

**AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 12TH DAY OF AUGUST, 2003, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.**

**A. ROLL CALL**

Jay T. Harrison, Sr., Chairman, Berkeley District  
Bruce C. Goodson, Vice Chairman, Roberts District  
John J. McGlennon, Jamestown District  
Michael J. Brown, Powhatan District  
James G. Kennedy, Stonehouse District

Sanford B. Wanner, County Administrator  
Frank M. Morton, III, County Attorney

**B. BOARD DISCUSSION**

Mr. John T. P. Horne, Development Manager, stated that staff has reviewed the E-mails sent by the Board members and revised the errata sheet accordingly.

Mr. Brown requested that in the Draft on page 116, Rural Lands, of the Draft 2003 Comprehensive Plan (Draft) the word "large" be added to the first full paragraph on page 116 and just prior to the word "concentrations."

Mr. Brown requested that in the Draft on page 117, Neighborhood Commercial, that the word "normally" be added prior to the 40,000 square foot in the first paragraph of that page.

Mr. Horne suggested the word "generally."

Mr. Brown accepted the suggestion.

Mr. Brown requested that in the Draft on page 118, Neighborhood Commercial, the word "unacceptable" be replaced with softer wording.

Mr. Horne stated that the zoning LB, Limited Business, was changed to exclude the uses mentioned in the paragraph per the Board.

The Board and staff discussed the proposal and concurred that the designation of zonings will permit or disallow such uses and the Board and applicants have the option to consider Special Use Permits.

Mr. Brown inquired if the phrase "binding master plan" could be simply "master plan."

Mr. Horne stated the language is assistance to staff, the Board, the Community, and the applicant in being able to rely on a representation of a project.

The Board and staff discussed the purpose of master plans.

Mr. Morton stated that historically, the County looked at the development potential of the interchanges to maximize their potentials and set the expectations for conformity.

The Board and staff continued to discuss the potential impacts and benefits of "binding" master plans.

Mr. Brown requested discussion regarding Draft page 137, Action 14 and if it applies to by-right uses.

Mr. Horne stated that it is not intended to apply to by-right uses and recommended clarification language in the Action.

The Board concurred with the suggested language change to Action 14.

Mr. McGlennon requested clarification on the language in the errata sheet regarding the Treyburn Drive extension for the County's control over the development and construction of the extension.

The Board and staff discussed the design of the extension, the funding for the project, the possible use of Treyburn Drive as a traffic short-cut if the intersection of Ironbound Road and Monticello Avenue is not completed first, and the partnership with the City of Williamsburg in developing the language included in the Draft.

Mr. McGlennon inquired about the proposed removal of the words "where appropriate" on the Errata Sheet Number 14, Page 30.

The Board concurred with the request to leave in "where appropriate."

Mr. McGlennon requested confirmation regarding the language about Number 1, Page 31 on the Errata Sheet.

The Board and staff concurred on the interpretation of the language.

Mr. McGlennon requested that the figure of 650 units be amended to an accurate figure in Number 26, Page 107 in the Errata Sheet.

The Board asked staff to revalidate the numbers used in the Plan and use a shorter time span in the average in Number 26, Page 107 of the Errata Sheet.

Mr. Brown requested a procedural clarification regarding the August 5 letter regarding Chambrel.

Staff stated that a Chambrel representative will be in attendance at the Public Hearing on the Plan and that a clean sheet Errata Sheet will be provided to the Board when it considers the 2003 Comprehensive Plan.

## **C. RECESS**

At 5:37 p.m., Mr. Harrison and the Board broke for supper until 7 p.m.

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Sanford B. Wanner  
Clerk to the Board