

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
March 14, 2022
6:00 PM

A. CALL TO ORDER

Mr. O'Connor called the meeting to order at 6:00 PM

B. ROLL CALL

A motion to Approve was made by Tim O'Connor, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers, Rose

Planning Commissioners Present:

Tim O'Connor

Rich Krapf

Jack Haldeman

Frank Polster

Barbara Null

Steve Rodgers

Planning Commissioners Participating Remotely:

Rob Rose

Staff Present:

Paul Holt, Director of Community Development and Planning

Terry Costello, Senior Planner

Mr. Holt stated that Dr. Rob Rose has requested to participate in the meeting remotely from Naples, Florida due to family matters. Mr. Holt noted that pursuant to the Commissions policies and consistent with State Code, the Commission members present must approve the remote participation by majority vote.

On a voice vote the Commission approved the remote participation.

Dr. Rob Rose joined the meeting.

1. Annual Organizational Meeting - Election of Officers

A motion to Approve was made by Rich Krapf, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers, Rose

Mr. O'Connor called for nomination for Chair.

Mr. Rich Krapf nominated Mr. O'Connor.

There were no other nominations for Chair.

On a voice vote, the Commission elected Mr. O'Connor as Chair. (7-0)

Mr. O'Connor called for nominations for Vice Chair.

Mr. Jack Haldeman nominated Mr. Polster for Vice Chair.

There were no other nominations for Vice Chair.

On a voice vote, the Commission elected Mr. Polster as Vice Chair. (7-0)

2. Annual Organizational Meeting - Proposed Calendar for 2022-2023

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

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers, Rose

Mr. Holt stated that there have been no changes to the calendar that was provided to the Commission at the March 2, 2022, meeting. Mr. Holt further stated that staff recommends that the Commission adopt the calendar.

Mr. Haldeman made a motion to adopt the Calendar.

On a voice vote, the Commission adopted the meeting Calendar for 2022-2023. (7-0)

C. PUBLIC COMMENT

Mr. O'Connor opened Public Comment.

As no one wished to speak, Mr. O'Connor closed Public Comment.

D. REPORTS OF THE COMMISSION

There were no reports from the Development Review Committee or the Policy Committee.

E. CONSENT AGENDA

There were no Consent Agenda items.

F. PUBLIC HEARINGS

1. Fiscal Year 2023-2027 Capital Improvements Program

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

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers, Rose

Ms. Terry Costello, Senior Planner, stated that after a series of meetings to discuss and evaluate this year's Capital Improvements Program (CIP) requests, the Policy Committee is forwarding its recommendations for the Fiscal Year (FY) FY 2023 thru FY 2027 CIP to the Planning Commission for consideration.

Ms. Costello stated that a total of 31 projects were submitted: 25 from County departments, three from Williamsburg Regional Library (WRL), and three from Williamsburg-James City County Schools (WJCC Schools). Ms. Costello stated that of the 31 projects submitted, 26 County projects, two WRL, and three WJCC Schools projects were included in the previous 5-year CIP budget.

Ms. Costello stated that Policy Committee members used a standardized set of ranking criteria to prioritize each application. Ms. Costello stated that individual Committee member scores were used as well as Z-scores which describe the position of a raw score in terms of its distance from the mean, when measured in standard deviation units to determine the final ranking.

Ms. Costello stated that at its March 2, 2022, meeting, the Policy Committee voted unanimously to forward the following priorities to serve as a recommendation to the Planning Commission and the Board of Supervisors:

1. Stormwater Capital Improvement Program
2. Transportation Match
3. Lower County Park
4. Business Ready Sites Program
5. Covered Parking for Specialty Vehicles & Trailers
6. Human Services Center Renovations
7. New Grove Area Library
8. Chickahominy Park RV Storage
9. James City County Marina Phase 2
10. Open Space Match
11. Chickahominy Park Paddlecraft Area
12. Chickahominy Park Multiuse Trail
13. Pre-K Space
14. Greensprings Interpretive Trail Restrooms
15. Upper County Park Paving & Multiuse Trail
16. LHS School Renovations
17. Chickahominy Park Campground Improvements
18. JCC Marina Bathhouse Facilities
19. Jamestown Beach Event Park Improvements
20. Upper County Park Splash Pad
21. General Services Administration Building.
22. Baseball Field Expansion
23. Freedom Park Phase IV - Active Recreation Facilities
24. Veterans Park Phase 2 Improvements
25. Chickahominy Park Bathhouse Facilities
26. James City County (JCC) Marina Parking Area
27. Jamestown High School (JHS) Cafeteria School Expansion
28. Warhill Sports Complex Connector Road.
29. Chickahominy Park Connector Road
30. New James City County Library Branch/New Joint Library
31. James City County Library Playground
32. Curbside Recycling Billing System

Ms. Costello stated that staff recommends that the Planning Commission recommend approval of these priorities to the Board of Supervisors for consideration during the budget process.

Ms. Betsey Fowler, Director, WRL, made a presentation to the Commission on the proposed WRL projects.

Ms. Null requested that Ms. Fowler clarify Option 1 and inquired if this was the facility proposed for the Grove area.

Ms. Fowler stated that this is not the facility proposed for Grove. Ms. Fowler further stated that Option No.1 is for a large facility located in a commercial corridor. Ms. Fowler stated that a location has not been determined.

Ms. Null stated that a good location might be where the two areas of highest use are located.

