

A G E N D A
JAMES CITY COUNTY POLICY COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
December 10, 2020
4:00 PM

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/99743285632> or call 301-715-8592 and enter the meeting ID 997 4328 5632. 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. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

B. ROLL CALL

1. Virtual Meeting Resolution

C. MINUTES

1. October 15, 2020 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. ORD-20-0017. Consideration of Amendments to the Zoning Ordinance to Consider Contractors' Offices and Storage in the Planned Unit Development District - Commercial

F. ADJOURNMENT

ITEM SUMMARY

DATE: 12/10/2020

TO: The Policy Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: December 10, 2020 Meeting Details

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/99743285632> or call 301-715-8592 and enter the meeting ID 997 4328 5632. 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. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

ATTACHMENTS:

	Description	Type
	Zoom Instructions	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	12/1/2020 - 4:19 PM
Policy	Holt, Paul	Approved	12/1/2020 - 8:08 PM
Publication Management	Daniel, Martha	Approved	12/2/2020 - 9:52 AM
Policy Secretary	Secretary, Policy	Approved	12/2/2020 - 5:25 PM

Zoom Instructions for Participants before a Meeting

1. You will need a computer, tablet, or smartphone with speaker or headphones. You will have the opportunity to check your audio immediately upon joining a meeting.
2. You will receive notice for a videoconference or conference call via email. The notification will include a link to “Join via computer” as well as phone numbers for a conference call option. It will also include the 9-digit (usually) Meeting ID.

Join the Videoconference

1. At the start time of your meeting, click on the link in your invitation to join via computer. You may be instructed to download the Zoom application.
2. You have an opportunity to test your computer’s audio and microphone at this point by clicking on “Test Computer Audio.” Once you are satisfied that your audio works, click on “Join audio by computer.”

You may also join a meeting without clicking on the invitation link by going to join.zoom.us on any browser and entering the Meeting ID provided by your committee analyst.

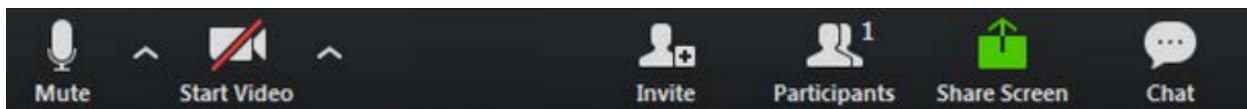
Join Audio via Phone (Recommended for best connection)

If you have sluggish internet connection, your computer or phone lacks a microphone, or for issues with hearing the audio, you can join via telephone while remaining on the video conference:

1. On your phone, dial the teleconferencing number provided in your invitation.
2. Enter the Meeting ID number (also provided in your invitation) when prompted using your touch-tone keypad.
3. If you have already joined the meeting via computer, you will have the option to enter your 2-digit participant ID to be associated with your computer.

During the Meeting

Using the participant controls in the lower left corner of the Zoom screen you can:



- Mute/Unmute your microphone (far left)
- Turn on/off camera (“Start/Stop Video”)
- Invite other participants
- View Participant list – opens a pop-out screen that includes a “Raise Hand” icon that you may use to raise a virtual hand
- Change your screen name that is seen in the participant list and video window
- Share your screen

On your Zoom screen you will also see a choice to toggle between “speaker” and “gallery” view. “Speaker view” shows the active speaker. “Gallery view” tiles all of the meeting participants (like a grid).

ITEM SUMMARY

DATE: 12/10/2020

TO: The Policy Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: Virtual Meeting Resolution

ATTACHMENTS:

	Description	Type
	Resolution	Resolution

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	12/3/2020 - 8:52 AM
Policy	Holt, Paul	Approved	12/3/2020 - 9:07 AM
Publication Management	Daniel, Martha	Approved	12/3/2020 - 9:20 AM
Policy Secretary	Secretary, Policy	Approved	12/3/2020 - 9:55 AM

RESOLUTION

POLICY COMMITTEE VIRTUAL MEETING

WHEREAS, on March 24, 2020, the James City County Board of Supervisors (the “Board”) adopted an emergency Ordinance to ensure the continuity of government in response to the coronavirus pandemic negatively affecting the health, safety, and welfare of the citizens of James City County (the “County”); and

