

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

A. CALL TO ORDER

Mr. O'Connor called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:

Tim O'Connor
Rich Krapf
Jack Haldeman
Frank Polster
Barbara Null
Stephen Rodgers

Planning Commissioners Absent:

Rob Rose

Staff Present:

Paul Holt, Director of Community Development and Planning
Liz Parman, Deputy County Attorney
Thomas Wysong, Senior Planner
Paxton Condon, Planner

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

Mr. Jack Haldeman stated that the Policy Committee did not meet in June and, therefore, there was no report.

Ms. Barbara Null stated that the Development Review Committee did not meet in June and, therefore, there was no report.

E. CONSENT AGENDA

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

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

1. Minutes of the June 1, 2022, Regular Meeting

2. SPLN-21-0012. Colonial Heritage Phase 5, Section 2.

F. PUBLIC HEARINGS

1. Z-22-0001 & SUP-22-0012. 5700 Williamsburg Landing Rezoning and SUP Amendment

Mr. Thomas Wysong, Senior Planner, stated that Mr. Paul Gerhardt has applied on behalf of Williamsburg Landing, Inc. to rezone approximately 2.65 acres from the R-8, Rural Residential District, to the R-5, Multifamily Residential District, and to amend the existing Special Use Permit (SUP) for Williamsburg Landing to include the existing parking lot and gated access as part of this development.

Mr. Wysong stated that the subject parcel is currently located within the Primary Service Area (PSA) and this portion is designated Airport in the Comprehensive Plan.

Mr. Wysong stated that at this point in the process, the applicant has requested more time to evaluate and discuss this proposed use and conditions with Planning staff. Mr. Wysong further stated that per the letter in the Commission's Agenda Packet, the applicant has requested a postponement of this case for at least one month to allow continued collaboration with Planning staff.

Mr. Wysong stated that staff concurs with the request for postponement and recommends that the Planning Commission postpone this application to the August 3, 2022, Regular Meeting.

Mr. O'Connor opened the Public Hearing.

No one wished to speak.

Mr. Krapf made a motion to continue the Public Hearing to the Planning Commission's August 3, 2022, Regular Meeting.

On a voice vote, the Planning Commission voted to continue the Public Hearing to its August 3, 2022, Regular Meeting. (6-0)

2. SUP-22-0009. JCC Police Firing Range Expansion

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

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

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

Absent: Rose

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

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

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

Absent: Rose

Ms. Paxton Condon, Planner, stated that Mr. Rick Koehl has applied for a SUP on behalf of the James City County (JCC) Police Department to expand the existing Police firing range at 1206 Jolly Pond Road. Ms. Condon stated that the property is zoned, PL, Public Lands, designated Federal, State, and County Land on the 2045 Comprehensive Plan Land Use Map, and is located outside of the PSA.

Ms. Condon stated that the Jolly Pond convenience center and existing firing range are currently located on the property. Ms. Condon further stated that the existing firing range is located towards the interior of the approximately 546-acre parcel and has been in use since

1985 when it was first approved by the County. Ms. Condon noted that the firing range is not open to the public.

Ms. Condon stated that according to Section 15.2-2232 of the Code of Virginia, unless a public structure is shown on the adopted Comprehensive Plan or other master plans for the County, the local Planning Commission and a governing body shall determine whether the location, character, and extent of the project is consistent with the adopted Comprehensive Plan.

Ms. Condon stated that staff finds the proposal to be compatible with surrounding development and consistent with the adopted Comprehensive Plan and the Zoning Ordinance. Ms. Condon further stated that staff recommends that the Planning Commission find this application consistent with the 2045 Comprehensive Plan and recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Polster inquired whether there was a site plan on file for the firing range.

Ms. Condon stated that a site plan was approved in 2004 for a rain shelter. Ms. Condon further stated that a rezoning was done in 2007 to rezone the property to PL, Public Lands.

Mr. Holt stated that the firing range expansion was included in the Capital Improvements Program and that the Commission may be remembering discussion related to that application.

Mr. Holt requested that the applicant elaborate on the relationship of the various structures on the parcel.

Mr. Rick Koehl, Capital Projects Coordinator, provided an overview of the plans to move certain existing structures to allow for a 100-yard range to accommodate training with additional weapons.

Mr. Polster inquired where the buildings would be located.

Mr. Koehl stated that there would be a two-story tower behind the 100-foot line to replace the existing shed that currently serves as the observation area for supervisors.

Mr. Koehl further stated that there would be concrete firing lines at 50 yards and 100 yards.

Mr. Polster inquired about the second building.

Mr. Koehl stated that it would be an open-air pavilion similar to the current structure.

Mr. Polster inquired about the location.

Mr. Koehl stated that it would be in the same area as the tower. Mr. Koehl further stated that the tower would be centered approximately five yards behind the 100-yard line, and the pavilion would be approximately eight yards from the tower.

Mr. O'Connor inquired if there will be a gate to prevent the public from accessing the firing range. Mr. O'Connor further inquired if the area commonly used for disposing of storm debris would be closed.

Mr. Koehl stated that the changes would not encroach on the area used for storm debris. Mr. Koehl further stated that a gate is not currently in the plan but could be added if necessary.

Mr. O'Connor stated that it might something to consider.

Mr. Haldeman inquired if there were plans for the remainder of the parcel.

Mr. Koehl stated that he is not aware of any future plans. Mr. Koehl stated that a good portion is not fit for development due to the previous use as a landfill.

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

Mr. O'Connor closed the Public Hearing.

Mr. Krapf inquired if there needed to be one vote to recommend approval of the application and one vote to find the facility consistent with the Comprehensive Plan.

Mr. O'Connor confirmed that two separate votes were required.

Mr. Krapf made a motion to recommend approval of the application subject to the proposed conditions.

On a roll call vote, the Commission voted to recommend approval of SUP-22-0009. JCC Police Firing Range Expansion. (6-0)

Mr. Krapf made a motion to find the facility in substantial accord with the adopted Comprehensive Plan.

On a roll call vote, the Commission voted to adopt the resolution finding the facility to be in substantial accord with the adopted Comprehensive Plan. (6-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

Mr. Holt stated that he did not have anything in addition to the information provided in the Agenda materials.

1. Planning Director's Report - July 2022

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. O'Connor stated that Ms. Null is scheduled to represent the Planning Commission at the Board of Supervisors meeting on July 12, 2022.

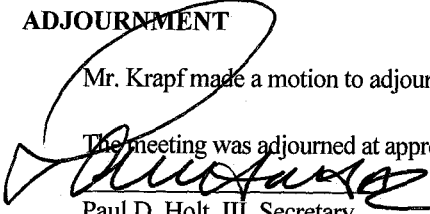
Ms. Null noted that she was preparing to go out of town.

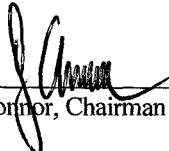
Mr. Haldeman stated that he would cover the meeting.

J. ADJOURNMENT

Mr. Krapf made a motion to adjourn.

The meeting was adjourned at approximately 6:22 p.m.


Paul D. Holt, III, Secretary


Tim O'Connor, Chairman