

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
August 5, 2020
6:00 PM

A. CALL TO ORDER

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

1. This meeting will be held electronically pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors on April 14, 2020 and will be aired live on the County's government public access channel, JCC TV 48, via Live Stream on the County website: <https://jamescitycountyva.gov/220/Live-Stream>, and via the County's YouTube channel: <https://www.youtube.com/user/jamescitycounty>. Citizen comments may be submitted via US Mail to the Planning Commission Secretary, PO Box 8784, Williamsburg, VA 23187, via electronic mail to community.development@jamescitycountyva.gov, or by leaving a message at 757-253-6750. Citizens may attend and participate in the electronic meeting via Zoom at <https://zoom.us/j/9855205526> or dial any of the following numbers for listen-only audio of the meeting: 929-205-6099, 312-626-6799, 301-715-8592, 346-248-7799, 669-900-6833, or 253-215-8782 using Webinar ID: 985 5205 5526. Any public comment received through the above means will be shared at the meeting. Citizens using the link above who would like to speak during public comment and any public hearing will also be able to speak during those times.
2. Zoom Meeting Instructions

B. ROLL CALL

Planning Commissioners Present:

Jack Haldeman
Rich Krapf
Frank Polster
Rob Rose
Barbara Null

Planning Commissioners Absent:

Tim O'Connor
Julia Leverenz

Staff Present:

Paul Holt, Director of Community Development and Planning
Max Hlavin, Deputy County Attorney
Terry Costello, Deputy Zoning Administrator

1. Virtual Meeting Resolution

A motion to Approve was made by Jack Haldeman, the motion result was Passed.
AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2
Ayes: Haldeman, Krapf, Null, Polster, Rose
Absent: Leverenz, O'Connor

Mr. Krapf provided a summary of the resolution allowing the Planning Commission to hold the virtual meeting.

Mr. Jack Haldeman made a motion to approve the resolution.

On a roll call vote, the Commission voted to approve the resolution. (5-0)

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. Haldeman stated that the Development Review Committee did not meet in July.

Mr. Frank Polster stated that the Policy Committee did not meet in July.

E. CONSENT AGENDA

1. Minutes of the July 1, 2020 Regular Meeting

Mr. Polster made a motion to approve the Consent Agenda.

On a voice vote, the Commission voted to approve the Minutes of the July 1, 2020, Regular Meeting. (5-0)

F. PUBLIC HEARINGS

1. SUP-20-0008. 7-Eleven Convenience Store with Gas Pumps and Drive-Through Restaurant at Quarterpath

A motion to Approve was made by Jack Haldeman, the motion result was Passed.

AYES: 5 NAYS: 0 ABSTAIN: 0 ABSENT: 2

Ayes: Haldeman, Krapf, Null, Polster, Rose

Absent: Leverenz, O'Connor

Ms. Terry Costello, Deputy Zoning Administrator, stated that Mr. Mark Richardson of the Timmons Group has applied for a Special Use Permit (SUP) to amend, supersede, and replace SUP-0016-2016. Ms. Costello stated that this SUP allows for the construction of an approximately 2,940-square-foot 7-Eleven Convenience Store which sells and dispenses fuel and an approximately 4,000-square-foot fast food restaurant with a drive-through. Ms. Costello further stated that the parcels are located at 7327 and 7337 Pocahontas Trail. Ms. Costello noted that the parcels are zoned B-1, General Business and are designated Mixed Use by the 2035 Comprehensive Plan. Ms. Costello stated that the development currently on the site is the 7-Eleven and gas station.

Ms. Costello stated that a convenience store which sells and dispenses fuel is a specially permitted use in the B-1 Zoning District and a drive-through restaurant that generates over

100 peak-hour trips requires a Commercial SUP. Ms. Costello stated that the Master Plan and building sizes have not changed compared to the previously approved SUP, and therefore the traffic study is still valid with the recommended improvements being incorporated into the SUP Conditions presented with this application.

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

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Mark Richardson, Timmons Group, Applicant, stated that he was available to answer any questions the Commission might have. Mr. Krapf inquired why the restaurant portion has not moved forward. Mr. Richardson stated that the right tenant has not yet expressed interest in the property.

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

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

Mr. Haldeman made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-20-0008. 7-Eleven Convenience Store with Gas Pumps and Drive-Through Restaurant at Quarterpath. (5-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - August 2020

Mr. Holt stated that he wanted to promote the Engage 2045: Comprehensive Plan Update Exploring Our Future Alternatives Virtual Assembly to be held on August 10, 2020, at 6:30 p.m. Mr. Holt stated that the Virtual Assembly will include a presentation on possible futures, scenario modeling results, public input themes, and comprehensive plan goals, with online questionnaires available through September 2, 2020. Mr. Holt further stated that there would be a live question and answer session via the County's Facebook page following the presentation. Mr. Holt stated that staff hopes that there will be a substantial response from the public and encourages everyone to spread the word about the Virtual Assembly.

Mr. Haldeman inquired about the courtesy review of a York County rezoning on Pocahontas Trail.

Mr. Holt stated that this is a small property in the vicinity of Fire Station 2. Mr. Holt stated that to the best of his knowledge, there is no specific proposal associated with the request. Mr. Holt further stated that it appears that this is to allow the property to be marketed as General Business.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf stated that Mr. Rob Rose will represent the Planning Commission at the August Board of Supervisors' meeting.

Mr. Polster noted that in the application for SUP-20-0008. 7-Eleven Convenience Store with Gas Pumps and Drive-Through Restaurant at Quarterpath, the applicant incorporated Leadership in Energy and Environmental Design (LEED) elements in the construction. Mr. Polster stated that when a residential project does well with LEED elements, they are given bonus points; however, commercial projects get no recognition of those efforts.

Mr. Polster inquired if there is a particular reason that the Zoning Ordinance does not address LEED incentives for commercial projects.

Mr. Holt stated that in residential districts, the incentive for green building is in a list of options which includes consideration of bonus points for density. Mr. Holt stated that in 2012, the Board of Supervisors adopted a resolution supporting green building for commercial properties by providing workshops and other support where the County had resources available. Mr. Holt further stated that other possible incentives included a reduced plan review fee for site plans, additional signage options during construction, and other public recognition.

Mr. Polster stated that he would like to see amendments to the Zoning Ordinance for green building incentives considered during the Comprehensive Plan Review.

Mr. Holt stated that the timing is right and that staff is certainly willing to assist in bringing the item forward. Mr. Holt stated that when staff comes to the appropriate Comprehensive Plan chapter, the ordinance amendments could be included in the Goals, Strategies, and Actions which would set the framework for the policy changes.

Mr. Haldeman inquired if the County could simply require green building techniques without any Ordinance changes.

Mr. Max Hlavin, Deputy County Attorney, stated that he was fairly confident that the County did not have that authority; however, he would look into the matter.

J. ADJOURNMENT

Mr. Haldeman made a motion to adjourn.

The meeting was adjourned at approximately 6:25 p.m.


Paul D. Holt, III, Secretary


Rich Krapf, Chair