

**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**  
**January 14, 2021**  
**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/98592440237> or call 301-715-8592 and enter the meeting ID 985 9244 0237. 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.

**B. ROLL CALL**

1. Virtual Meeting Resolution

**C. MINUTES**

1. Minutes of the December 10, 2020 Meeting

**D. OLD BUSINESS**

1. Case No. ORD-20-0017. Consideration of Amendments to the Zoning Ordinance to Consider Contractor Offices and Storage in Planned Unit Development District - Commercial (Phase II)

**E. NEW BUSINESS**

**F. ADJOURNMENT**

**ITEM SUMMARY**

DATE: 1/14/2021  
TO: The Policy Committee  
FROM: Paul D. Holt, III, Secretary  
SUBJECT: January 14, 2021 Meeting Details

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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/98592440237> or call 301-715-8592 and enter the meeting ID 985 9244 0237. 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.

**ATTACHMENTS:**

	Description	Type
📎	Zoom Instructions	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	1/6/2021 - 8:42 AM
Policy	Holt, Paul	Approved	1/6/2021 - 8:43 AM
Publication Management	Burcham, Nan	Approved	1/6/2021 - 8:47 AM
Policy Secretary	Secretary, Policy	Approved	1/6/2021 - 10:47 AM

## 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](https://join.zoom.us) on any browser and entering the Meeting ID provided by your committee analyst.

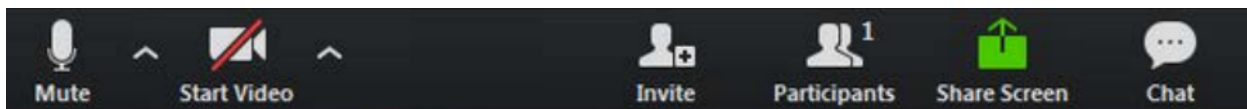
## Join Audio via Phone (Recommended for best connection)

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: 1/14/2021  
TO: The Policy Committee  
FROM: Paul D. Holt, III, Secretary  
SUBJECT: Virtual Meeting Resolution

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**ATTACHMENTS:**

	Description	Type
📎	Resolution	Resolution

**REVIEWERS:**

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	1/6/2021 - 8:31 AM
Policy	Holt, Paul	Approved	1/6/2021 - 8:42 AM
Publication Management	Daniel, Martha	Approved	1/6/2021 - 8:49 AM
Policy Secretary	Secretary, Policy	Approved	1/6/2021 - 10:47 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 January 14, 2021, 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 14th day of January, 2021.

**ITEM SUMMARY**

DATE: 1/14/2021  
TO: The Policy Committee  
FROM: Paul D. Holt, III, Secretary  
SUBJECT: Minutes of the December 10, 2020 Meeting

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**ATTACHMENTS:**

	Description	Type
☐	Minutes of the December 10, 2020 Meeting	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	1/7/2021 - 2:26 PM
Policy	Holt, Paul	Approved	1/7/2021 - 2:27 PM
Publication Management	Daniel, Martha	Approved	1/7/2021 - 2:31 PM
Policy Secretary	Secretary, Policy	Approved	1/7/2021 - 3:02 PM

**MINUTES**  
**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**

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**A. CALL TO ORDER**

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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 electronic meeting resolution.

The motion passed 4-0.

Present:

Frank Polster, Chair

Rich Krapf

Tim O'Connor

Rob Rose

Staff:

Alex Baruch, Acting Principal Planner

Christy Parrish, Zoning Administrator

John Risinger, Planner

Paxton Condon, Community Development Assistant

**C. MINUTES**

1. October 15, 2020 Meeting Minutes

Mr. Krapf made a motion to Approve the October 15, 2020, meeting minutes.

The motion passed 4-0.