WHEREAS, on April 14, 2020 and on September 8, 2020, the Board readopted the continuity of government Ordinance (the “Ordinance”), which, under certain circumstances, permits the Board and its subordinate boards, committees, and commissions to conduct regularly scheduled, special, or emergency meetings solely by electronic or telephonic means without a quorum of members physically present (a “Virtual Meeting”); and

WHEREAS, the Policy Committee is a committee of the Planning Commission, a subordinate appointed commission of the Board and is therefore eligible to conduct a Virtual Meeting; and

WHEREAS, the Policy Committee desires to conduct a Virtual Meeting on December 10, 2020, at which time those items listed on the agenda attached hereto (the “Agenda”) will be considered; and

WHEREAS, each of the members of the Policy Committee have reviewed each of the items listed on the Agenda and have determined that consideration of each is necessary to ensure the continuation of the essential functions of the government during the emergency described in the Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Policy Committee of James City County, Virginia, hereby finds and declares that immediate consideration of each of the items set forth in the Agenda is necessary to ensure the continuation of essential functions of the government during the emergency declared by the Board and further described in the Ordinance.

Frank Polster
Chair, Policy Committee

ATTEST:

Paul D. Holt III
Secretary to the Planning Commission

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
POLSTER	_____	_____	_____
KRAPF	_____	_____	_____
O’CONNOR	_____	_____	_____
ROSE	_____	_____	_____

Adopted by the Policy Committee of James City County, Virginia, this 10th day of December, 2020.

ITEM SUMMARY

DATE: 12/10/2020

TO: The Policy Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: October 15, 2020 Meeting Minutes

ATTACHMENTS:

	Description	Type
	October 15, 2020 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	11/25/2020 - 4:13 PM
Policy	Holt, Paul	Approved	11/25/2020 - 6:19 PM
Publication Management	Daniel, Martha	Approved	11/30/2020 - 7:53 AM
Policy Secretary	Secretary, Policy	Approved	12/1/2020 - 2:40 PM

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

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@jamestownva.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.

Mr. Frank Polster, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 12/10/2020

TO: The Policy Committee

FROM: Christy H. Parrish, Zoning Administrator

SUBJECT: ORD-20-0017. Consideration of Amendments to the Zoning Ordinance to Consider Contractors' Offices and Storage in the Planned Unit Development District - Commercial

ATTACHMENTS:

	Description	Type
▣	Memorandum	Cover Memo
▣	Map of PUD-C zoned areas	Exhibit
▣	Section 24-493 PUD Use List	Exhibit
▣	Examples of existing contractors offices/storage areas	Exhibit
▣	Adopted Initiating Resolution	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	11/25/2020 - 2:34 PM
Policy	Holt, Paul	Approved	11/25/2020 - 2:57 PM
Publication Management	Burcham, Nan	Approved	11/25/2020 - 3:00 PM
Policy Secretary	Secretary, Policy	Approved	11/25/2020 - 3:34 PM

MEMORANDUM

DATE: December 10, 2020

TO: The Policy Committee

FROM: Christy H. Parrish, Zoning Administrator

SUBJECT: Case No. ORD-20-0017. Consideration of Amendments to the Zoning Ordinance to Consider Contractors' Offices and Storage in Planned Unit Development District - Commercial

BACKGROUND

At its November 10, 2020 meeting, the Board of Supervisors adopted an Initiating Resolution to consider the addition of contractor offices and storage as a use in the Planned Unit Development - Commercial (PUD-C) District. Prior to approval of the resolution, the Board encouraged staff to evaluate the outdoor operation element of the use to ensure minimal visual impacts in the district.

There are currently three areas zoned PUD-C in James City County. These areas include: Stonehouse, Villages at Candle Station, and a portion of Zion Baptist Church (6373 Richmond Road).

