

A G E N D A
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
October 18, 2017
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. August 23, 2017 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. C-0072-2017, Oakland Farm

F. ADJOURNMENT

ITEM SUMMARY

DATE: 10/18/2017
TO: The Development Review Committee
FROM: Paul D. Holt, III, Secretary
SUBJECT: August 23, 2017 Meeting Minutes

ATTACHMENTS:

	Description	Type
▣	August 23, 2017 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	10/13/2017 - 9:23 AM
Development Review Committee	Holt, Paul	Approved	10/13/2017 - 9:36 AM
Publication Management	Trautman, Gayle	Approved	10/13/2017 - 9:51 AM
Development Review Committee	Secretary, DRC	Approved	10/13/2017 - 10:02 AM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
August 23, 2017
4:00 PM

A. CALL TO ORDER

Mr. Tim O'Connor called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Tim O'Connor, Acting Chair
Rich Krapf
John Wright

Absent:

Danny Schmidt

Staff:

Ellen Cook, Principal Planner
Chris Johnson, Ombudsman
Jose Ribeiro, Senior Planner II
Tori Haynes, Community Development Assistant

C. MINUTES

1. June 21, 2017 Meeting Minutes

The minutes were approved 1-0-2, with Mr. O'Connor and Mr. John Wright abstaining, as they were not present at that meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0058-2017. Norge Food Lion Store - Enclosed Dumpsters Addition

Mr. Jose Ribeiro stated that Mr. Eric Bollenbecker, representing Food Lion, has submitted a Conceptual Plan for the placement of two enclosed dumpsters located behind the Norge Food Lion. Mr. Ribeiro explained that the current Master Plan allows for two enclosed dumpsters which already exist. This request is for the installation of two additional enclosed dumpsters totaling 290 square feet. Condition No. 1 of SUP-0002-2010 requires that the Development Review Committee (DRC) review such minor changes for Master Plan consistency. Mr. Ribeiro recommended approval of the

proposal, as it does not change the basic concept or character of the development. He welcomed any questions from the Committee and noted that the applicant was also present via phone.

Mr. Wright asked if there are any environmental issues associated with the Resource Protection Area or wetlands.

Mr. Ribeiro stated that staff did not expect any issues.

Mr. Wright asked about impacts on adjacent properties.

Mr. Ribeiro indicated there would be minimal impacts on adjacent properties, as there is a buffer and the dumpsters will be enclosed.

Mr. Rich Krapf stated he did not have any objections to the proposal. He made a motion to find the proposal consistent with the Master Plan.

The motion passed 3-0.

2. C-0052-2017. S. Wallace Edwards and Sons, Inc.

Mr. O'Connor noted that the title of case number C-0052-2017 would be changed to 3601 La Grange Parkway Expansion in all future references.

Mr. Ribeiro stated that Mr. Samuel Edwards, of Edwards Virginia Smokehouse, has submitted a Conceptual Plan for the addition of a facility for the processing and packaging of food and food products on property located at 3601 La Grange Parkway, which is zoned PUD-C, Planned Unit Development Commercial. The existing building currently houses La Tienda and Energy Services Group. Mr. Ribeiro stated that the manufacturing, processing, or packaging of beverages or food products requires a Special Use Permit (SUP) in the PUD-C District. He further stated that DRC action is not required for this Conceptual Plan, but the applicant had requested Committee feedback prior to moving forward with the SUP process. He also noted that the applicant has been working directly with the Office of Economic Development.

Mr. Ribeiro played a short video presentation that was prepared by Mr. Edwards, who was present via phone.

Mr. Wright asked for confirmation that the existing businesses would remain and if the proposal is for a building addition.

Mr. Ribeiro confirmed.

Mr. Wright asked if there are any environmental issues to be addressed.

Mr. Ribeiro stated the SUP application was received yesterday and staff had not had a chance to do a full review yet.

Mr. Krapf noted that the La Tienda building is currently 85,000 square feet. He asked about the size of the proposed addition.

Mr. Jonathan Harris, of La Tienda, stated the new facility would be about the same size

as the current La Tienda building, with Edwards Virginia Smokehouse occupying a portion of the space. He further stated that La Tienda would move some or all of its operations to the new building as well.

Mr. Krapf asked if the materials for the curing process, such as salts, would be stored on-site or delivered.