**D. OLD BUSINESS**

There was no 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

Ms. Christy Parrish stated that on November 10, 2020, the Board of Supervisors (BOS) adopted an Initiating Resolution to consider the addition of contractor offices and storage as a use within the Planned Unit Development - Commercial (PUD-C) District. The BOS encouraged staff to evaluate the outdoor operation element of the use to ensure minimal visual impacts. She stated that the three areas zoned PUD-C in James City County are Stonehouse, Village at Candle Station, and a portion of Zion Baptist Church. She stated that the uses in the Planned Unit Development (PUD) District are divided into Planned Unit Development - Residential (PUD-R) and PUD-C. She stated that contractor offices and storage are not a permitted or specially permitted use in the PUD District. She stated that contractor offices are not defined in the Zoning Ordinance, but are defined in the Code of Virginia. She stated that some of the common accessory uses associated with contractor offices may include storage areas for materials and supplies, areas for company vehicles and oversized vehicles, equipment, and noncommercial fuel tanks. She stated that there are five use categories that reference contractor offices in the Zoning Ordinance and that a table was provided in the packet. She stated that PUD-C mainly consists of business and light industrial type uses with minimal outside elements. She stated that manufacturing, processing, and assembly operations must be conducted in a fully enclosed building with no dust, noise, odor, or other objectionable effect. She stated that should the Committee decide to add contractor offices and storage as a use to the PUD-C District, staff has provided three possible options. She stated that she looked forward to the Committee's input and questions.

Mr. Polster asked if anyone had any questions for staff.

Mr. Rob Rose asked what the objections would be to this.

Ms. Parrish stated that contractor offices may have accessory uses that are outside and may have an outdoor storage component. She stated these accessory uses are permitted by-right in the five districts that reference contractor offices which are screened or enclosed, except A-1, General Agricultural, which requires a Special Use Permit (SUP).

Mr. Rose asked if the issue was storage outside of the office and not the office itself.

Ms. Parrish stated that because there is a residential element in PUD there could be some visual concern.

Mr. Krapf stated that he was leaning towards Option No. 2, allowing it to be a permitted use with outdoor storage screened. He stated that requiring an SUP would be putting a large burden on applicants to navigate the legislative application process.

Mr. Rose asked if contractor offices are usually separated from residential areas.

Ms. Parrish stated that areas zoned PUD are typically governed by master plans which separate residential and commercial uses.

Mr. Polster stated that he was okay with it being a permitted use, as long as there was a design board to govern them.

Ms. Parrish stated that areas governed by master plans usually have covenants and restrictions.



Mr. Tim O'Connor stated that he does not think they can rely on an association to make these decisions. He stated that the bigger concern would be noise and what is kept on-site. He stated that he would be more inclined to go with the SUP route.

Ms. Parrish asked to clarify if Mr. O'Connor would be okay with Option No. 3 to incorporate his concerns on outside storage.

Mr. O'Connor stated that he did not know which option he preferred. He stated his concern is if site contractors have heavy equipment that cannot be stored inside, and how to address those unknowns.

Mr. Krapf asked what has typically been the differentiating factor between allowing a use to be permitted by-right and requiring an SUP.

Ms. Parrish stated that uses with an outside component have typically required an SUP, but many uses conducted inside of an enclosed building are permitted by-right as long as they do not include dust, noise, odor, or industrial effect.

Mr. Rose asked about sounds that may be generated by contractor offices and if they could put any restriction on distance from residential areas.

Ms. Parrish stated that is something they would have to defer to the County Attorney's Office to see if that is something that could be added to the Ordinance.

Mr. Alex Baruch stated that places of public assembly used as event facilities have performance standards. He stated that they could be a reference when drafting performance standards for contractor offices.

Ms. Parrish stated that if the Policy Committee decided to add performance standards, staff would consult with the County Attorney's Office.

Mr. Krapf stated that he wanted to ensure that they are being consistent with other uses in the Zoning District. He stated that he preferred Option No. 3. He stated that he agreed with Mr. Rose's point about having some basic performance standards in place regarding outside storage and the distances from residential areas. He stated that he wanted to strike a balance between what is permitted by-right and safeguarding residential areas from noise pollution.

Mr. Rose agreed.

Mr. O'Connor asked to clarify what Mr. Krapf said with an example. He stated that a tree removal company would require an SUP, but a plumbing or electrical company would be permitted by-right.