As indicated in the Statement of Intent, the purpose of the PUD District is to promote the efficient use of land, allow flexible application of development controls, and allow various densities and land uses, all of which are done in accordance with a Master Plan. Master Plans in the PUD District typically include residential areas and commercial or industrial areas, which occur in spatially distant areas. For example, Stonehouse is the largest area zoned PUD, which includes a distinct commercial/industrial area. This master planning approach allows for some commercial/industrial uses within the PUD development, but the commercial/industrial use list is more limited than in the B-1, General Business, M-1, Limited Business/Industrial, or the M-2, General Industrial Districts, in acknowledgement of the nearby residential uses within the PUD.

CURRENT ORDINANCE REQUIREMENTS

Uses in the PUD District are found in Section 24-493, and are divided into two sub-categories; those allowed in residential areas (PUD-R), and those allowed in commercial areas (PUD-C). Currently, a contractor office and storage is not listed as either a permitted or specially permitted use in the PUD District.

A contractor office is not defined in the Zoning Ordinance. The Code of Virginia § 54.1-1100 defines a contractor "as any person, that for a fixed price, commission, fee, or percentage undertakes to bid upon, or accepts, or offers to accept, orders or contracts for performing, managing, or superintending in whole or in part, the construction, removal, repair or improvement of any building or structure permanently annexed to real property owned, controlled, or leased by him or another person or any other improvements to such real property. For purposes of this chapter, "improvement" shall include (i) remediation, cleanup, or containment of premises to remove contaminants or (ii) site work necessary to make certain real property usable for human occupancy according to the guidelines established pursuant to § 32.1-11.7."

Types of contractors may include, but not limited to, builders, plumbers, electricians, HVAC contractors, mechanical contractors, landscapers, septic and well companies, repair and service contractors, etc. Common accessory uses associated with contractor offices may include storage areas for materials and supplies, areas for company vehicles and oversized vehicles, equipment, noncommercial fuel tanks, etc.

There are five use categories that reference contractor offices in the Zoning Ordinance.

Use	Zoning District	Permitted/Special Use Permit (SUP)
Contractors' warehouses, sheds, and offices.	A-1	SUP
Contractor offices (with materials and equipment storage limited to a fully enclosed building).	LB & B-1	Permitted
Contractor offices, equipment storage yards, shops, and warehouses (with materials and equipment storage limited to a fully enclosed building or screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).	M-1 & M-2	Permitted
Contractor offices, equipment storage yards, shops, and warehouses with storage under cover or screened with landscaping and fencing from adjacent property.	MU	Permitted
Contractor offices, equipment storage yards, shops, and warehouses with storage under cover or screened from adjacent property with landscaping and fencing.	EO	Permitted

PROPOSED REVISIONS

PUD-C mainly consists of business and light industrial type uses with minimal outside elements. Permitted manufacturing and processing and assembly operations must be conducted in a fully enclosed building with no dust, noise, odor, or other objectionable effect. Should the Committee decide to add contractors' offices and storage as a use to the PUD-C District, below are some options to discuss and/or consider:

Use	Permitted/ SUP	Comments
Option 1		
Contractor offices, shops, and warehouses (with materials and equipment storage limited to a fully enclosed building).	Permitted	No outside storage of materials or equipment.
or		
Contractor offices, shops, and warehouses (with materials and equipment storage limited to a fully enclosed building).	SUP	
Option 2		
Contractor offices, shops, and warehouses (with materials and equipment storage screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).	Permitted	Use and outside storage of materials or equipment when screened.
or		
Contractor offices, shops, and warehouses (with materials and equipment storage screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).	SUP	
Option 3		
Contractor offices, shops, and warehouses (with materials and equipment storage limited to a fully enclosed building).	Permitted	No outside storage of materials or equipment.
and		
Contractor offices, shops, and warehouses (with materials and equipment storage screened from adjacent property with landscaping and fencing with a maximum height of 12 feet).	SUP	Outside storage of materials or equipment when screened.