Mr. Edwards stated salts would be delivered.

Mr. Krapf asked about the hours of operation.

Mr. Edwards stated the typical work week is 40-50 hours staffed, with some processes running 24 hours a day.

Mr. Wright asked how far the facility would be from Fenwick Hills.

Mr. Chris Johnson stated the closest residential property is about a half-mile away, with the vast majority of residential housing located farther than a half-mile.

Mr. Wright asked about the location of the original facility. He inquired about any previous issues with smoke.

Mr. Johnson replied Surry County. He clarified that the smoker component requires the SUP because it is located outside the facility walls. Otherwise, the use would be permitted by right.

Mr. Krapf stated he did not have any further questions.

Mr. O'Connor expressed support for the proposal.

Mr. Johnson stated there would be a field visit for Commissioners to observe a similar facility.

Mr. O'Connor reiterated that no action was required today and thanked the applicants.

3. SUP-0005/0006/0007/0008-2017. Lightfoot Marketplace Special Use Permit Amendment

Mr. Ribeiro stated Ms. Jennifer Harris, of Armada Hoffer, has submitted an application to amend the current SUP and Master Plan for the Lightfoot Marketplace shopping center located at 6401 Richmond Road. He stated that four commercial buildings have been constructed since SUP approval in 2013, including Harris Teeter and Children's Hospital of the King's Daughters. He presented the adopted Master Plan, which shows two additional buildings that have yet to be constructed. Mr. Ribeiro explained that the purpose of this SUP/Master Plan amendment is to change the land use designations to allow for different types of businesses. He stated that Building 4 was originally designated as a pharmacy, and is now proposed to be a fast food restaurant and dental office. Building 6B was originally designated as a restaurant, and is now proposed to be an automotive service center. There is also an additional gas service station proposed behind the automotive center. Mr. Ribeiro stated that DRC action is not required, but the applicant had requested feedback prior to moving forward with the SUP process.

Mr. Krapf stated the Staff Report noted minimal traffic impacts in and out of the shopping center and asked for clarification.

Mr. Ribeiro stated that the applicant had indicated the changes in land use would produce less traffic impacts.

Ms. Harris clarified that AM traffic would increase, but PM traffic would decrease dramatically, resulting in an overall reduction during peak hours. She stated that the Virginia Department of Transportation had requested further clarification to verify the calculations.

Mr. Ribeiro presented building elevations, showing business entrances facing the interior toward Harris Teeter.

Mr. Wright asked about signage relative to the interior-facing entrances.

Ms. Harris stated there are currently no tenant names on the marquis sign, but recent changes to sign regulations may allow new verbiage on the existing sign.

Mr. Wright asked about any environmental issues related to the gas station.

Mr. Ribeiro stated staff would be looking into an SUP condition for spill prevention. He confirmed that this is a typical process for gas stations.

Mr. O'Connor asked if the proposed Valvoline business would offer drive-through oil changes. He expressed concern about the limited amount of parking near the building.

Mr. Mark Dignard, of Innovate Architecture Interiors, confirmed. He stated the customer would not need to get out of their car, therefore there would be minimal parking demand. He further clarified that the queue would be shielded from Richmond Road by a landscaped brick screening wall.

Mr. Krapf complimented the screening wall.

Mr. O'Connor expressed concern about the dark green tone of the gas station roof.

Ms. Harris stated it is the company's signature color. She asked if there is a color that would be more preferable.

Mr. O'Connor stated a lot of effort was put into the design guidelines for the Lightfoot area, and that it is a Community Character Corridor. He asked that the entire area be considered, including adjacent buildings and the nearby Thomas Nelson Community College, so that there is design consistency throughout that corridor.

Mr. Dignard stated the dark green color may help the roof blend in with the surrounding vegetation.

Ms. Harris suggested a more muted green or beige tone. She stated she would provide more options via email prior to the Planning Commission meeting.

Mr. Krapf asked if this proposal would come before the DRC again prior to Planning Commission.

Ms. Harris stated it would go before the Planning Commission next, although the applicants would be in touch with Planning staff in the meantime.

Mr. Krapf asked if the adjacent McDonald's is concerned about Panera Bread going next door.

Ms. Harris stated the demographics are very different, so there is no concern that she is aware of.

Mr. Wright asked if the Fire Department would review ingress and egress for the site.

