

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 21, 2017
4:00 PM

A. CALL TO ORDER

Mr. Danny Schmidt called the meeting to order at 4:05 p.m.

B. ROLL CALL

Present:

Mr. Danny Schmidt, Chair
Mr. Rich Krapf

Absent:

Mr. Tim O'Connor
Mr. John Wright

Other:

Ms. Robin Bledsoe, observing

Staff Present:

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

C. MINUTES

1. May 24, 2017 Meeting Minutes

Mr. Krapf made a motion to Approve the May 24, 2017 meeting minutes.

The minutes were approved (2 – 0).

D. OLD BUSINESS

1. Conceptual Plan - 6515 Richmond Road Grocery Store (Lidl)

Ms. Lauren White presented the Staff Report, stating that Mr. Jeremy Yee of Kimley-Horn has resubmitted a Conceptual Plan for the construction of an almost 36,000-square-foot grocery store at 6515 and 6495 Richmond Road. The case was originally heard at the April 19, 2017 Development Review Committee (DRC) meeting as a consideration item, to which the DRC provided feedback and requested additional information regarding traffic impacts, enhanced landscaping along Richmond Road, the character and appearance of the building and impacts to the adjacent Liberty Crossing neighborhood.

Ms. White explained that the revised Conceptual Plan increases the landscape buffer along Richmond Road to 40 feet and eliminates five parking spaces in the front parking field. The applicant also provided more detailed, colored building elevations with architectural design information.

Mr. Yee shared the rear landscape elevation with the DRC and confirmed that he submitted the Special Use Permit (SUP) application today.

Mr. Krapf asked if the buffer at the rear of the property is 15 feet.

Mr. Yee confirmed it is.

Mr. Krapf asked about the type of landscaping.

Mr. Yee stated that the buffer ranged from 15 to 50 feet, with the intent to screen the building from neighbors. He further explained that the rendering does not include the existing trees beyond Lidl's property lines.

Mr. Krapf inquired about sound and visual buffering.

Mr. Yee stated the loading dock will be a truck well, meaning the truck will be below ground level and screened with a wall which will help with any sound or noise.

Mr. Krapf thanked Mr. Yee for taking the DRC's feedback into consideration.

Mr. Schmidt asked about the location of the Best Management Practice (BMP).

Mr. Yee stated that he has been working with Engineering and Resource Protection (ERP) staff to determine the specifications of the BMP and if the existing BMP can meet both water quantity and quality standards.

Mr. Schmidt asked about the grocery store's usage of water.

Mr. Yee explained that grocery stores typically do not use much water, and that most water usage will be for restrooms and refrigeration. He further explained that he is working with James City Service Authority (JCSA) staff and has completed a flow test. Additionally, Lidl does not plan to use automatic irrigation to cut down on water usage.

Mr. Schmidt asked if Lidl uses solar power.

Mr. Andrew Gartrell, of Lidl, stated that this location would not use solar power.

Mr. Schmidt asked Ms. Robin Bledsoe if she had any questions.

Ms. Bledsoe asked if the BMP was sized correctly.

Mr. Yee stated that he will continue to work with ERP staff to ensure the BMP meets all state and local requirements.

Mr. Krapf asked about the number of parking spaces.

Mr. Yee stated that there are 172 parking spaces but the ordinance requires 180 spaces. Mr. Yee stated he plans to design the property to have more greenspace than parking spaces, and will request a waiver to reduce the parking requirements.

Mr. Schmidt asked if 172 spaces is too many.

Mr. Yee stated it is adequate.

Mr. Krapf asked if staff had concerns.

Ms. White stated that staff has not had a chance to review the application thoroughly, but no other agencies have expressed any concerns.

Mr. Krapf asked if staff was considering an SUP condition that would require the applicant to replace any landscaping that dies.

Ms. Ellen Cook stated that the Zoning Ordinance requires approved landscape plans to be maintained.

Mr. Krapf asked Mr. Yee to address the elevations. Mr. Krapf noted that the use of different building materials will add visual interest and asked about the location of the glass wall.

Mr. Yee presented the elevation drawings and stated the glass wall would be seen from Richmond Road.

Mr. Krapf inquired about solar panels.

Mr. Gartrell stated that while solar panels are used on Lidl stores in other countries, none are planned for this site.

Mr. Schmidt asked about the height of the building.

Mr. Gartrell stated the height is 28 feet.

Mr. Krapf asked if the stucco is real stucco.

Mr. Yee confirmed that it is.

Mr. Schmidt thanked the applicant for coming before the DRC twice.

Mr. Yee explained the timeline moving forward. He stated the applicant has submitted the SUP application today and plans to move forward to the Planning Commission meeting on August 2 after addressing staff's comments. After the Planning Commission, the applicant will be back before the DRC with an enhanced Conceptual Plan. The applicant plans to close on the property early next year and construction will commence shortly thereafter. Mr. Yee stated the applicant intends to plan a meeting with the Liberty Crossing neighborhood ahead of the Planning Commission meeting.

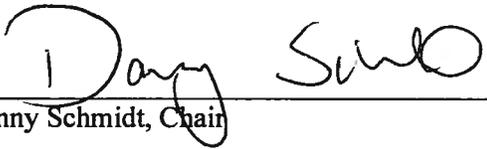
E. NEW BUSINESS

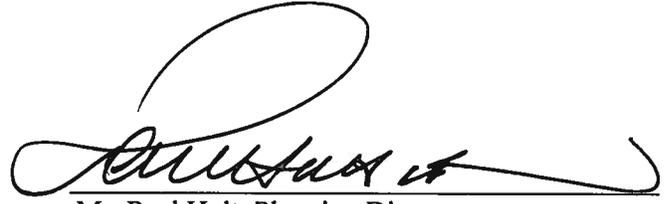
There was no new business.

F. ADJOURNMENT

Mr. Krapf made a motion to adjourn.

Mr. Schmidt adjourned the meeting at approximately 4:25 p.m.


Mr. Danny Schmidt, Chair


Mr. Paul Holt, Planning Director