

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 22, 2017
4:00 PM

A. CALL TO ORDER

Mr. Heath Richardson called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Mr. Heath Richardson, Chair
Ms. Robin Bledsoe
Mr. Rich Krapf

Absent:

Mr. Tim O'Connor

Staff:

Ms. Ellen Cook, Principal Planner
Ms. Tori Haynes, Community Development Assistant

C. MINUTES

1. January 25, 2017 Meeting Minutes

Ms. Robin Bledsoe made a motion to approve the January 25, 2017 meeting minutes. The motion passed 2-0-1, with Mr. Rich Krapf abstaining, stating he was absent from that meeting.

D. OLD BUSINESS

1. SP-0091-2016 4501 Noland Blvd., AutoZone

Ms. Ellen Cook stated that the Development Review Committee (DRC) last heard this case at the October 26, 2016 meeting. The Conceptual Plan was found to be consistent with the Master Plan upon the condition that the architectural elevations be approved for aesthetic consistency with the surrounding Lightfoot Marketplace area. She stated that the applicant made several changes to the elevations to address the DRC's concerns with the original elevations. She recommended that the DRC approve the revised elevations and find them binding to any further development on the site. She welcomed questions from the Committee.

Mr. Richardson asked for clarification on the DRC's actions at this meeting.

Ms. Cook stated that the DRC will vote on whether it finds the revised elevations to be consistent with the surrounding development and therefore satisfy the last condition of the Master Plan consistency.

Mr. Krapf asked if the applicant had addressed the issues with landscaping and the abandonment of the previously approved use.

Ms. Cook confirmed that the applicant was in the process of addressing both issues.

Ms. Robin Bledsoe asked for the applicant to address the Committee.

Mr. Curtis Sigler, representing AutoZone, stated that several revisions had been made to the original elevations, including changing the exterior from a gray CMU block wall to an earth-tone hardiplank siding with stucco accents and pilasters, as well as adding mansard roof elements with architectural shingles to accentuate the flat roofline. Furthermore, the orange and red striping was removed from the exterior of the building and confined to the logo area, and new windows were added.

Ms. Bledsoe commended Mr. Sigler on the revisions and stated her appreciation for AutoZone's willingness to adjust the design.

Mr. Richardson asked Mr. Sigler if this model is unique to the Williamsburg area.

Mr. Sigler confirmed that it is not a "straight off the shelf" design, although the underlying structure is the original prototype.

Ms. Bledsoe stated that the new elevations blend in better with Lightfoot Marketplace.

Mr. Richardson concurred, stating it suits the community character.

Mr. Krapf also expressed satisfaction with the revised elevations.

Ms. Bledsoe made a motion to approve the revised elevations. The motion passed 3-0.

E. NEW BUSINESS

1. SP-0043-2016/S-0020-2016, New Town Section 8 Parcel D Subdivision Exception Request

Ms. Cook stated that the applicant has requested an exception from Section 19-50 of the Subdivision Ordinance, which requires that all street intersection jogs have centerline offsets of greater than 200 feet. She stated that no objections were received from the Virginia Department of Transportation (VDOT) or the Fire Department, and that this pattern of street layout is typical in New Town and consistent with the overall development concept. Ms. Cook stated that staff recommends approval of the exception request and welcomed questions from the Committee.

Mr. Krapf asked about the rationale for the ordinance minimum of 200 feet.

Mr. Jason Grimes of AES Consulting Engineers (AES) stated that when New Town was originally developed, the ordinance stated 150 feet. VDOT then changed its standard to 200 feet and the ordinance was revised accordingly.

Mr. Krapf asked if VDOT had any objections to the request.

Mr. Grimes stated that the urban grid pattern of New Town does not match VDOT's

rural standards that are typical for most of James City County, but noted that VDOT has understood the urban nature of New Town's development since its inception.

Ms. Bledsoe asked if there would be a safety issue for emergency response vehicles.

Mr. Grimes confirmed that an emergency response vehicle could be accommodated.

Mr. Richardson asked if adjacent property owners had been notified.

Ms. Cook confirmed that they had as per ordinance requirements.

Ms. Bledsoe asked how many alleys this exception request would apply to.

Mr. Grimes replied one.

Ms. Bledsoe expressed concern that New Town is not meeting VDOT standards.

Mr. Grimes clarified that James City County is considered rural and so VDOT reviews all streets against a rural standard. However, New Town was designed to be urban with narrower streets and as such it was envisioned that VDOT would review New Town with an urban concept in mind.

Ms. Cook clarified that VDOT was specifically consulted for this exception request and they had no objections.

Mr. Krapf made a motion to approve the exception request as presented. The motion passed 3-0.

2. Z-0001-2017/SUP-0001-2017/MP-0001-2017, Williamsburg Landing Marclay Rd.

Ms. Cook stated that Mr. Paul Gerhardt and Mr. William Holt have applied to rezone a portion of 20 Marclay Road to R-5 and for a Special Use Permit (SUP) for independent living facilities in the R-5 Zoning District. In preparation for future public hearings the applicants would like to present the proposed development and hear any feedback from the DRC. No formal action is requested for these cases.