Mr. Ribeiro confirmed. He then stated that staff is currently working with the applicant to prepare for the October Planning Commission meeting, including finalizing architectural elevations. He noted that previous SUP conditions require that buildings fronting Richmond Road have a front façade for the Richmond Road-side elevations.

Ms. Harris stated the elevations will use the same brick and paint colors whenever possible.

Mr. O'Connor asked if there were any other comments and thanked the applicants.

F. ADJOURNMENT

Mr. Wright made a motion to Adjourn.

Mr. O'Connor adjourned the meeting at 4:55 p.m.

Mr. Tim O'Connor, Acting Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 10/18/2017
TO: The Development Review Committee
FROM: Lauren White, Planner
SUBJECT: C-0072-2017, Oakland Farm

ATTACHMENTS:

	Description	Type
▣	Memorandum	Cover Memo
▣	Conceptual Plan	Exhibit
▣	Location Map	Exhibit
▣	Zoning Map	Exhibit
▣	Comprehensive Plan Map	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Secretary, DRC	Approved	10/13/2017 - 1:38 PM

MEMORANDUM

DATE: October 18, 2017
TO: The Development Review Committee
FROM: Lauren White, Planner
SUBJECT: C-0072-2017 – Oakland Farm

The applicant, Mr. Arch Marston of AES Consulting Engineers, has submitted a Conceptual Plan (Attachment No. 1) proposing the construction of 126 apartment units on a parcel located at 7581 Richmond Road. The apartments are intended to be affordable units. Several structures, including a house and a barn, are currently located on the property. The property is currently zoned A-1, General Agriculture and the applicant intends to submit a rezoning application to rezone the property to R-5, Multifamily Residential. The property is designated as Moderate Density Residential on the Comprehensive Plan. The property is located within the Norge Community Character Area and on Richmond Road, a Community Character Corridor. The surrounding properties are zoned A1, General Agriculture (Oakland Subdivision and adjacent property), MU, Mixed Use (Crosswalk Church) and PUD-R, Planned Unit Residential (Village at Candle Station) (Attachment No. 3). The surrounding properties are designated as MU, Mixed Use (Crosswalk Church), Moderate Density Residential (portions of adjacent property) and Low Density Residential (Oakland Subdivision, portions of adjacent property) on the adopted 2035 Comprehensive Plan (Attachment No. 4). Apartments are a permitted use in the R-5 Zoning District. Of specific note, the Conceptual Plan shows:

- The development would include five, three-story apartment buildings with a total of 126 units and a clubhouse;
- The development would take access at its Richmond Road intersection through a “right-in/right-out” where only right-turn movements would be allowed; and
- The Conceptual Plan shows two stormwater management facilities and the applicant is working with the Stormwater and Resource Protection Division to determine the appropriate type and size for the facilities.

Prior to submitting a rezoning application, the applicant has requested that this item be placed on the Development Review Committee (DRC) agenda in order to discuss the project and obtain input from DRC members before consideration by the Planning Commission and Board of Supervisors. No action by the DRC is required.

LW/gt
C72-2017OakldFm-mem

Attachments:

1. Conceptual Plan
2. Location Map
3. Zoning Map
4. Comprehensive Plan Map
5. Agency Comments

PROJECT TABULATIONS

AREA OF SITE	=	14.6± AC
NET DEVELOPABLE AREA	=	13.2± AC
TOTAL DWELLING UNITS	=	126 UNITS
NET UNIT DENSITY PROPOSED	=	9.5 DU/AC
PARKING CALCULATIONS		
PARKING REQUIRED (@ 2.2 SPACES PER UNIT)	=	278 SPACES
PARKING PROVIDED	=	294 SPACES



C-0012-2017

Rev.	Date	Description	Revised By

PLANNING DIVISION
 OCT 9 2017
 RECEIVED

AES
 CONSULTING ENGINEERS
 Hampton Roads | Central Virginia | Middle Peninsula
 4120 Cox Road, Suite D
 Glen Allen, Virginia 23060
 Phone: (804) 330-8040
 Fax: (804) 330-8840
 www.aesva.com