CONCLUSION

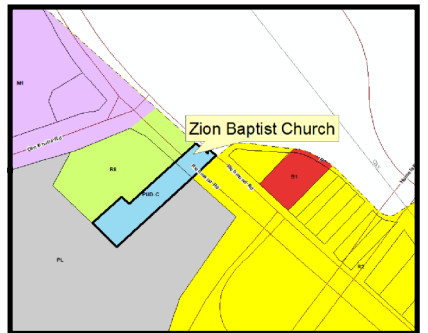
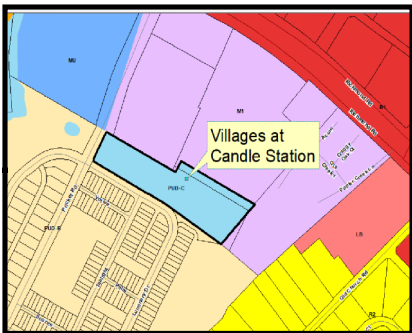
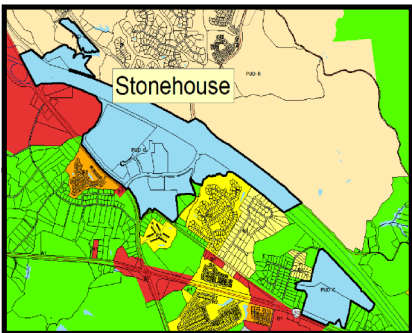
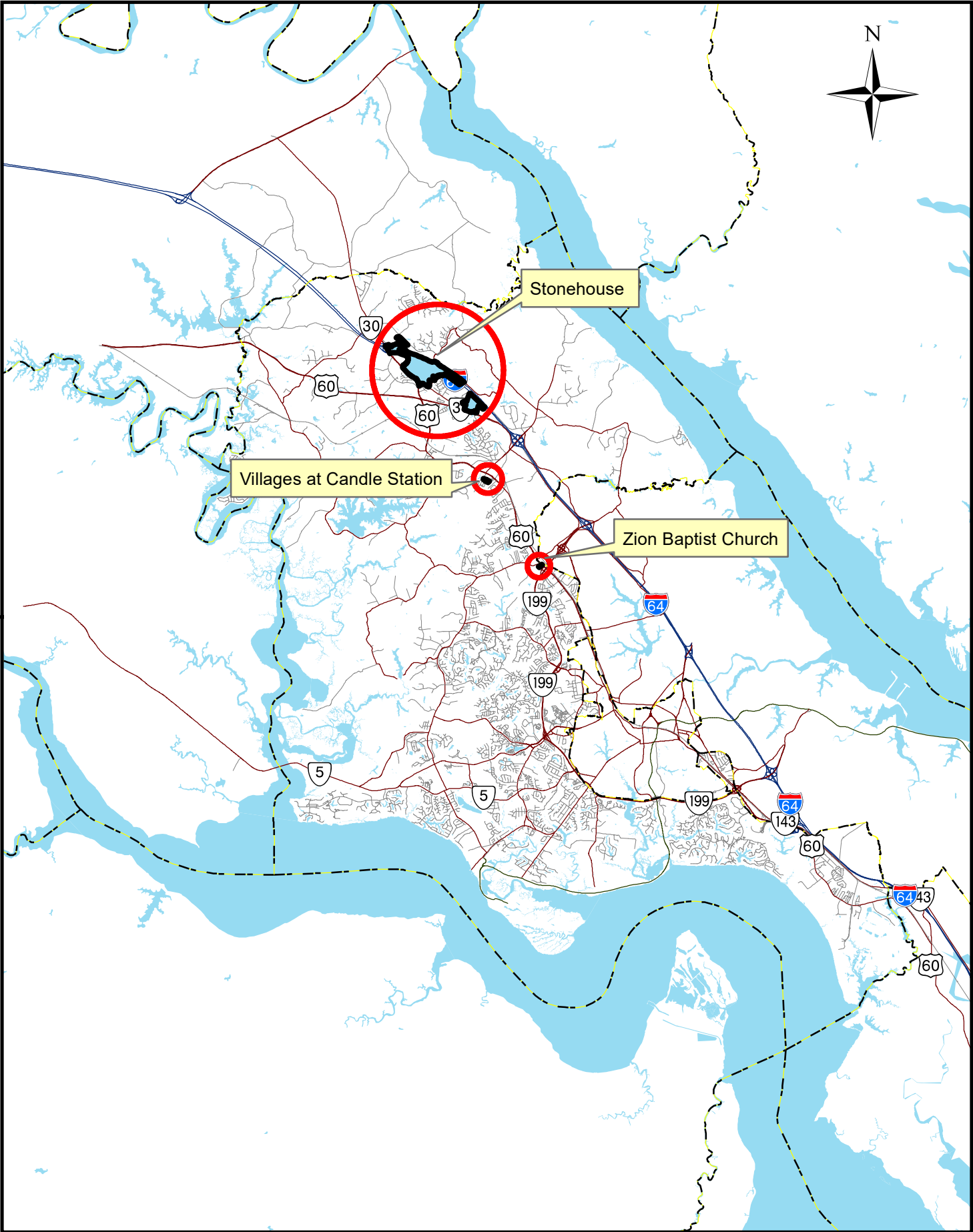
Staff looks forward to the Committee's input on this discussion item. Should the Committee find consensus on a recommendation at this meeting, staff will draft the appropriate amendment for the Planning Commission for consideration at its January 6, 2021, meeting.

