

**MINUTES**  
**JAMES CITY COUNTY POLICY COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**October 15, 2020**  
**4:00 PM**

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**A. CALL TO ORDER**

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 readopted on September 8, 2020. The meeting will be accessible through a Zoom audio meeting. Please go to <https://zoom.us/j/96275677596> or call 301-715-8592 and enter the meeting ID 962 7567 7596. 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](mailto:community.development@jamescitycountyva.gov), or by leaving a message at 757-253-6750. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

Mr. Frank Polster called the meeting to order at approximately 4:00 p.m.

**B. ROLL CALL**

1. Virtual Meeting Resolution

Mr. Polster presented the resolution.

Mr. Rich Krapf made a motion to Adopt the virtual meeting resolution.

The motion passed 4-0.

Present:

Frank Polster, Chair

Rich Krapf

Tim O'Connor

Rob Rose

Staff:

Ellen Cook, Principal Planner

Alex Baruch, Acting Principal Planner

Terry Costello, Deputy Zoning Administrator

John Risinger, Planner

**C. MINUTES**

1. May 14, 2020 Meeting Minutes

Mr. Rich Krapf made a motion to Approve the May 14, 2020, meeting minutes.

The motion passed 4-0.

**D. OLD BUSINESS**

There was no old business.

## E. NEW BUSINESS

### 1. ORD-20-0015. Zoning Ordinance Amendments to Address the Keeping of Bees in Non-Residential Districts, Phase I

Ms. Terry Costello stated that the Board of Supervisors (BOS) adopted an Initiating Resolution at its October 8, 2019, meeting to address beekeeping in Residential and Agricultural Zoning Districts. She stated that the BOS approved the keeping of bees in residential districts and also adopted an Initiating Resolution directing staff to review the keeping of bees in non-residential Zoning Districts. She stated that staff researched regulations from the localities that had previously been researched for residential beekeeping. She stated that most localities that permit beekeeping in residential districts do not permit beekeeping in non-residential districts. She stated that the two localities that permitted non-residential beekeeping did not have separate standards compared to residential beekeeping. She stated that the best practices published by the Virginia Department of Agriculture and Consumer Services (VDACS) do not differentiate between residential and non-residential uses. She stated that if the Policy Committee agreed with allowing beekeeping in non-residential Zoning Districts, staff has identified three possible options. She stated that Option 1 was the Policy Committee could decide that performance standards would not be needed for non-residential beekeeping. She stated that Option 2 was the Policy Committee could decide that the performance standards adopted for residential beekeeping would also apply to non-residential beekeeping. She stated that Option 3 was the Policy Committee could decide that separate performance standards are warranted for non-residential beekeeping. She asked if there were any questions or comments.

Mr. Krapf asked if the reason other localities did not allow non-residential beekeeping was due to a lack of interest or a different reason.

Ms. Costello stated that she was not aware of why other localities permitted residential but not non-residential beekeeping.

Mr. Krapf stated that it was not critical information for him to be able to make a decision.

Mr. Rob Rose asked if potential performance standards developed in Option 3 would be significantly different from the performance standards for non-residential beekeeping.

Ms. Costello stated that there could be additional standards for the distance of beehives from doorways or pedestrian walkways.

Mr. Rose stated that he supports allowing beekeeping in non-residential districts. He stated that creating performance standards for non-residential beekeeping could reassure the public that the County is considering health and safety as a factor of the decision.

Mr. Krapf stated he supports allowing beekeeping in non-residential districts. He stated that the performance standards should be reviewed to determine if the standards for residential properties are appropriate for non-residential properties and if any need to be added.

Mr. Polster stated that he supports Option 3 to develop separate performance standards for non-residential districts.

Mr. Tim O'Connor stated that with the discussion in the meeting, he supports Option 3. He stated that non-residential properties with multiple tenants should be considered when developing the standards.

Mr. Krapf made a motion to recommend that staff proceed with the review following Option

3.

The motion passed 4-0.

Mr. Polster asked if there were any further questions.

Ms. Costello asked if the Policy Committee had arrived at a consensus regarding if the performance standards should be more or less restrictive compared to the residential performance standards.

Mr. Rose stated that it was not a matter of being more or less restrictive, but being more appropriate for the non-residential properties.

Mr. Alex Baruch asked if there were any specific elements of commercial developments that staff should look into. He stated that keeping beehives on roofs of commercial buildings had been mentioned previously.

Mr. Krapf asked if Mr. William Garvin, President of the Williamsburg Area Beekeepers, could be a good resource in developing the performance standards.

Ms. Costello stated that she would discuss the standards with Mr. Garvin.

Mr. Polster stated that standards may be more appropriate in certain parts of the County than others. He stated that he was interested in learning if any other businesses in the City of Williamsburg had considered keeping bees.

Ms. Costello stated that she talked to the owner of Silver Hand Meadery regarding keeping bees on roofs. She stated that keeping bees on roofs raises the flight path to be above pedestrians.

Mr. O'Connor asked if the applicant for beekeeping on commercial properties could be the tenant or if it would have to be the property owner. He stated that he would support the property owner being the applicant to reduce potential conflicts.

Ms. Costello stated that a permitting process would be needed to enforce the property owner being aware of proposed bee hives.

Mr. Baruch stated that staff would analyze if a site plan application would be required for placing bee hives on non-residential properties and would present that information to the Policy Committee at a future meeting.

Mr. Rose stated that the Policy Committee should consider requiring signage that informs pedestrians of the presence of bee hives.

Mr. Polster asked staff to prepare its analysis with considerations for different types of non-residential uses.

Mr. O'Connor stated that a potential performance standard for keeping bees on roofs would be requiring the hives to be secured to the roof.

Mr. Polster asked if staff had received enough guidance to move forward.

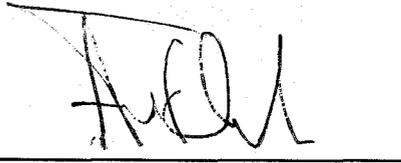
Ms. Costello confirmed.

## **F. ADJOURNMENT**

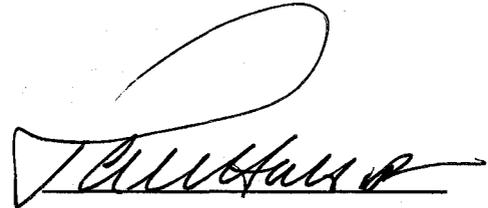
Mr. Krapf made a motion to Adjourn.

The motion passed 4-0.

Mr. Polster adjourned the meeting at approximately 4:30 p.m.

A handwritten signature in black ink, appearing to read "F. Polster", written over a horizontal line.

Mr. Frank Polster, Chair

A handwritten signature in black ink, appearing to read "P. Holt", written over a horizontal line.

Mr. Paul Holt, Secretary