OAKLAND FARM APARTMENTS
 STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

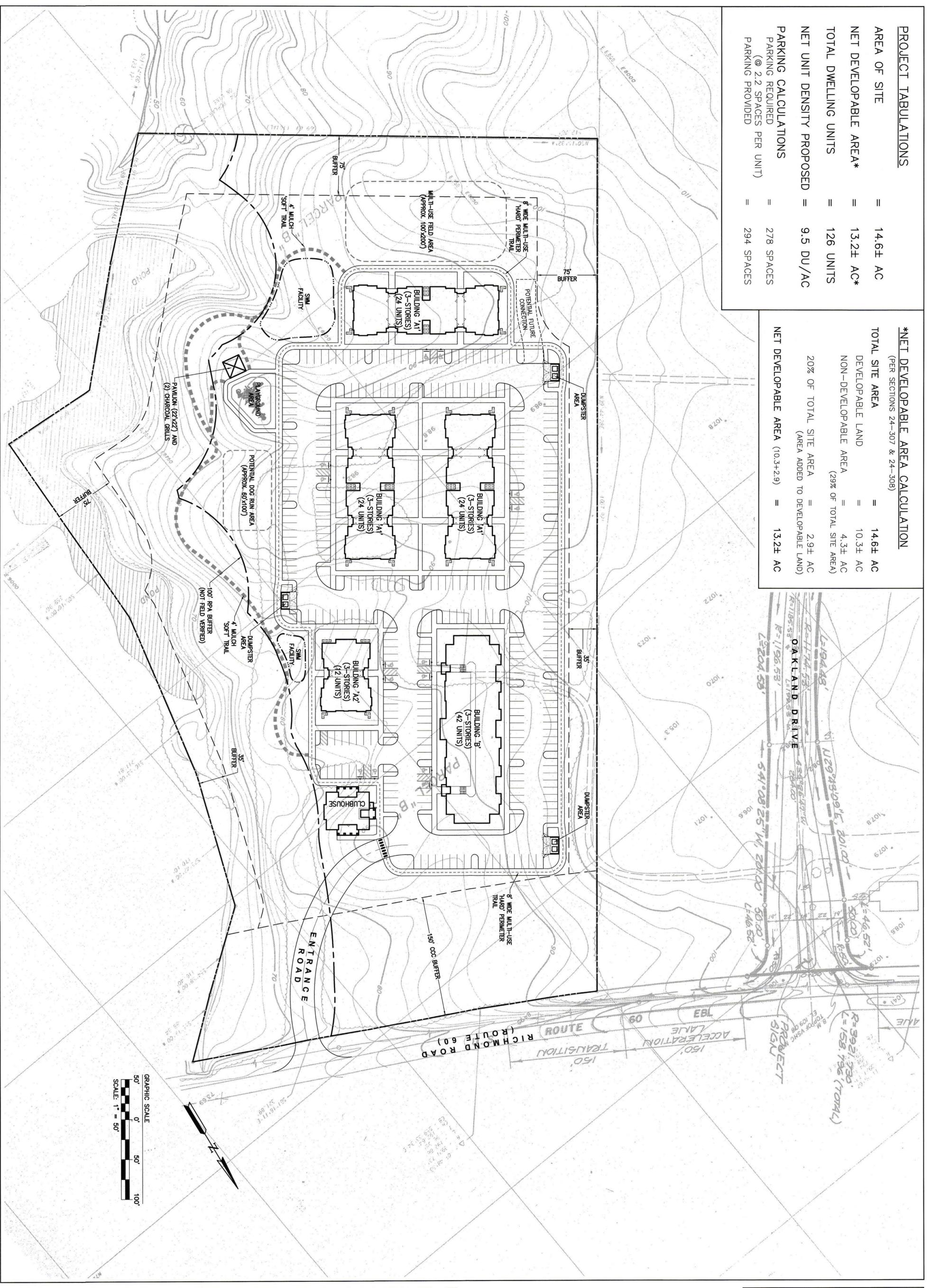
Project Contact: GMM/GRB
 Project Number: W10003.00
 Scale: 1"=50'
 Date: 8-25-17
 Sheet Title: RENDERS CONCEPTUAL PLAN

PROJECT TABULATIONS

AREA OF SITE	=	14.6± AC
NET DEVELOPABLE AREA*	=	13.2± AC*
TOTAL DWELLING UNITS	=	126 UNITS
NET UNIT DENSITY PROPOSED	=	9.5 DU/AC
PARKING CALCULATIONS		
PARKING REQUIRED (@ 2.2 SPACES PER UNIT)	=	278 SPACES
PARKING PROVIDED	=	294 SPACES

