

Development Review Committee Government Center Complex Conference Room, Building A

May 29, 2013 - 4 p.m.

1. Roll Call

2. Minutes

March 27, 2013

3. DRC Discussion(s)

1. A. C-0026-2013. Cottage Hill Nursery - José Ribeiro

4. Consideration(s)

1. A. C-0021-2013. Veritas Preparatory School - Jennifer VanDyke

5. Adjournment

**Development Review Committee Report
May 30, 2013**

C-0026-2013

Cottage Hill Nursery

DRC Action:

This case was before the DRC for a master plan consistency review. The DRC voted 4-0 to find the proposed changes to the approved master plan for Charlie's Antiques to be consistent.

C-0021-2013

Veritas Preparatory School

DRC Action:

As a consideration item, the DRC offered feedback regarding the applicant's proposal to operate a private school at 275 McLaws Circle in Busch Corporate Center. The applicant proposes to have up to 50 students in grades 6-12.

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 29th DAY OF MAY TWO THOUSAND THIRTEEN.

ROLL CALL

Mr. Tim O'Connor
Mr. Chris Basic
Mr. George Drummond
Mr. Mike Maddocks
ABSENT
Mr. Rich Krapf

STAFF

Mr. Jose Ribeiro
Ms. Jennifer VanDyke

MINUTES

Following a motion by Mr. O'Connor, the DRC approved the minutes from the March 27, 2013 meeting. (4-0)

C-0026-2013, Cottage Hill Nursery

Mr. Jose Ribeiro presented the staff report stating that this case was before the DRC for a master plan consistency determination. Mr. John Wright submitted a conceptual plan proposing the sale of plants and landscape materials on property located at 7691 Richmond Road. This property is subject to an approved SUP for the construction of a 4,000 square foot retail building for the sale of plant and garden supplies and antiques. Mr. Wright would like to use the property to sell plants and reside on an existing residential structure which was originally proposed to be used as an office. Further, Mr. Wright proposes a 100 x 100 square feet outdoor display area where plants will be sold. The 4,000 square feet building and a paved driveway are not proposed as part of this application. Mr. Ribeiro notes that this proposal is for the sale of plant and garden supplies only and that SUP conditions associated with this property will apply. Mr. Ribeiro stated that this proposal was generally consistent with the approved master plan and less intense to both the property and adjacent areas than originally proposed. Mr. Ribeiro recommended the DRC approve the master plan consistency request.

Mr. Maddocks asked staff to confirm that the proposed use is less intense than what was originally approved. Mr. Ribeiro stated that the proposed 4,000 square feet building and associated parking spaces and a paved driveway were not part of this proposal and therefore would be less intense to develop the land.

Mr. Basic noted that staff's report indicated a couple of pop-up tents proposed but no permanent structure or additional paving and that existing SUP conditions will apply. Mr. Ribeiro

confirmed. Mr. Basic asked staff if the applicant decides to sell items other than plants and landscape materials would he have to go back to the DRC for approval. Mr. Ribeiro confirmed and indicated that the applicant was aware of the fact.

Mr. Maddocks asked for the location of garden statues on the property. Mr. Wight indicated that all garden statues were located on adjacent property owned by Mr. Crawford. Mr. O'Connor stated that Mr. Wright is renovating the existing dilapidated residential structure on the property where he intends to live.

Mr. Wright stated that he had no intentions on selling garden statues or things of this nature on the property. He indicated that he will have decorative stones as part of the landscape of the property but he would not be selling them. Mr. Wright also indicated that in the future he would like to sell mulch.

Mr. O'Connor stated that he would like to see across the frontage of the property a low stone wall or fence as part of the Community Character Corridor landscape buffer.

Mr. Wright indicated that he would have no issues locating a low stone wall along the frontage of the property as he desires the betterment of the property. Mr. O'Connor asked staff if VDOT will require a shared driveway with adjacent property as proposed by the original SUP. Mr. Ribeiro stated that he did not believe a shared driveway would be required given the proposed level of development of the property. Mr. Ribeiro also stated that VDOT will likely require that the entrance to the property be paved.

On a motion made by Mr. O'Connor the DRC voted 4-0 recommending approval of master plan consistency for this proposal.

C-0021-2013, Veritas Preparatory School

Ms. Jennifer VanDyke presented the staff report. She stated that Ms. Diane Cavazos has submitted an application for a private school to be located in an existing office building at 275 McLaws Circle in the Busch Corporate Center. She stated that the property is zoned M-1, Limited Business/Industrial, and is designated Mixed Use by the 2009 Comprehensive Plan. She stated that a Special Use Permit (SUP) is required for schools, public and private, within the M-1 district.