Mr. Krapf stated that he agreed with Mr. O'Connor and confirmed that as long as it did not involve outside storage it would be permitted, but if it involved additional equipment to be stored outside that would be specially permitted.

Mr. O'Connor asked if a company utilizing vehicles would be required to store the vehicles inside as well.

Ms. Parrish stated that they are typically not required. She stated that people who come to pick up a commercial vehicle typically park in a designated space outside. She stated that if something had to be trailered or if there was any additional equipment it would need to be stored inside or they would need the SUP.

Mr. O'Connor asked if they could restrict certain uses. He asked if a septic company would be permitted to wash its trucks.

Ms. Parrish stated that would be a hard thing to regulate as anyone can wash a company vehicle outside.

Mr. Rose stated that he was concerned that vehicles and large trucks being parked outside could be loud when people come to pick up their commercial vehicles in the early mornings. He stated that if they require the SUP, then at least they could regulate that disturbance in relation to where people are living.

Ms. Parrish stated that other manufacturing and industrial uses permitted in PUD-C have similar operations like pulling vehicles in and out, and deliveries.

Mr. Polster stated that he preferred Option No. 3 to require an SUP which can be reviewed based on specific details of the proposal. He stated that additional buffering could be provided in addition to a fence.

Mr. Krapf asked if Mr. Polster was in favor of both components of Option No. 3.

Mr. Polster confirmed.

Ms. Parrish asked if Mr. Polster agreed with Option No. 3, but to require an SUP if there are oversized vehicles parked outside.

Mr. Polster stated that he does not want to have any on-site parking in the permitted use section.

Ms. Parrish asked to clarify if this would be to include any work vehicles a contractor might work out of. She stated that they could require an SUP for all contractor offices in PUD-C to address concerns about parking.

Mr. O'Connor asked for some clarification on Mr. Polster's parking concerns.

Mr. Polster stated that he was concerned about having an abundance of vehicles kept there.

Mr. Krapf stated they may need to differentiate between vehicles being driven to work and contractor vehicles with heavier equipment.

Mr. Polster stated that one of the previous restrictions used was to limit what vehicles were parked on-site, including both those for construction use or employee use.

Ms. Parrish stated that workers cannot park off-site or on the street and then walk over.

Mr. Polster stated that if restricting parking was difficult to regulate, he agreed with Option No. 3.

Ms. Parrish asked the Committee about an approach that would change the language so contractor offices are permitted without on-site parking for work trucks and as long as there was not noise, dust, or other concerns.

Mr. Polster stated that as long as it was just a personal vehicle, that was fine, but that most of the work trucks also have their materials stored in the truck, and that could be an issue.

Ms. Parrish stated that she had envisioned most work trucks could be stored within the

existing warehouse.

Mr. O'Connor stated that he does not want laydown yards to be included with contractor offices as a permitted use. He stated that he was not opposed to vehicles parked on-site.

Mr. Polster agreed.

Ms. Parrish stated that she appreciated the clarifications.

Mr. Polster asked if the Policy Committee agreed to proceed with Option No. 3.

Mr. Krapf confirmed. He asked what the next steps would be.

Ms. Parrish stated that the Policy Committee could make a motion to recommend approval of Option No. 3 to the Planning Commission or they could make a motion for staff to present a draft Ordinance at a future Policy Committee meeting.

Mr. Polster stated with Option No. 3 there was a consensus to have some revisions regarding buffering and noise.

Ms. Parrish stated that she would present a draft Ordinance at a future Policy Committee meeting.

Mr. Krapf asked to include Mr. O'Connor's point about the laydown materials and some basic performance standards.

Ms. Parrish asked about the performance standards and pointed out that similar uses in other Zoning Districts do not currently have performance standards. She stated that she would need to consult with the County Attorney's Office to determine if they could use performance standards in only the PUD-C Zoning District.

Mr. Polster stated their concerns revolve around the residential component of the PUD.

Ms. Parrish stated that she would consult with the County Attorney's Office when drafting the Ordinance.

Mr. O'Connor asked to confirm that the fencing can be a maximum of 12 feet.

Ms. Parrish stated that the maximum height of fences is 12 feet, but they can be shorter.

