

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
June 21, 2017
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. May 24, 2017 Meeting Minutes

D. OLD BUSINESS

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

E. NEW BUSINESS

F. ADJOURNMENT

ITEM SUMMARY

DATE: 6/21/2017
TO: The Development Review Committee
FROM: Paul D. Holt, III, Secretary
SUBJECT: May 24, 2017 Meeting Minutes

ATTACHMENTS:

	Description	Type
▣	May 24, 2017 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	6/15/2017 - 4:55 PM
Development Review Committee	Holt, Paul	Approved	6/16/2017 - 8:41 AM
Publication Management	Burcham, Nan	Approved	6/16/2017 - 8:42 AM
Development Review Committee	Holt, Paul	Approved	6/16/2017 - 8:45 AM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 24, 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

Mr. John Wright

Absent:

Mr. Tim O'Connor

Staff:

Ms. Ellen Cook, Principal Planner

Ms. Savannah Pietrowski, Senior Planner

Ms. Roberta Sulouff, Planner

Ms. Tori Haynes, Community Development Assistant

C. MINUTES

1. April 19, 2017 Meeting Minutes

Mr. John Wright made a motion to Approve the April 19, 2017 meeting minutes. The motion Passed 3-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-0047-2017. Colonial Heritage Model Home Rentals

Ms. Savannah Pietrowski presented the Staff Report, stating that Mr. Joseph Roque of Lennar has submitted a site plan for the rental of two existing model homes in Colonial Heritage, 4808 and 4812 House of Lords, as part of a "Discovery Package" allowing potential purchasers to stay up to two nights to explore the amenities offered within the neighborhood. Ms. Pietrowski stated that the proposal is designated as a commercial use on the Master Plan, but the properties are designated as residential use; therefore, the Planning Director determined that the proposed use is inconsistent with the Master

Plan, and the applicant appealed this decision to the Development Review Committee (DRC). Ms. Pietrowski noted that the DRC reviewed a similar proposal for four adjacent units in 2012 and found the plan to be consistent with the Master Plan.

Mr. Roque stated that the program has been beneficial for the community and neither Lennar nor the County have received any complaints. Mr. Roque noted that the surrounding homeowners submitted a letter of support in 2012.

Mr. Wesley Dollins of Lennar stated that they are requesting to change the units that they use for the Discovery Package because the previous models are no longer sold in the community, and those model homes are being listed for sale. Mr. Dollins stated that they average approximately 100 stays per year, and approximately 20% end up purchasing.

Mr. Wright asked who owns the two model homes.

Mr. Dollins replied that they are owned by Lennar.

Mr. Rich Krapf asked if pets are allowed in the models.

Mr. Dollins stated that one of the units will now be pet friendly.

Mr. Krapf asked if the Planning Director's determination was based on the use being classified as a hotel.

Ms. Pietrowski confirmed.

Mr. Krapf asked if this would change if the package were presented as having the purchaser pay for the community amenities, with the accommodations included free of charge.

Mr. Roque replied that the fee is already presented that way.

Mr. Dollins noted that they have turned down requests for stays outside of terms of the Discovery Package.

Mr. Krapf inquired if guests receive an itemized bill at the end of their stay which would include lodging.

Mr. Dollins stated that they pay one standard fee regardless of the amenities they use.

Mr. Wright inquired if they implemented the program in order to make a profit off of the units.

Mr. Dollins replied that the purpose is solely for marketing.

Mr. Schmidt asked if there were any other changes to the restrictions since 2012, other than allowing pets.

Mr. Roque stated that the only other change is allowing four guests per stay instead of two.

Mr. Pietrowski stated that, in regards to Mr. Krapf's earlier question regarding the use of the homes, the Zoning Administrator made the determination in 2012 that it was classified as a hotel because there was a commercial aspect to the proposal.

Mr. Krapf inquired if staff recalled why the DRC found the proposal to be consistent with the Master Plan in 2012.

Ms. Pietrowski replied that she did not have those meeting minutes with her.

Mr. Schmidt stated that it is important to him that the DRC had already approved the previous proposal.

Mr. Roque stated that he believed it was based on the restrictions Lennar was offering regarding the rentals.

Mr. Krapf inquired if the Homeowners Association (HOA) covenants or any County restrictions would prohibit an individual homeowner from renting their home should they be away for long periods of time.

Mr. Dollins stated that the HOA documents may require a one-year minimum lease.

Mr. Wright inquired if there are existing rentals in Colonial Heritage.

Mr. Roque confirmed.

Mr. Schmidt inquired if they intend to continue to offer the Discovery Package until all homes have been sold within the community.

Mr. Dollins replied that it will continue until the program is no longer successful.

Mr. Krapf stated that he understands the reasons for staff's determination; however, he is inclined to find the proposal consistent based on the previous DRC determination, the project's minimal impact and the existing rentals in Colonial Heritage.

Mr. Krapf moved to find the proposal consistent with the Master Plan, subject to the conditions listed in the Staff Report.

The motion Passed 3-0.

2. Consideration Item: C-0029-2017. Parke at Westport

Ms. Sulouff stated that Mr. Jason Grimes has submitted a Conceptual Plan for a rezoning to allow the subdivision of 81 lots in Section 35 of Ford's Colony, also known as Westport. If the proposal were to move forward, it would also require an amendment to the binding Master Plan. The Conceptual Plan proposes a rezoning from A-1, General Agricultural to R-4, Residential Planned Community. Of the 81 lots, five are partially outside of the Primary Service Area (PSA) and are partially designated Rural Lands by the adopted Comprehensive Plan. The remaining 76 lots are inside the PSA and designated Low Density Residential.

