

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 19, 2017
4:00 PM

A. CALL TO ORDER

Mr. Danny Schmidt called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Mr. Danny Schmidt, Chair

Mr. Rich Krapf

Mr. John Wright

Absent:

Mr. Tim O'Connor

Staff:

Ms. Ellen Cook, Principal Planner

Ms. Lauren White, Planner

Ms. Tori Haynes, Community Development Assistant

C. MINUTES

1. February 22, 2017 Meeting Minutes

Mr. Rich Krapf made a motion to approve the February 22, 2017 meeting minutes. The minutes were approved 1-0-2. Mr. Schmidt and Mr. John Wright abstained, as they were not members of the Development Review Committee (DRC) at the time.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0014-2017, 6515 Richmond Road Lidl Grocery Store Conceptual Plan

Ms. Lauren White presented the staff report, stating that Mr. Jeremy Yee of Kimley-Horn has submitted a Conceptual Plan for the construction of an almost 36,000-square-foot grocery store at 6515 and 6495 Richmond Road. The property is zoned B-1, General Business and designated as Mixed-Use on the Comprehensive Plan.

Mr. Wright inquired about the status of the existing church on the property.

Ms. White stated that the Planning Department has received no formal development plan, but has received an inquiry from the church about relocating to another property in James City County.

Mr. Schmidt inquired about the landscape buffer between the parking lot and Richmond Road, which is a Community Character Corridor.

Mr. Yee responded that the buffer would be between 30 and 65 feet for an average of 40 to 50 feet.

Mr. Yee explained that the Conceptual Plan has already gone through one layer of review by County agencies, and Lidl representatives have been through a series of meetings with staff. Since its original submittal, the applicant has added pedestrian accommodations to connect the interior of the site with the existing sidewalk on Richmond Road, provided additional greenspace at the rear of the building and moved the building away from an existing adjacent subdivision. Even with these changes, according to Mr. Yee, the unique layout of the parcel presents obstacles for building orientation. Mr. Yee stated that the applicant would also be willing to add a screening wall to the loading area in addition to the landscape buffer.

Mr. Wright asked if the area between the property and subdivision is currently wooded.

Mr. Yee responded that it is, and there is a steep drop-off between the two properties.

Mr. Krapf inquired about the challenges of moving the footprint of the building closer to Richmond Road to bring it into alignment with the existing restaurant on an adjacent property.

Mr. Yee explained that the applicant looked at the layout Mr. Krapf suggested, but that particular layout would not allow truck access to the loading area at the rear of the property. Mr. Yee also explained that this layout would create a section of the parking lot at a distance from the store entrance that would make it unusable by customers.

Mr. Schmidt asked about the type, magnitude and times of noise coming from the loading bay.

Mr. Jacob Willis of Lidl indicated that because the store receives fresh baked goods, he estimated that deliveries would be made daily in the early morning hours.

Mr. Schmidt asked about the distance from the loading bay to the nearest residential structure.

Mr. Yee estimated the distance to be about 120 feet.

Mr. Schmidt asked if the screening wall would not only provide a visual screen, but would also help reduce noise associated with the delivery trucks.

Mr. Yee confirmed that it would.

Mr. Wright asked staff if there had been discussions with the applicant regarding potential Special Use Permit (SUP) conditions about the times of delivery or enhanced screening.

Ms. White indicated that no specific conditions have been drafted, but those types of conditions have been discussed.

Mr. Krapf asked if there were any traffic or Virginia Department of Transportation (VDOT) issues that need to be addressed.

Mr. Yee stated that the applicant has met with VDOT to discuss the proposal and no major issues have been brought forth. The applicant plans to submit a traffic impact analysis as part of the SUP application. The applicant will provide a right-turn lane on Richmond Road into the property and would like a traffic signal at the intersection. The traffic light analysis will determine whether a traffic signal is warranted.

Mr. Yee stated that by moving the building to the east they would lose some parking spaces and not be able to meet minimum parking requirements.

Mr. Wright asked if the design of the front of the building was standard for the company.

Mr. Yee stated that certain upgrades are available for the building. He stated that the signature of the storefront is the large glass wall.

Mr. Wright expressed concern that the elevations were not typical of the colonial style or the Williamsburg area.

Mr. Krapf stated that he thought the architecture was similar in style to Lightfoot Marketplace.

Mr. Wright inquired about the typical construction time.

Mr. Hector Baez of Lidl stated that the typical construction time is six months.

Mr. Yee stated that the applicant is willing to add fencing to address construction concerns.

Mr. Baez discussed other options such as an earthen berm or a thicker landscape buffer.

Mr. Yee stated the applicant's intent to preserve the existing buffer at the rear of the property.

Mr. Krapf requested that the applicant include renderings for all four sides of the building and more specificity of the types of rear landscaping in the SUP application package.

Mr. Schmidt requested that the SUP application include additional specificity on the type of landscaping that will be used in the front of the building.

Mr. Krapf stated that he is not comfortable with the layout but acknowledged the site constraints.

Mr. Yee stated that the applicant is willing to provide an additional buffer along

Richmond Road.

Mr. Wright expressed concerns about the parking lot on Richmond Road.

Mr. Baez stated that parking in the back may be of concern to neighbors in the subdivision adjacent to the rear of the building.

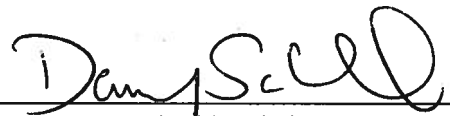
Mr. Yee stated his intention to return to the DRC after incorporating the comments from today's meeting into a revised site plan.

The DRC and the applicant discussed the timeline and deliverables for the next submission.

F. ADJOURNMENT

Mr. Wright made a motion to adjourn.

Mr. Schmidt adjourned the meeting at approximately 4:45 p.m.


Mr. Danny Schmidt, Chairman


Mr. Paul Holt, Secretary