Ms. Fowler stated that over the years, libraries have evolved from the traditional concept to an urban hub which includes meeting space, learning areas, and performance space. Ms. Fowler stated that the new libraries are vibrant places for the community. Ms. Fowler noted that this

library would need to be in a visible location and be constructed to draw users to it.

Mr. Haldeman asked whether the capital cost to the County for Option No. 2 would, in fact, be lower.

Ms. Fowler stated that it is possible, depending on what is negotiated.

Mr. O'Connor opened the Public Hearing.

As no one wished to speak, Mr. O'Connor closed the Public Hearing.

Mr. O'Connor opened the floor for discussion by the Commission.

Mr. Polster noted that the final slide in the WRL presentation should be included in the information forwarded to the Board of Supervisors.

Mr. Polster stated that the note the Policy Committee recommended is "the Planning Commission does not support a stand-alone facility but does support a collocated facility with either the New Lower County Park or the current Abram Frink Community Center and James River Elementary School to continue its outreach programs to the community."

Mr. Polster stated that the Policy Committee discussed the request for matching funds for open space acquisition and decided to move this higher in the list of priorities. Mr. Polster stated that Virginia Land Conservation Foundation which evaluates greenspace for matching points includes criterion that references the Conserve Virginia mapping tools and that criterion from the Conserve Virginia mapping tools and that the Natural and Cultural mapping projects will provide an update for the Conserve Virginia Geographic Information System (GIS) tools. Mr. Polster further stated that Natural and Cultural mapping tools will provide criterion that will help the County evaluate properties for the Purchase of Developments Right program and greenspace match.

Mr. Polster stated that the Policy Committee further recommended including a note that "the Planning Commission agrees that a new or expanded library facility is needed, but the decision on the location rests with the Board of Supervisors."

Mr. Polster stated that regarding the new playground at the library facility on Croaker Road, the Policy Committee recommended including a note that "the Friends of the Williamsburg Regional Library are funding the design and construction; however, because it is on County property the County will be responsible for staffing and maintenance."

Mr. Polster stated that in the discussion on the Business Ready Sites, two privately owned parcels were discussed; however, the property owners have not been contacted to determine if they are interested in participating in the program. The Committee recommended that the property owners be contacted to determine their interest in participating before the Board of Supervisors approves funding.

Mr. Haldeman stated that even though he recognizes the need for more library facilities, it is difficult to rank any of the projects without having clarity on location, cost, and the division of financial responsibility.

Mr. Haldeman further stated that he would like to recommend that the Board of Supervisors study the possibility of aggregating these projects to full fund a number of them at one time. Mr. Haldeman noted that with the County's AAA rating it can borrow money at the fixed rate of 2% for 30 years. Mr. Haldeman stated that he believes there would be a substantial saving when factoring in ever increasing design and construction costs.

Mr. Haldeman requested that the Commission move the Open Space Match request higher in the rankings. Mr. Haldeman stated that he ranked the project as his No. 4 priority.

Mr. Krapf stated that he has the open space match as No. 3 on his priority list. Mr. Krapf further stated that he agreed to move it to a lower priority was due to the Initiating Resolution to consider an Ordinance amendment to make the by-right development in rural lands one dwelling unit per 20 acres. Mr. Krapf stated that he felt that tool could slow growth; however, with the Open Space Match, it allows the County to leverage additional funding.

Mr. Krapf inquired if by aggregating funding, it meant fully funding the project on the front end.

Mr. Haldeman stated that he would like to recommend to the Board to look at projects to determine if it is beneficial to fund on the front end by borrowing the money and whether it would be a cost savings.

Mr. O'Connor stated that he would support including this item as a suggestion in the Minutes.

The Commission discussed moving the Open Space Match up on the priority list to be No. 8..

Mr. Haldeman made a motion to recommend approval of the FY 2023-2027 CIP as amended and with the notes from the Policy Committee.

On a roll call vote, the Commission voted to recommend approval of the Fiscal Year 2023-2027 Capital Improvements Program as amended and with the notes from the Policy Committee.

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

Mr. Holt stated that there was no Planning Director Report for this meeting.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Haldeman expressed appreciation for Ms. Costello's efforts in presenting the CIP materials to the Commission.

Mr. O'Connor noted that Z-21-0012/ MP 21-0003. Proffer and Master Plan Amendment for Ford's Colony (Ford's Village) was deferred to the April 12, 2022, Board of Supervisors Meeting.

Mr. O'Connor further noted that the Board adopted an Initiating Resolution to revise the R-8 and A-1 Zoning Districts to set lot sizes to be consistent with the stated Rural Lands designation description and development standards.

Mr. O'Connor stated that the Board also requested that staff begin researching how to address density on developable area.

Mr. Krapf stated that he would like to have the New Cases Spreadsheet linked on the Planning web page so that citizens can easily find information on upcoming cases.

J. ADJOURNMENT

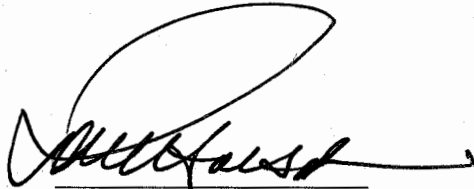
A motion to Adjourn was made by Jack Haldeman, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

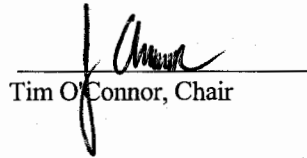
Ayes: Haldeman, Krapf, Null, O'Connor, Polster, Rodgers, Rose

Mr. Haldeman made a motion to adjourn.

The meeting was adjourned at approximately 6:59 p.m.



Paul D. Holt, III, Secretary



Tim O'Connor, Chair