

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 26th DAY OF FEBRUARY TWO THOUSAND FOURTEEN.

ROLL CALL

Mr. Chris Basic
Mr. George Drummond
Mr. Tim O'Connor

NOT PRESENT

Mr. Rich Krapf

STAFF

Mr. Paul Holt
Mr. Jason Purse
Mr. Jose Ribeiro
Ms. Leanne Pollock
Mr. Scott Whyte
Mr. Chris Johnson

MINUTES

Mr. Chris Basic noted several amendments to the February 5, 2014 minutes.

Following a motion by Mr. Basic, the DRC approved the minutes from the February 5, 2014 meeting as amended (4-0).

S-0012-2012, Colonial Heritage Phase 5 Section 1

Mr. Purse presented the staff report and stated that the application proposes an additional two lots to the originally approved 172 dwelling units. Colonial Heritage has submitted plans for 1,094 total dwelling units to date. The plan was initially submitted with an "Endangered Species Conservation Area" shown in the location of the proposed lots. An updated environmental review showed that the actual boundaries of the conservation area would allow the construction of these two lots. Staff recommends the DRC grant preliminary approval to the subdivision construction plan subject to agency comments. Mr. O'Connor noted that the umbrella company to the organization he works for also oversees some aspects of Colonial Heritage, but he does not have any dealings with them. He stated that he did not feel there was a conflict of interest and the rest of the Committee concurred. There being no further questions, and following a motion by Mr. Drummond, the DRC voted 3-0 to grant preliminary approval to the amendment of S-0012-2012, Colonial Heritage Phase 5 Section 1 subject to agency comments.

S-0006-2014, Colonial Heritage Phase 6 Section 1

Mr. Jose Ribeiro presented a summary of the request to develop 116 single-family detached units on approximately 55 acres of land at Colonial Heritage. Section 19-23 of the Subdivision Ordinance requires DRC review and action if a development consists of fifty or more dwelling units. Mr. Ribeiro stated that prior to construction plans being submitted for review and approval a conceptual plan showing the layout of the proposed land bay area was submitted for review and approval of the Planning Director. Mr. Ribeiro stated that on February 10, 2014, staff met with the applicant in order to discuss the proposal and on February 19, 2014, the Planning Director approved the conceptual plan showing the lay out of the new land bay area for Phase 6,

Section 1. Mr. Ribeiro stated that all agencies have reviewed and recommended preliminary approval for this application and staff recommended the DRC to recommend preliminary approval. Following a motion by Mr. O'Connor, the DRC voted 3-0 to grant preliminary approval of S-0006-2014, Colonial Heritage Phase 6 Section 1.

C-0005-2014, Williamsburg Crossing Parcels 20 and 29

Ms. Leanne Pollock presented a summary of a conceptual plan submitted for the development of 197 single-family attached dwelling units on approximately 19 acres of land adjacent to the Williamsburg Crossing Shopping Center. The proposal would require a rezoning from B-1, General Business to MU, Mixed Use and amendments to the existing master plan and special use permit. The applicant, Mr. Vernon Geddy, requested preliminary comments, feedback and discussion from the DRC to help determine the feasibility of the project prior to putting together an application for legislative action.

The DRC discussed density for the project, what was permitted and what the new Mixed Use ordinance included. Staff noted that a complete package with proffers and other information had not been received as part of the conceptual consideration therefore a determination cannot be made at this time regarding compliance with the zoning ordinance.

Mr. Geddy gave an overview of the project and the history of the site and shopping center. He noted that the Comprehensive Plan recommends residential as a secondary use in the Williamsburg Crossing Mixed Use Area. He noted access points through Kings Way and Road A and said that the proposal was limited in scope based on difference in current property ownership. Mr. Geddy also showed preliminary elevations noting that architecture would be four-sided, but said that specifics were open to discussion.

Mr. John Hopke presented an alternative layout for the project that was developed as a result of Planning staff's comments and a preliminary meeting in advance of the DRC meeting. Some changes were as follows: inclusion of four outparcels adjacent to Route 199 (which are under the same ownership as the 19 acres); creating a street edge and eliminating perpendicular parking spaces along the access drive in front of the shopping center; adding stronger entrance features along the continuation of Road A through streetscape, medians, traffic calming features, and orienting units towards the street; and relocating the field, pool, and clubhouse to align with the pedestrian promenade and to separate it more from the existing commercial parking lot.

Mr. Basic noted that he preferred the second layout and suggested design guidelines for the outparcels to integrate them with the residential project. He concurred with not limiting the types of uses permitted on the outparcels. He noted that the plan should include better pedestrian connections and asked about impacts to traffic on Route 5.

Mr. Drummond stated that he liked the plan concept but also expressed concerns about traffic on Route 5 and King's Way as you enter the shopping center and LaFontaine.

Mr. O'Connor noted that it would be nice to see a plan for handling development and connections along Road A to improve the entrance corridor into the residential area rather than seeing the back of a strip shopping center. He asked the applicant to look into treatment of the

backs and sides of the existing buildings. Pedestrian connections were important. He also expressed concerns about traffic and the left turn and merge patterns on King's Way. He suggested re-working the internal shopping center traffic pattern to direct residential traffic around the outer loop of the center closer to the outparcels so there was less of a conflict between residential traffic and pedestrians accessing the in-line retail stores (Food Lion, etc.).

The DRC agreed that the relocation and consolidation of recreation facilities in the second layout was a positive change.

The DRC and staff discussed that the scope of a traffic study should include both Route 5 and King's Way and should look at ways to mitigate any conflicts in traffic patterns.

The DRC discussed the current status of King's Way and Road A including maintenance responsibilities and ownership.

The DRC was supportive of having community meetings with adjacent residential neighborhoods prior to submitting an application.

The DRC members concluded their discussion of this case, which did not require a vote or other DRC action.

C-0001-2014, Two Rivers Memorial Gardens Cemetery

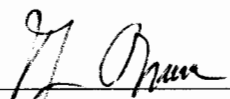
The proposal was presented to the DRC for their consideration to solicit feedback, comments and questions in advance of a formal application for a SUP and master plan.

The parcel is located on about 105 acres off of Monticello Ave. adjacent to the intersection with Route 5. The proposal contains over 20,000 graves on just under 40 acres of the site.

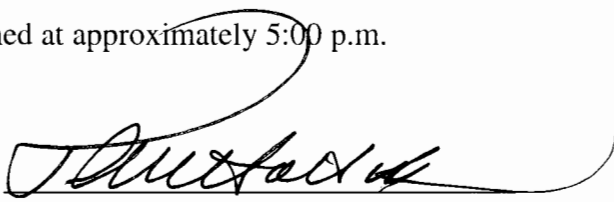
The conceptual plan was presented by the applicant and the DCR members offered feedback and comments on water table and drainage issues, state regulations, and water and sewer issues.

ADJOURNMENT

On a motion by Mr. Basic, the meeting was adjourned at approximately 5:00 p.m.



Mr. Tim O'Connor, Chairman



Mr. Paul Holt, Secretary