Mr. Gerhardt introduced the team working on this project, including representatives of Williamsburg Landing, AES and Kaufman and Canoles. Mr. Gerhardt used the aerial photo to show the DRC the piece of land requested to be rezoned, which is currently part of the Williamsburg-Jamestown Airport. Mr. Gerhardt noted that the County was not accepting proffers for residential rezonings at this time, and that they were working with the County to try to tie the property to the Continuing Care Retirement Community (CCRC) use. A Master Plan has been submitted which shows certain uses, road layout and environmental areas.

Mr. Tom Tingle discussed the interest of Williamsburg Landing in this parcel, noting that it is of interest for future build-out, but also to protect the existing development from a use that might be incompatible. Mr. Tingle described the portions of the parcel that are not included in the rezoning application, which have beautiful waterfront views, but limitations for the type of units built by Williamsburg Landing. Mr. Tingle described the reasons for the way information is presented on the Master Plan, noting that some flexibility is included as development of this parcel will not be immediate and senior

housing specifications may evolve. Mr. Tingle described the considerations for the layout that is shown, including building heights and buffer areas.

Mr. Richardson inquired about whether existing Williamsburg Landing has a memory care component.

Mr. Gerhardt answered in the affirmative.

Mr. Krapf asked how many residents would live on the 15-acre parcel and whether the current expansion could accommodate residents from this parcel.

Mr. Gerhardt and Mr. Tingle addressed this, noting that they are looking at the ability of the existing campus to accommodate proposed residents within the CCRC concept, as well as the ability of the existing campus to support the residents with recreation amenities and food and beverage facilities. They believe that there will be sufficient capacity on both counts.

Ms. Bledsoe asked if there would be an increase in jobs.

Mr. Gerhardt answered in the affirmative.

Mr. Gerhardt mentioned several challenges. He noted the strip of land just north of the parcel is still zoned R-8, which may affect buffers. He noted the larger concern, given the proffer situation, about binding the CCRC use to this property versus the potential for a non-CCRC development by another developer in the future.

Mr. Tingle noted that the Master Plan was updated to show the primary access coming through Williamsburg Landing, which is a way to demonstrate the connectivity with the Williamsburg Landing CCRC development. The other access points on Marclay Road are for service and emergency use.

Ms. Bledsoe asked if the Resource Protection Area shown on the Master Plan would screen the view of the proposed development from the existing smaller attached units in Williamsburg Landing.

Mr. Tingle noted that this area is wooded, but existing residents may be able to see the taller buildings.

Ms. Bledsoe noted that the current Williamsburg Landing includes separation between the smaller and larger buildings. She noted that some residents may be concerned if their surroundings were to change.

Ms. Bledsoe, Mr. Gerhardt and Mr. Tingle discussed the buffer widths and likely visual impact on the existing residences. The ownership structure and ability to move units within Williamsburg Landing were also discussed.

Mr. Richardson, Mr. Krapf and staff discussed the next steps in the process and what issues staff is working through with the applicant. Staff noted issues include a number of technical issues with the agencies and with the Zoning Ordinance, but that a larger consideration is the proffer situation and staff is still consulting with the County Attorney's office on various matters related to this.

Mr. Gerhardt noted some areas where this proposed independent living use development would have lesser impacts than a normal development, such as traffic and schools. Mr. Gerhardt noted that they were trying their best to tie the use of the property down to alleviate those issues.

Mr. Richardson asked whether some issues that might have been addressed via proffers could be addressed via SUP conditions.

Ms. Cook agreed that could be a route to address issues. Ms. Cook then returned to the previous discussion of what issues staff is working through with the applicant and noted that the Comprehensive Plan designation for this parcel is airport, rather than a residential designation.

Mr. Gerhardt provided information on the other work that had occurred on site, including archaeology, environmental studies and the process for the Federal Aviation Administration notification.

Mr. Krapf stated that he felt that there was a need for facilities of this type given population growth in the County and the County's demographics. Mr. Krapf stated that he was favorably disposed to the proposal based on the information presented and the DRC's discussion.

Mr. Richardson stated that he also saw the need for this use in the community.

Ms. Bledsoe asked when construction would start on this proposal, assuming the rezoning is approved.

Mr. Tingle stated that five years from now is probably closer to the reality of when the project would get underway.

Ms. Bledsoe, Mr. Tingle and the DRC members discussed the likely future funding and uses of the airport.

Ms. Bledsoe commented on the need in the community for this use, given the County's demographics.

Mr. Tingle asked if the revised Master Plan was satisfactory per staff's comments.

Ms. Cook stated that more feedback will be provided, but that including the road network and buffers was consistent with what staff requested.

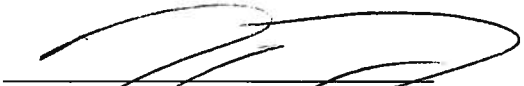
Mr. Krapf asked if the applicants had any additional questions or any specific feedback items they were hoping to discuss.

Mr. Gerhardt thanked the DRC for its input.

F. ADJOURNMENT

Ms. Bledsoe made a motion to adjourn.

Mr. Richardson adjourned the meeting at approximately 5:55 p.m.


Mr. Heath Richardson, Chairman


Mr. Paul Holt, Secretary