

AT A REGULARLY SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4 P.M. ON THE 29th DAY OF APRIL TWO THOUSAND NINE.

ROLL CALL

ABSENT

Mr. Jack Fraley
Mr. Rich Krapf
Mr. Joe Poole
Mr. Chris Henderson

Mr. George Billups

STAFF

Ms. Ellen Cook
Mr. Bill Cain
Mr. Mike Woolson
Ms. Sarah Propst

MINUTES

Following a motion by Mr. Henderson seconded by Mr. Krapf, the DRC approved the minutes from the February 25, 2009 meeting.

Following a motion by Mr. Krapf seconded by Mr. Henderson, the DRC approved the minutes from the April 14, 2009 meeting.

C-0017-2009, Villages at White Hall

Staff presented the applicant's proposed amendments to the White Hall Design Standards and staff's recommendation to accept the applicant's changes with the addition of a sentence to ensure a walk would exist between house and detached garages. The design standards language reads "Front walks shall extend from the front steps to the driveway." The applicant suggested modification reads: "Front walks shall extend either from the front steps to the driveway or from the front steps to the sidewalk in front of the home." Staff's suggested language reads: "Front walks shall extend from the front steps to the driveway. In the case of the rear alley load garage, the sidewalk shall extend from the front steps to the sidewalk in front of the home and a sidewalk or other all-weather surface connection shall be provided between the garage and the house if they are detached."

Mr. Henderson asked if the property ownership had been passed to HH Hunt. The applicant said that it had.

Mr. Poole asked for the applicant to explain their case.

Ms. Kacani spoke for HHHunt and explained that they were trying to amend the language to match the pictures which had been approved along with the design guidelines. She said that they wanted to minimize impervious cover. She recommended that the language which staff had suggested be altered, rather than the "all-weather surface" she felt that "secondary walkway" would be more appropriate as defined by the White Hall Design Standards. The definition of secondary walkway was read aloud and this was an agreeable substitution to staff and DRC members.

Mr. Henderson said that he felt that the walk to the sidewalk creates a sense of community.

Mr. Fraley agreed that this was important and a connection to the sidewalk did promote community.

Mr. Krapf asked what the process for amending the design standards was. Staff explained that the proffers required DRC approval.

Mr. Henderson explained why he felt that a connection from the sidewalk was important. It may be difficult to walk up driveways because cars and other vehicles are often parked in the way. This is especially difficult for handicapped people.

Mr. Small of AES weighed in that he felt it was inappropriate for the DRC to determine what an individual homeowner might do on their lot.

Ms. Kacani explained that the development had done a lot to comply with stormwater regulations by putting in rain barrels and limiting impervious surface. She felt that it would be a poor decision to require additional impervious surfaces on the lots.

Ms. Jonas, with HHHunt, explained that the diagrams which had been provided were not to scale and that requiring more walkways would cause the yards to be mostly paved.

Mr. Krapf voiced concern about not knowing all of the ramifications of their decisions. The decision they made would affect impervious cover and the aesthetics of the lot. He questioned how this would affect the marketing of these homes.

Mr. Fraley felt that HHHunt has a good reputation, and that the developer should look at the market and needs.

Mr. Henderson again voiced his desire to ensure that walkways existed between the front steps and the sidewalk.

Ms. Kacani recommended a change to include the option of both the connections to sidewalk and driveway if the homeowner desired.

Mr. Poole asked how time sensitive this language modification was.

Ms. Kacani said that they wanted to get this done quickly.

Mr. Poole voiced concern that the preference suggested by the DRC was just an opinion and was hesitant to impose an opinion.

Mr. Fraley concurred.

Mr. Small asked who would be using the walkways between the alley loading garage and the house.

Mr. Henderson said the resident would use the walkway.

Mr. Small asked if a walkway should be imposed on a resident.

Ms. Kacani noted that the backyards are small and that residents may not want these walkways.

Mr. Small said he felt that residents should have the option of a walkway but not a requirement.

Mr. Henderson compared this development to Port Warwick and noted that in that development there is a walk between the rear garages and the homes.

Mr. Fraley did not think this was a good comparison because the developments are so different.

Mr. Krapf supported the idea of giving residents the option of having the walk if they wanted it.

Mr. Fraley agreed and recommended changing “shall” to “may”.

Mr. Poole asked that Mr. Fraley read the sentence so that everyone understood the recommendation.

Mr. Fraley said that he meant for the rear alley load garage an all-weather surface connection may be provided.

Mr. Poole clarified by reading the suggested amended language “In the case of a rear alley load garage, the walk shall extend from the front steps to the sidewalk in front of the home. A secondary walkway connection may be provided between the garage and house if they are detached.”

Mr. Henderson asked if this addressed other non-alley load garage situations.

Mr. Fraley asked Ms. Kacani if they would be willing to provide the connection.

Ms. Kacani stated that they did not want to do both connections.

Mr. Poole asked if the group wanted to approve the language as it currently exists, to say: “Front walks shall extend from the front steps to the driveway.” With the addition of the agreed upon language regarding the rear alley load garages. The group agreed with this.

Following a motion to approve by Mr. Fraley, seconded by Mr. Krapf, the motion passed by voice vote; (3-1, Nay: Henderson).

SP-0046-2008, Moss Creek Commerce Center Sidewalk Modification

Ms. Cook presented the staff report, stating that the applicant was requesting a sidewalk modification for the portion of the property fronting Route 30 in accordance with Section 24-35(c) of the Zoning Ordinance. The applicant proposed to provide a pedestrian trail as the alternative to the sidewalk. The trail would be located and constructed in accordance with the criteria in subsection (d).

Mr. Poole asked if the applicant had any comments.

