

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
February 7, 2024
6:00 PM

A. CALL TO ORDER

Mr. Polster called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:

Frank Polster
Tim O'Connor
Jack Haldeman
Stephen Rodgers
Jay Everson
Scott Maye
Kira Allmann

Staff Present:

Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Suzanne Yeats, Planner
Amanda Frazier, Community Development Assistant

C. PUBLIC COMMENT

Mr. Polster opened Public Comment.

As no one wished to speak, Mr. Polster closed Public Comment.

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of the January 3, 2024 Regular Meeting

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

On a voice vote, the Commission voted to approve the Consent Agenda. (6-0-1, with Mr. Everson abstaining)

F. PUBLIC HEARING(S)

There were no items for Public Hearing.

G. PLANNING COMMISSION CONSIDERATIONS

1. Z-23-0010. Luck Stone Toano Proffer Amendment

Ms. Suzanne Yeats, Planner, stated Ms. Kimberly Shepherd of Troutman Pepper, LLP, on behalf of Luck Stone Corporation, has applied to amend the existing proffers for two parcels located at 7734 Richmond Road and 3920 Cokes Lane. Ms. Yeats stated that the properties are split zoned M-1, Limited Business/Industrial, and M-2, General Industrial with proffers, located within the Primary Service Area (PSA) and are designated General Industry and Mixed Use on the adopted 2045 Comprehensive Plan Land Use Map. Ms. Yeats stated that the current proffers were adopted on May 11, 1994, to approve a conditional rezoning of properties shown in attachment entitled, "Cokes Lane Rezoning Legend."

Ms. Yeats stated that the current internal industrial driveway was not constructed to Virginia Department of Transportation (VDOT) standards and does not meet the requirements necessary for VDOT to accept the road into the Secondary System. Ms. Yeats stated that the proposed proffer amendment would remove the requirement for the Industrial Access Road to be accepted into the Secondary System and remove the requirement for a 50-foot minimum right-of-way width.

Ms. Yeats stated that staff finds that the condition of the existing industrial road leading to aggregate stockpiles and other operations germane to Luck Stone Toano are currently unsuitable for public access or use. Ms. Yeats further stated that staff also finds the proposed proffer amendment would not negatively impact surrounding property owners. Ms. Yeats stated that staff recommends that the Planning Commission recommend approval of the amended proffers to the Board of Supervisors.

Mr. Vik Murthy, Land Use & Development Manager of Luck Stone Corporation, gave a brief presentation on the history and request for the proffer amendment for Luck Stone Toano.

Mr. Everson made a motion to recommend approval of the amended proffers.

On a roll call vote, the Commission voted to recommend approval of Z-23-0010. Luck Stone Toano Proffer Amendment. (7-0)

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report February 2024

Ms. Istenes stated that she had nothing in addition to the report provided in the Agenda Packet. Ms. Istenes welcomed the newest members of the Planning Commission.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

There were no items for discussion and requests.

J. ADJOURNMENT

Mr. Haldeman made a motion to adjourn.

The meeting was adjourned at approximately 6:07 p.m.

Susan Istenes, Secretary

Frank Polster, Chair