Mr. O'Connor stated that the buffering should be a combination of landscaping and trees.

Mr. Baruch asked to clarify whether or not the performance standards would apply to permitted uses, or if they would allow materials to be stored outside if the performance standards were met. He stated that performance standards may not be necessary for applications requiring an SUP.

Mr. Polster stated that the performance standards should ensure that there is a buffer around all activity between the residential areas surrounding the PUD-C.

Ms. Parrish stated that performance standards are usually developed for by-right uses. She asked if performance standards are necessary if an SUP is required.

Mr. Baruch stated that they could add requirements into the definition itself rather than include them in the performance standards.

Ms. Parrish asked to clarify if the performance standards would be included in the by-right option or for the SUP option.

Mr. Polster asked to clarify that if they utilized the language currently in Option No. 3, then they have to get an SUP.

Ms. Parrish stated that if all materials are stored inside then they are permitted by-right, but if anything is going to be stored outside they will need to go through the SUP process.

Mr. Krapf stated that staff should present a draft Ordinance at a future meeting, with Mr. O'Connor and Mr. Rose in agreement.

Mr. Polster asked if Ms. Parrish had enough guidance to move forward.

Ms. Parrish confirmed.

Mr. Polster asked if there was any other discussion.

There was none.

**F. ADJOURNMENT**

Mr. Krapf made a motion to Adjourn.

The motion passed 4-0.

Mr. Polster adjourned the meeting at approximately 5:00 p.m.

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Mr. Frank Polster, Chair

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Mr. Paul Holt, Secretary

**ITEM SUMMARY**

DATE: 1/14/2021

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 Contractor Offices and Storage in Planned Unit Development District - Commercial (Phase II)

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**ATTACHMENTS:**

	Description	Type
☐	Memorandum	Cover Memo
☐	Draft Ordinance Amendment (strikethrough)	Ordinance
☐	Draft Ordinance Amendment (clean version)	Ordinance

**REVIEWERS:**

Department	Reviewer	Action	Date
Policy	Cook, Ellen	Approved	1/5/2021 - 1:48 PM
Policy	Holt, Paul	Approved	1/5/2021 - 1:52 PM
Publication Management	Daniel, Martha	Approved	1/5/2021 - 1:57 PM
Policy Secretary	Secretary, Policy	Approved	1/6/2021 - 8:21 AM

**MEMORANDUM**

DATE: January 14, 2021

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 Contractor Offices and Storage in Planned Unit Development District - Commercial (Phase II)

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**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.

At its December 10, 2020 meeting, the Policy Committee discussed adding contractor offices and storage as a use to the PUD-C District. The Committee generally agreed to permit the use by-right with no outdoor storage of equipment and materials. However, concerns with parking of oversized vehicles and equipment, visual screening, noise, and proximity to residential areas and roadways was discussed. The Committee requested staff draft performance standards to address these concerns at the next meeting.

**PROPOSED REVISIONS**

Staff drafted the following performance standards for contractor offices, shops, and warehouses for the Committee to discuss and consider:

**Sec. 24-493. Use list.**

(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
	Commercial Uses		
	<i>Contractor offices, shops, and warehouses in accordance with section 24-497</i>	<i>P</i>	
	<i>Contractor offices, shops, and warehouses not in accordance with section 24-497</i>		<i>SUP</i>

***Sec. 24-497. Performance standards for contractor offices, shops, and warehouses in the PUD-C district.***

*Contractor offices, shops, and warehouses uses specified in section 24-493(b) shall be located in areas designated on a master plan as light industrial and shall meet the following performance standards:*

- a) *All materials and equipment storage shall be limited to a fully enclosed building;*
- b) *All operations shall be conducted so that the effects of noise, dust, light or odor shall not extend beyond the limits of the area designated on a master plan as light industrial; and*
- c) *Oversized vehicles shall be parked behind a building or fully screened with landscaping from adjacent roadways.*

*Contractor offices, shops, and warehouses uses that do not meet the above performance standards must obtain a special use permit from the board of supervisors in accordance with section 24-9 of this chapter.*

## **CONCLUSION**

Staff looks forward to the Committee's input on this discussion item and recommends that the Policy Committee recommend approval of the proposed Ordinance amendments to the Planning Commission.