***NET DEVELOPABLE AREA CALCULATION**
(PER SECTIONS 24-307 & 24-308)

TOTAL SITE AREA	=	14.6± AC
DEVELOPABLE LAND	=	10.3± AC
NON-DEVELOPABLE AREA (29% OF TOTAL SITE AREA)	=	4.3± AC
20% OF TOTAL SITE AREA (AREA ADDED TO DEVELOPABLE LAND)	=	2.9± AC
NET DEVELOPABLE AREA (10.3+2.9)	=	13.2± AC



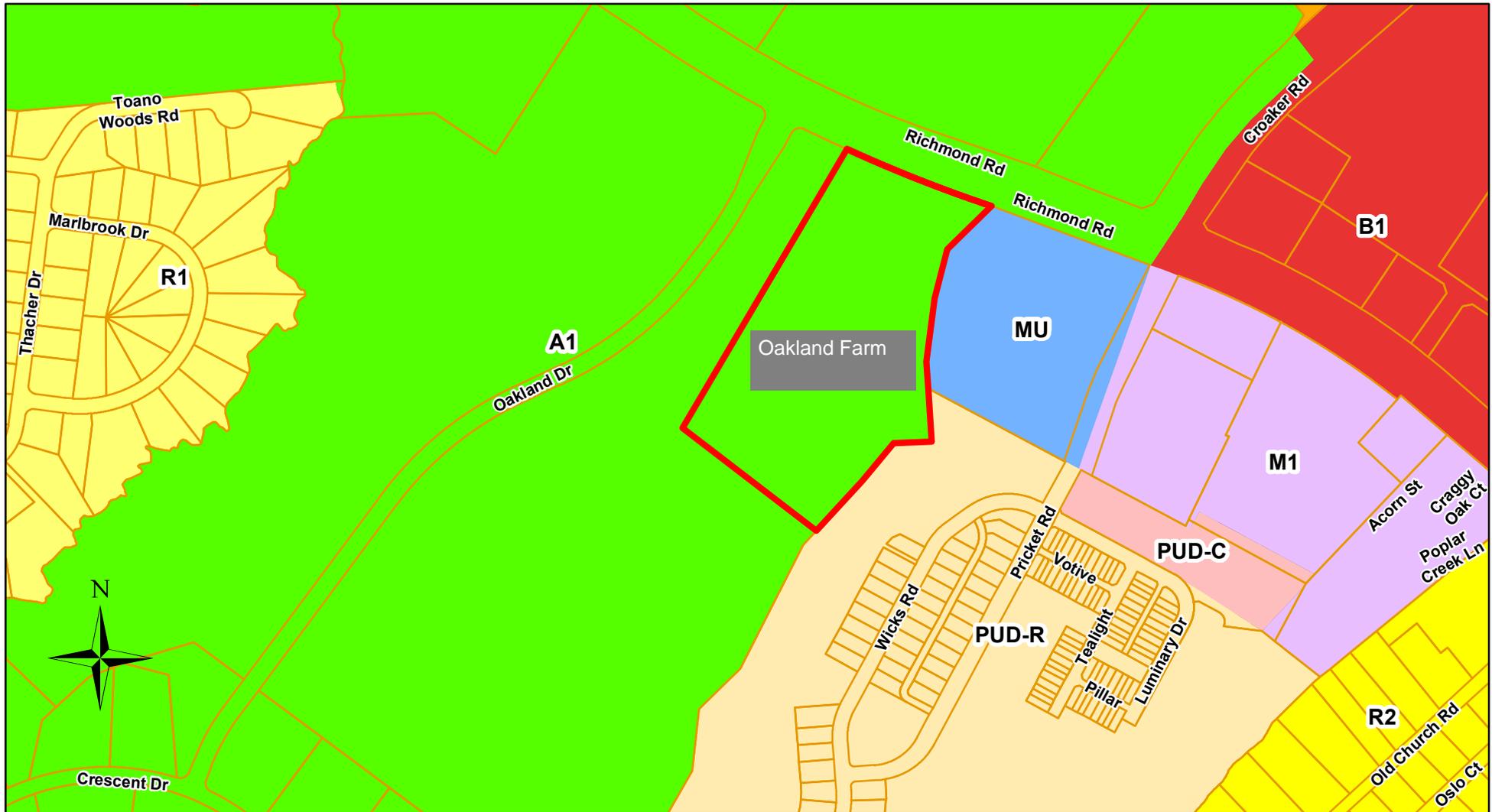
