

**Unapproved Minutes of the February 6, 2019
Planning Commission Regular Meeting**

SUP-18-0027. 121 Leisure Road, Luxterra Electric Inc.

Mr. Scott Whyte, Senior Landscape Planner, stated that Mr. Clif Martin has applied on behalf of Luxterra Electric Inc. for a Special Use Permit (SUP) to allow a contractor's office with equipment storage on a parcel located at 121 Leisure Road.

Mr. Whyte stated that the original owner operated this business since 1990. Mr. Whyte stated that in order to bring the current operation into compliance with the Zoning Ordinance, an SUP is required as Contractor's warehouses, sheds and offices are specially permitted uses in the A-1 zoning district.

Mr. Whyte stated that the existing single-family dwelling on the site is not part of the SUP and shall remain residential.

Mr. Whyte stated that other existing structures on the property include a 2,600-square-foot pole barn, a 2,800-square-foot shop and a 1,600-square-foot office.

Mr. Whyte stated that the business currently employs nine full-time employees. Mr. Whyte further stated that operating hours are generally between 6:30 a.m. and 6:30 p.m., Monday through Saturday, with most employees just stopping by the shop in the morning or evening.

Mr. Whyte stated that surrounding properties contain single-family residential dwellings and the parcel across Leisure Road is currently undeveloped but is designated for future economic opportunity uses.

Mr. Whyte stated that the site is designated Rural Lands on the 2035 Comprehensive Plan Land Use Map.

Mr. Whyte stated that staff finds that the proposed commercial use does not fully meet the rural lands descriptive language of "certain uses, which require very low-intensity settings relative to the site in which it will be located". Mr. Whyte stated that staff finds this use is slightly more intense than the surrounding properties; however, with the proposed SUP conditions staff finds that it is unlikely that the proposed operation, particularly with the parking of vehicles and storage of electrical contracting equipment located behind the residence, would visually impact either the right-of-way or adjacent properties.

Mr. Whyte stated that, therefore, staff finds the proposal to be compatible with the Comprehensive Plan, the Zoning Ordinance, and surrounding development. Mr. Whyte stated that staff recommends that the James City County Planning Commission recommend approval of this application to the Board of Supervisors, subject to the conditions listed in the staff report.

Mr. Schmidt opened the floor for questions by the Commission.

Ms. Julia Leverenz inquired if any neighbors had expressed concern about the proposal.

Mr. Whyte stated that there were no concerns.

Mr. Schmidt called for disclosures from the Commission.

There were no disclosures.

Mr. Schmidt opened the Public Hearing.

As no one wished to speak, Mr. Schmidt closed the Public Hearing.

Mr. Schmidt opened the floor for discussion by the Commission.

Mr. Krapf stated that the proposed use is similar to the prior use. Mr. Krapf further stated that with the improvements to the buffer and the stormwater management plans, he will support the application.

Mr. Haldeman made a motion to recommend approval of the application.

On a roll call vote the Commission voted to recommend approval of SUP-18-0027. 121 Leisure Road, Luxterra Electric Inc.to the Board of Supervisors (7-0).