CHP/nb

Ch24-PUD-mem

### Attachments:

1. Draft Ordinance Amendment (strikethrough)
2. Draft Ordinance Amendment (clean version)

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE V, DISTRICTS, DIVISION 14, PLANNED UNIT DEVELOPMENT DISTRICTS, PUD, SECTION 24-493(B), USE LIST; AND BY ADDING SECTION 24-497, PERFORMANCE STANDARDS FOR CONTRACTOR OFFICES, SHOPS, AND WAREHOUSES IN PUD-C DISTRICT.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article V, Districts, Division 14, Planned Unit Development Districts, PUD, Section 24-493(b), Use list and by adding Section 24-497, Performance standards for contractor offices, shops and warehouses in PUD-C district.

**Chapter 24**

**ARTICLE V. DISTRICTS**

**DIVISION 14. PLANNED UNIT DEVELOPMENT DISTRICTS, PUD**

**Sec. 24-493. Use list.**

(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	
	Multifamily dwellings	P	



Commercial Uses	Commercial Uses	Commercial uses: Same as subsection (a) above	
	Assisted living facilities	P	
	Continuing care retirement facilities	P	
	<i>Contractor offices, shops, and warehouses in accordance with section 2-497</i>	P	
	<i>Contractor offices, shops, and warehouses not in accordance with section 24-497</i>		SUP
	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	

***Sec. 24-497. Performance standards for contractor offices, shops, and warehouses in the PUD-C district.***

*Contractor offices, shops, and warehouses uses specified in section 24-493(b) shall be located in areas designated on a master plan as light industrial and shall meet the following performance standards:*

- a) All materials and equipment storage shall be limited to a fully enclosed building;*
- b) All operations shall be conducted so that the effects of noise, dust, light or odor shall not extend beyond the limits of the area designated on a master plan as light industrial; and*
- c) Oversized vehicles shall be parked behind a building or fully screened with landscaping from adjacent roadways.*

*Contractor offices, shops, and warehouses uses that do not meet the above performance standards must obtain a special use permit from the board of supervisors in accordance with section 24-9 of this chapter.*

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE V, DISTRICTS, DIVISION 14, PLANNED UNIT DEVELOPMENT DISTRICTS, PUD, SECTION 24-493(B), USE LIST; AND BY ADDING SECTION 24-497, PERFORMANCE STANDARDS FOR CONTRACTOR OFFICES, SHOPS, AND WAREHOUSES IN PUD-C DISTRICT.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article V, Districts, Division 14, Planned Unit Development Districts, PUD, Section 24-493(b), Use list and by adding Section 24-497, Performance standards for contractor offices, shops and warehouses in PUD-C district.

**Chapter 24**

**ARTICLE V. DISTRICTS**

**DIVISION 14. PLANNED UNIT DEVELOPMENT DISTRICTS, PUD**

**Sec. 24-493. Use list.**

(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	
	Multifamily dwellings	P	

Commercial Uses	Commercial Uses	Commercial uses: Same as subsection (a) above	
	Assisted living facilities	P	
	Continuing care retirement facilities	P	
	Contractor offices, shops, and warehouses in accordance with section 2-497	P	
	Contractor offices, shops, and warehouses not in accordance with section 24-497		SUP
	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	

**Sec. 24-497. Performance standards for contractor offices, shops, and warehouses in the PUD-C district.**

Contractor offices, shops, and warehouses uses specified in section 24-493(b) shall be located in areas designated on a master plan as light industrial and shall meet the following performance standards:

- a) All materials and equipment storage shall be limited to a fully enclosed building;
- b) All operations shall be conducted so that the effects of noise, dust, light or odor shall not extend beyond the limits of the area designated on a master plan as light industrial; and
- c) Oversized vehicles shall be parked behind a building or fully screened with landscaping from adjacent roadways.

Contractor offices, shops, and warehouses uses that do not meet the above performance standards must obtain a special use permit from the board of supervisors in accordance with section 24-9 of this chapter.