Mr. Aaron Small of AES Consulting Engineers stated that the trail was shown on the master plan, connects to the existing Stonehouse multi-use path, and has a specific design to reduce disturbance in the area of the archaeology site.

There being no further questions or discussion, and following a motion by Mr. Fraley, and a second by Mr. Krapf, the DRC voted unanimously to approve the sidewalk modification.

SUP-0008-2009, CVS at Norge

Staff presented the case which has been before the DRC previously at their April 14, 2009 meeting. New elevations were provided by the applicant.

Mr. Fraley asked staff to explain the significant changes from the last renderings to these.

Staff pointed out the addition of peaked dormers (but that the roof was still flat); there are fewer windows but they are lower to the ground to give the building a more pedestrian appearance; and the hardieplank siding had replaced some of the brick.

Mr. Henderson noted his displeasure with the bright red signage.

Mr. Fraley agreed that the signage was too much.

Mr. Henderson felt that the changes were minor, and that the new design was the same box with a different veneer.

Mr. Fraley agreed, and said that he felt the flat roof needed to be changed.

Mr. Poole said that the new design does not speak to the character of Norge and that the DRC wanted to see more significant changes. He explained that he felt in the case of an SUP, the bar should be raised for exterior architecture.

Mr. Krapf noted that the development appeared to be the same cookie cutter design with only minor changes.

Mr. Fraley mentioned that during discussion with citizens he had been told that many citizens objected to these types of designs. For this particular case, they do not object to the use but, dislike the design.

Mr. Poole explained that he felt they had been very explicit about the color palette of green and white. He does not think that the carnival red is appropriate for Norge.

Mr. Krapf asked Mr. Todd, of The Rebkee Company, if he had received the minutes from the last meeting.

Mr. Todd said that he had received the minutes and, took those suggestions in conjunction with Candle Factory and the dental office architecture. They also looked at downtown Williamsburg's designs.

Mr. Poole voiced concern over comparing downtown Williamsburg designs with the Norge designs. He felt that they are looking for very different, rural redevelopment, not downtown development.

Mr. Henderson said that he felt the materials and massing were an issue. He suggested some changes to the roofline and some changes in materials as well as the massing of the windows. Mr. Todd explained that they removed some of the windows along the left side of the building because it was a driving lane and, it would not be very visible. He felt that additional windows could be added here.

Mr. Poole recommended some design elements to make the building similar to a barn redevelopment.

Mr. Fraley recommended that staff encourage a complete package be turned in, including signage so that citizens can see what the final product will look like.

Mr. Krapf agreed.

Ms. Cook pointed out that this was the elevation included in the Planning Commission packet.

Mr. Fraley asked the applicant what their timeline was for getting to Planning Commission.

Mr. Todd said that they planned to go to the May 6th Planning Commission.

Mr. Fraley said that he felt that the Planning Commission might recommend deferral if this elevation was presented.

Mr. Todd asked if incorporating some of the suggested changes would help, and asked the DRC to clarify the major problems they see with the elevations.

Mr. Poole voiced his dislike of the carnival red.

Mr. Henderson suggested a patina look.

Mr. Krapf mentioned that a light sand color might be appropriate for the siding.

Mr. Todd presented a different color scheme, and the DRC members felt that it was too dark.

Mr. Poole recommended that staff should e-mail out new elevations if they were received prior to the Planning Commission meeting. He asked if the applicant had any further questions.

Mr. Todd asked if the signage has to stay red can the elevations pass muster if the other red features are changed.

Mr. Henderson felt that this would be alright.

Mr. Fraley and Mr. Poole said that they felt that green would be better.

Mr. Krapf felt that red was alright but wanted to see new elevations prior to committing

Mr. Fraley said that he thought red may be required by CVS. If that was the case he would take that into consideration.

Mr. Poole explained that he felt they should focus more on architectural elements, but a better choice in colors would be helpful.

Mr. Todd asked which color options would be appropriate.

Mr. Krapf felt that several color combinations would be acceptable, especially white, sand, green, and grey.

Mr. Todd asked whether multiple pitched roofs would be appropriate, or if a single pitched roof was preferable.

Mr. Henderson described the roofline of the Jamestown Road CVS and then mentioned that the impression of a peaked roof at an appropriate height was most important.

Mr. Poole agreed, also noting his understanding of cost concerns with mansard or hipped roofs.

Mr. Todd asked whether the DRC preferred fewer windows, or just wanted them broken up to create a more residential appearance.

Mr. Henderson explained that breaking up the windows would look better. He pointed out where this had been done along the west elevation under the Photo sign.

Mr. Poole said that the carnival red on the awnings and other features was not in keeping with Norge.

Mr. Henderson asked if the entry was going to contain neon.

Mr. Todd said that it would not.

Mr. Krapf suggested a sunburst architectural design in the place of the pediment on the entry feature. He felt this would create a more rural sense and mentioned that several buildings in Norge had incorporated this design.

Mr. Poole agreed that this would make it appear more rural.

Mr. Henderson wanted the entry to be improved.

Mr. Fraley agreed that it needed to be more aesthetically pleasant.

Mr. Todd asked about the roof and whether shingles or seamed roof was preferred.

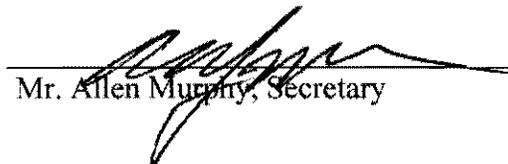
Mr. Krapf recommended following the lead of the existing Candle Factory and other developments in that area by providing a standing seam roof.

The meeting was adjourned.

ADJOURNMENT

The meeting was adjourned at 5:25 P.M.


Mr. Joe Poole, Chairman


Mr. Allen Murphy, Secretary