CHP/md
PUDContrOffStor-mem

Attachments:

1. Map of PUD-C zoned areas
2. Section 24-493 PUD Use List
3. Examples of existing contractors offices/storage areas
4. Adopted Initiating Resolution

Planned Unit Development - Commercial (PUD-C)



Sec. 24-493. - Use list.

- (a) In the planned unit development district, **residential (PUD-R)**, all structures to be erected or land to be used shall be for the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential Uses	Accessory apartments, attached, in accordance with section 24-32	P	
	Accessory apartments, detached, in accordance with section 24-32 and located in an area designated for detached, single-family units		SUP
	Accessory buildings or structures, as defined	P	
	Apartments	P	
	Beekeeping in accordance with section 24-47.1	P	
	Group homes or residential facilities, for eight or fewer adults	P	
	Group homes or residential facilities, for nine or more adults		SUP
	Home occupations, as defined	P	
	Independent living facilities	P	
	Multi-family dwellings up to and including four dwellings	P	
	Multi-family dwellings more than four dwellings	P	
	Single-family dwellings	P	
Commercial Uses	Accessory buildings or structures, as defined	P	
	Assisted living facilities	P	
	Automotive service stations, with major repair in a fully enclosed building, or retail sale of automotive accessory items; if fuel is sold, then in accordance with section 24-38	P	
	Banks and other similar financial institutions	P	
	Barber and beauty shops	P	

	Business and professional offices	P	
	Coin laundries which are accessory to other residential uses and for the primary use of their residents	P	
	Community recreation facilities, including parks, playgrounds, clubhouses, boating facilities, swimming pools, ball fields, tennis courts and other similar recreation facilities	P	
	Continuing care retirement facilities	P	
	Drug stores	P	
	Dry cleaners and laundries	P	
	Funeral homes	P	
	Golf courses, country clubs	P	
	Indoor theaters	P	
	Marinas, docks piers, yacht clubs, boat basins and waterfront activities, boat storage and servicing, repair and sale facilities for the same; if fuel is sold, then in accordance with section 24-38	P	
	Medical clinics or offices	P	
	Motels, hotels and resort facilities	P	
	Museums	P	
	Off-street parking as required by article II, division 2 of this chapter	P	
	Photography studios and sales, artist and sculptor studios, arts and crafts and handicraft shops, antique shops, reproduction and gift shops	P	
	Plants and garden supply, hardware and paint, and home appliance sales and service, with storage in a fully enclosed building	P	
	Restaurants, tea rooms and taverns	P	
	Restaurants which are accessory to permitted private clubs and marinas	P	

	Retail and service stores, including the following stores: books, candy, carpet, coin, department, dressmaking, florist, furniture, furrier, greeting card, ice cream, jewelry sales and service, locksmith, music and records, pet, picture framing, shoe, sporting goods, stamp, tailor, tobacco and pipes, toys, travel bureau, upholstery, wearing apparel and yard goods	P	
	Retail food stores, bakeries, fish markets	P	
	Retail shops associated with community recreation facilities	P	
	Skilled nursing facilities (nursing home)	P	
	Veterinary hospitals	P	
	Wineries	P	
Civic Uses	Fire stations	P	
	Libraries	P	
	Places of public assembly	P	
	Post offices	P	
	Schools	P	
Open Uses	Timbering in accordance with section 24-43	P	
Utility Uses	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.	P	
	Public utilities	P	
	Radio and television stations	P	
	Telephone exchanges and telephone switching stations	P	
Utility Uses	Water facilities (public) and sewer facilities (public), including but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit.		SUP

	a. Private connections to existing mains, that are intended to serve an individual customer and are accessory to existing or proposed development, with no additional connections to be made to the line;		
	b. Distribution lines and local facilities within a development; including pump stations		