Ms. VanDyke stated that the proposed school would have as many as 50 students and six to eight staff members. She stated that the school would offer instruction to students in grades 6-10. She stated that there would be no bus service provided; students would be dropped-off and picked-up by parents and guardians. She stated that the existing 6,215 square-foot structure and parking lot were built in 1997. She stated that the parking lot contains 60 parking spaces and is shared with Dr. James Burden, DDS and Associates.

Ms. VanDyke stated that the applicant has requested the opportunity to present this proposal to the DRC for consideration and to solicit feedback in advance of submission of the SUP application.

Ms. VanDyke stated that staff has asked the applicant to address a concern regarding the flow of traffic in the shared parking lot. She stated that staff anticipates there being a queue of cars during morning drop-off and afternoon pick-up times. She stated additionally, staff wants to ensure that traffic arriving to the school will not impede other motorists on McLaws Circle. She stated that staff has asked for more information regarding physical education since there is very little outdoor space on the site where students could recreate. She stated that staff has requested more information regarding food preparation. She stated that Ms. Cavazos is present to take questions along with two colleagues, Mr. Larry Henson and Ms. Nancy Blackford.

Ms. Cavazos stated that she has expanded the concept of the grades they would be offering to include grades 6-12. She stated that they would be offering a classical education. She stated that students would be required to bring their own lunches to the school.

Mr. Henson stated that they had considered how to mitigate traffic concerns related to the queuing of cars. He stated that the property has two entrances. He stated that the school would relegate parents to the south-eastern entrance leaving the other entrance for Dr. Burden's dental practice, patients and staff.

Mr. Chris Basic asked the applicant what physical education activities would be offered.

Mr. Henson stated that the school would offer calisthenics. He stated that he had discussed the possibility of utilizing the tennis courts and basketball courts at the Williamsburg Convention Center directly across from the site on McLaws Circle.

Mr. Basic noted that applicant had hopes of growing out of this location in just a few years. He also noted the time commitments required in relocation, particularly if the site involved new construction.

Mr. Mike Maddocks asked if there has been a show of commitment from parents.

Ms. Cavazos stated that she had conducted her own feasibility study. She stated that her initial intent was to open a high school though with further research she realized that there is a greater need for more middle school options. She stated that the school would not open in 2013. She stated that the first year would be spent recruiting students. She stated while conducting her feasibility study she asked parents what they were looking for in a curriculum and what type of education they are most interested in. She stated she interviewed people throughout the peninsula. She stated that her findings indicated that parents are most interested in their children receiving a classical education.

Mr. Tim O'Connor asked if the cap would be at 50 students.

Ms. Cavazos responded affirmatively.

Mr. George Drummond asked how many course offerings the school would have.

Mr. Henson stated that classical education course work is very structured. He stated that core classes like literature and history would move in unison on a historical timeline. He stated that students would typically come out of high school with six to eight more credits than other high school students. He stated that students would have fewer electives, roughly six.

Ms. Cavazos stated that the school will be faith based, in Catholicism. In addition to four years of other core classes students would have four years of theology.

Mr. Maddocks asked if there would be any clergy.

Ms. Cavazos stated, no.

Mr. O'Connor asked if the applicant had spoken with the Corporate Association for McLaws Circle.

Ms. Cavazos stated, no.

Mr. O'Connor stated that he is concerned that parents would drop students off onto McLaws Circle to avoid pulling into the parking lot.

Mr. Henson stated that staff would ensure that parents do not drop their children off at McLaws Circle.

Mr. O'Connor stated that there are confusing traffic patterns within Busch Corporate Center and at times the roads can get very busy.

Ms. Cavazos stated that she is hyper vigilant with all safety concerns.

Mr. Drummond stated he had the same concern regarding the queue of cars. He asked what the classroom size would be.

Ms. Cavazos stated there would be fifteen students per class.

Mr. Maddocks asked how they would differentiate themselves from Providence Classical School.

Ms. Blackford stated that they would be more rigorous in their approach and more selective in their student body.

Ms. Cavazos stated that their approach would be very different from Walsingham and Providence Classical School in that it will be more focused.

Mr. O'Connor stated that the site could become overly congested if the parcel directly in front of the proposed school were to be developed.

Ms. Cavazos stated that she had spoken to the property owner to discuss the possibility of using this property for the school.

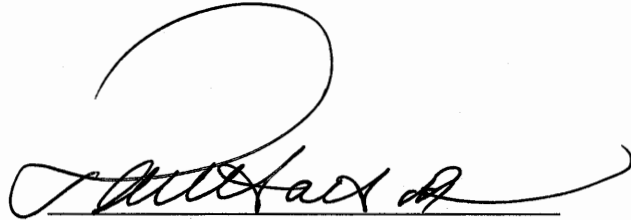
No vote was taken or decision made since it was a consideration item. Mr. O'Connor made a motion to adjourn.

ADJOURNMENT

The meeting was adjourned at 4:40 p.m.



Mr. Tim O'Connor, Chairman



Mr. Paul Holt, Secretary