr. Holt noted that the project information is also readily available on the VDOT website.

Mr. Holt noted that the timing of the project should also coincide well with the widening of Croaker Road and those intersection improvements.

Ms. Leverenz inquired if the sidewalk and bike path will stop there.

Mr. Holt stated that the sidewalk and bike path are designed to tie in to a mixed-use path and an on-street bike facility. Mr. Holt noted that it would create a continuous safe path for access to the shopping center, the apartment complex and the library.

Ms. Leverenz inquired if crosswalks would be part of the improvements.

Mr. Holt stated that crosswalks and pedestrian activated signals would be part of those improvements.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf noted that Ms. Leverenz will be serving as Chair of the Policy Committee and Mr. Polster will serve as Chair of the DRC.

Mr. O'Connor inquired who had Board of Supervisors coverage for April.

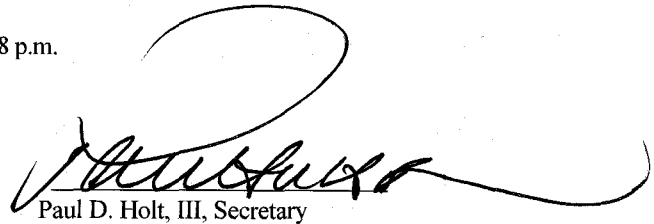
Mr. Krapf stated that Mr. Jack Haldeman would cover April. Mr. Krapf noted that the final schedule would be sent out soon.

J. ADJOURNMENT

Mr. Polster made a motion to adjourn.

The meeting was adjourned at approximately 6:18 p.m.


Rich Krapf, Vice Chair


Paul D. Holt, III, Secretary