(b) In the planned unit development district, **commercial (PUD-C)**, all structures to be erected or land to be used shall be for one or more of the following uses:

Use Category	Use List	Permitted Uses	Specially Permitted Uses
Residential Uses	Apartments	P	
	Group homes or residential facilities for eight or fewer adults.	P	
	Group homes or residential facilities for nine or more adults.		SUP
	Home occupations, as defined.	P	
	Independent living facilities.	P	
	Multi-family dwellings.	P	
	Commercial Uses	Commercial uses: Same as subsection (a) above.	
	Assisted living facilities.	P	
	Continuing care retirement facilities.	P	
	Skilled nursing facilities (nursing home).	P	
	Golf courses.	P	
	Theme parks.	P	
	Mobile food vending vehicles in accordance with section 24-49	P	
Civic Uses	Civic uses as listed in (a) above.		

Utility Uses	Utility uses as listed in (a) above.		
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.		SUP
	Communications facilities (public or private) in compliance with article II, division 6 of this chapter.	P	
	Water facilities (public) and sewer facilities (public), including but not limited to, treatment plants, pumping stations, storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit.		SUP
	a. Private connections to existing mains, that are intended to serve an individual customer and are accessory to existing or proposed development, with no additional connections to be made to the line.		
	b. Distribution lines and local facilities within a development; including pump stations.		
Industrial Uses	Manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals, where all activities are conducted in a fully enclosed building, with no dust, noise or odor effects.	P	
	Manufacture, compounding, processing or packaging of beverages or food and food products, but not slaughter of animals.		SUP
	Printing and publishing.	P	
	Private streets within "qualifying industrial parks" in accordance with section 24-62.	P	
	Processing, assembly and manufacture of light industrial products or components, with all storage, processing, assembly and manufacture conducted in a fully enclosed building, with no dust, noise, odor or other objectionable effect.	P	
	Research, design and development facilities or laboratories.	P	
	Wholesale and warehousing, with storage in a fully enclosed building.	P	



RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENTS TO THE ZONING ORDINANCE

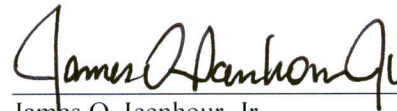
TO CONSIDER CONTRACTORS' OFFICES AND STORAGE IN

PLANNED UNIT DEVELOPMENT DISTRICTS

WHEREAS, the Code of Virginia § 15.2-2286 and County Code Section 24-13 permit the Board of Supervisors of James City County, Virginia (the "Board"), to, by resolution, initiate amendments to the regulations of the Zoning Ordinance that the Board finds to be prudent; and


WHEREAS, the Board is of the opinion that the public necessity, general welfare, and good zoning practice warrant the consideration of amendments to the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby initiate amendment of the James City County Code, Chapter 24, Zoning, Article V, Districts, Division 14, Planned Unit Development (PUD) in order to consider the addition of contractors' offices and storage in the PUD District. The Planning Commission shall hold at least one public hearing on the consideration of amendments to said Ordinances and shall forward its recommendation to the Board of Supervisors in accordance with the law.



James O. Icenhour, Jr.
Chairman, Board of Supervisors

ATTEST:


Teresa J. Fellows
Deputy Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
SADLER	<input checked="" type="checkbox"/>	___	___
MCGLENNON	<input checked="" type="checkbox"/>	___	___
LARSON	<input checked="" type="checkbox"/>	___	___
HIPPLE	<input checked="" type="checkbox"/>	___	___
ICENHOUR	<input checked="" type="checkbox"/>	___	___

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of November, 2020.

PUDContOff-res