C-0072-2017, Oakland Farm



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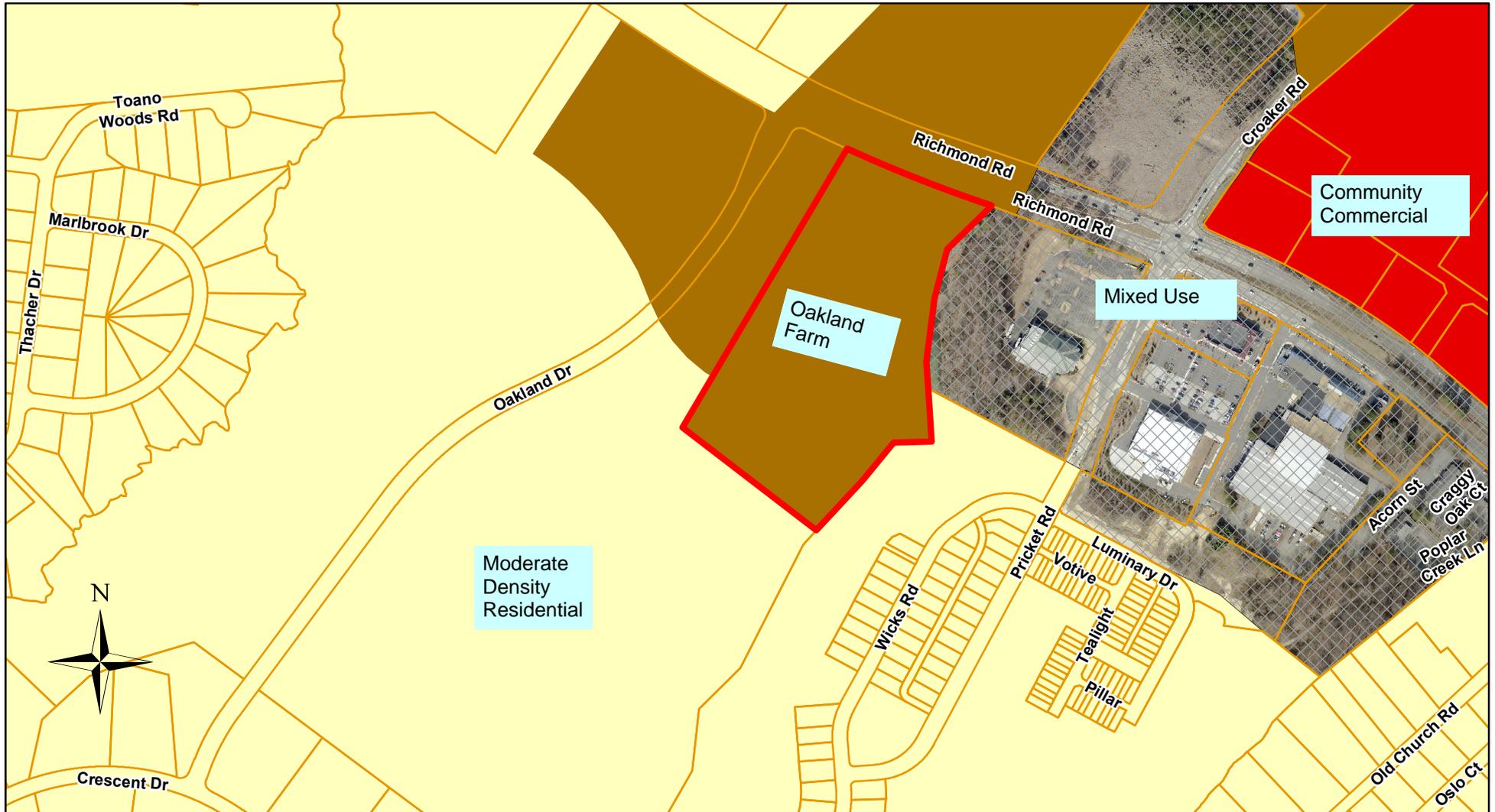
C-0072-2017, Oakland Farm Zoning Map



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C-0072-2017, Oakland Farm Comprehensive Plan Map



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