

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 21, 2018
4:00 PM

A. CALL TO ORDER

Mr. Danny Schmidt called the meeting to order at 4:04 p.m.

B. ROLL CALL

Present:

Danny Schmidt, Chair
Tim O'Connor
Frank Polster

Absent:

Rich Krapf

Staff:

Ellen Cook, Principal Planner
Alex Baruch, Planner
Tom Leininger, Community Development Assistant

C. MINUTES

1. October 18, 2017 Meeting Minutes

Mr. Tim O'Connor made a motion to approve the minutes.

The minutes were approved by a vote of 2-0-1, with Mr. Frank Polster abstaining as he was not present at that meeting.

2. January 24, 2018 Meeting Minutes

Action on the minutes was deferred until the next meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-0003-2018. Chickahominy Riverfront Park Dumpster Pad and Fence

Mr. Danny Schmidt opened the discussion.

Mr. Alex Baruch stated that Mr. Alister Perkinson of James City County Parks and Recreation has submitted a site plan to construct a 30 x 10 wooden fence and an 825 square-foot

dumpster pad. He stated that the existing dumpster pad is located in the Resource Protection Area (RPA) and Federal Emergency Management Agency (FEMA) flood zone. He stated that the proposed fence and dumpster pad would replace the existing dumpster area and is located outside of the RPA and FEMA flood zone. He stated that the adopted Special Use Permit conditions require the Planning Director and Development Review Committee's (DRC) approval of any tree clearing on the Chickahominy Riverfront Park property. He stated that the Planning Director finds the proposal acceptable and staff recommends that the DRC find the tree clearing for this project to be acceptable.

Mr. Schmidt asked if anyone had anything they wanted to discuss.

Mr. Poster stated that he was happy that the dumpster was being moved out of the RPA and FEMA flood zone.

Mr. Schmidt stated that the pictures of the trees that would be removed were very helpful in making him feel comfortable with the project.

Mr. Poster made a motion to approve the proposal.

The motion passed 3-0.

2. SP-0129-2017. Williamsburg Honda Parking Lot Expansion

Mr. Danny Schmidt opened the discussion.

Mr. Baruch stated that Mr. C. Michael Apperson of AES Consulting Engineers has submitted a site plan to construct a parking lot on the property located at 7059 Richmond Road adjacent to the existing car dealership. He stated that applicant has stated that this parking area would be used for the storage of vehicles for sale. He stated that the adopted Master Plan for Williamsburg Honda shows a landscaped area where this site plan shows drive aisle connections into the adjacent lot for the parking area. He stated that the Special Use Permit Condition No. 1 states that "Minor changes to the Master Plan may be permitted by the DRC, as long as they do not change the basic concept or character of the Project." He stated that staff recommends that the DRC find the proposal meets the criteria listed in Section 24-23 of the Zoning Ordinance and recommends that the DRC finds the proposal does not change the basic concept or character of the development.

Mr. Schmidt asked if anyone had anything they wanted to discuss.

Mr. O'Connor asked if the three buildings on the parking lot site would be removed.

Mr. John Dodson, owner of Williamsburg Honda, stated that two of the buildings would be removed and one is being relocated.

Mr. O'Connor asked if there is a landscape plan.

Mr. Baruch stated that there is a landscape plan for the project that is being reviewed against the Zoning Ordinance and will need to meet Ordinance requirements prior to approval.

Mr. O'Connor stated that he is not concerned with the expansion, but is concerned with the visual impact from Richmond Road with all of the parking areas next to each other.

Mr. Dodson stated that the landscaping along the 50-foot Community Character Buffer would be similar landscaping to what already exists at Williamsburg Honda.

Mr. Schmidt stated that the 15-foot landscape buffer between the Econo Lodge and the subject property did not seem like a large landscape area.

Mr. Baruch stated that the 15-foot width is what the Zoning Ordinance requires.

Mr. Schmidt asked about the lighting that is proposed for this site.

Mr. Dodson stated that the lighting will be consistent with the existing Williamsburg Honda and will not extend past property lines. Mr. Dodson stated that the lights will be on for the hours of operation and most of the lights will be turned off after hours with one or two lights staying on for security purposes.

Mr. O'Connor asked if this proposal would allow for the delivery trucks to do their deliveries on-site.

Mr. Dodson stated that the delivery trucks would continue to deliver cars in the turn lane on Richmond Road.

Mr. O'Connor stated that there are times that delivery trucks unload in the middle of Richmond Road at night.

Mr. Dodson stated that has occurred in the past; however, whenever he is able to catch the driver prior to the driver beginning the unloading process they are told to move to the turn lane in front of Williamsburg Honda.

Mr. Polster asked if staff could bring up the site plan layout sheets on the screen. Mr. Polster asked if the bioretention ponds were an open area or underground.

Mr. Baruch stated that they are underground.

Mr. Polster asked how any overflow drainage would be handled.

Mr. Baruch stated that any overflow drainage would move through the pipes to the regional Best Management Process (BMP) in the rear of the property.

Mr. Polster asked if the BMP in the rear of the property handles the drainage from the condominiums on the adjacent site.

Mr. Baruch stated that is correct.

Mr. Polster asked where the water was being released.

Mr. Baruch stated downstream to the Yarmouth Creek watershed.

Mr. Polster stated that this was another feeder stream that feeds back to the Yarmouth and drainage from the proposed parking area will feed into that creek.

Mr. Schmidt asked if this case would be a public hearing case at the Planning Commission.

Mr. Baruch stated that it would be a consent agenda item not a public hearing at the Planning Commission.

Mr. Schmidt stated he felt comfortable with the Community Character Corridor buffer.

Mr. Poster made a motion to approve the proposal.

The motion passed 3-0.

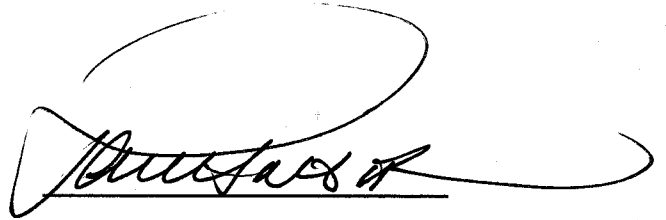
F. ADJOURNMENT

Mr. O'Connor motioned to adjourn.

Mr. Schmidt adjourned the meeting at 4:19 p.m.

A handwritten signature in cursive script, appearing to read 'Danny Schmidt', written over a horizontal line.

Mr. Danny Schmidt, Chair

A handwritten signature in cursive script, appearing to read 'Paul Holt', written over a horizontal line.

Mr. Paul Holt, Secretary