Mr. Mark Kukoski of Eagle Construction introduced the team working on the project, including representatives from Eagle Construction, Markel-Eagle and AES. Mr.

Kukoski stated that since purchasing the property a year ago, Eagle has been in discussions with Ford's Colony HOA to officially annex the new development as part of the Ford's Colony community. He stated there is currently a Memorandum of Understanding to that effect and they are working to create a supplemental declaration to make the arrangement legally binding. He stated the Westport development will be a gated community and residents will pay Ford's Colony HOA dues allowing them access to all amenities and services. Mr. Kukoski further stated that the target market for this development would be empty-nesters looking to downsize to a high-end community.

Mr. Richard Core of Markel-Eagle explained that Eagle Construction specializes in two distinct segments: urban mixed-use environments, such as their townhome development in Settler's Market in New Town, and age-targeted empty-nester communities, noting that Eagle's target market is the affluent, high-end homebuyer. He anticipated some of the homebuyers in Westport would be current Ford's Colony residents who wish to downsize but remain in the Ford's Colony community.

Mr. Krapf disclosed that he had met with the applicant and Mr. Vernon Geddy to discuss the concept about a month ago, as part of the project is in his district.

Mr. Wright asked if the topography of the land would allow a reconfiguration of the proposed lots so that all, or at least more, of the lots would fall wholly within the PSA.

Mr. Jason Grimes of AES responded that due to the topography, the area outside of the PSA in the subject parcel was not included in the previously approved by-right subdivision of Section 35. He stated that the five proposed lots that fall outside of the PSA were designed so that a small portion of each lot are within the PSA. He further stated that he has been in discussions with staff from both Planning and James City Service Authority (JCSA) to finalize the approach to lot design and access to utilities. He stated that the applicant did not wish to request an expansion of the PSA and did not wish to create a scenario in which that would be required.

Mr. Schmidt asked for confirmation that the driveways of Lots 23-27 on the proposed plan are partially inside the PSA.

Mr. Grimes confirmed and stated that the water meters for those lots would be located inside the PSA. He further explained that while the previously approved lots of Section 35 are served by a private well system, topography limits the ability to connect Lots 23-27 to that existing well system.

Mr. Kukoski stated that the developer scaled back the density of the initial concept from 120 lots to the current proposal of 81 lots. He stated that he believes this reduction allows for a more illustrious streetscape and interesting overall design. He noted that all architecture will be subject to the Ford's Colony internal architectural review process.

Mr. Schmidt asked if this would be the first time that Ford's Colony had expanded west of Centerville Road.

Mr. Kukoski replied no.

Mr. Grimes clarified that while this area is shown on a non-binding developer plan for Ford's Colony, the area has never been added to the binding, County-approved Ford's

Colony Master Plan, and that it will be the first rezoning to R-4 in Section 35. He stated that there are several homes built on three to five acre lots in the existing Westport subdivision.

Ms. Sulouff further clarified that Westport was a by-right subdivision in the A-1 district that was approved in 2007. She stated that while part of the subdivision known as Section A had received final approval, Section B, which included the subject lots, was never fully approved or recorded. She noted that by-right lots in A-1 must be at least three acres, hence the larger lots.

Mr. Grimes affirmed this and stated that the original developer had desired to rezone the subject lots at an earlier time but had not done so.

Mr. Krapf stated that because the County is no longer accepting residential proffers, applications must identify impacts to the community caused by development. Mr. Krapf asked if the applicant planned to provide studies regarding impacts to traffic, schools, public facilities and generally the fiscal impact on the County.

Mr. Grimes stated that their initial financial analysis appeared to generate a net positive, especially based on the anticipated price points of the homes in the proposed development. He also stated that they anticipate fewer school children than they are showing in their fiscal impact studies.

Mr. Core stated that in their experience of building similar age-targeted developments, they typically attract fewer school children than is anticipated in locality-mandated calculations. He noted that the developer is still committed to providing all necessary fiscal impact data.

Mr. Wright clarified that the proposed development would be age-targeted rather than age-restricted.

Mr. Core confirmed.

Mr. Wright asked if the positive fiscal analysis was based on the value of the proposed homes.

Mr. Grimes responded that the analysis was based on the projected home price points. He stated that the developer envisions an average home costing in the upper \$400,000 to lower \$500,000 range.

Mr. Core stated that the home values also increase with client-based customization and upgrades.

Mr. Wright reiterated Mr. Krapf's concern that the applicant be able to demonstrate positive impacts to the County, as the County is no longer able to accept residential proffers due to changes to State Code.

Ms. Sulouff explained that staff provided the applicant with a list of applicable Board-adopted policies for rezonings that are still in effect under the new proffer law.

Mr. Grimes stated that the applicant would most likely need guidance from staff and the Committee regarding the meeting of Parks and Recreation guidelines via the inclusion of

the new development in the Ford's Colony HOA.

Mr. Core reiterated that the developer is working with Ford's Colony to provide quality amenities and quality housing products to meet the standards of the existing Ford's Colony development.

Ms. Nathalie Croft of Eagle Construction reiterated that the new development will be subject to all existing Ford's Colony architectural and design guidelines.

Mr. Krapf suggested that, as the application moves forward, the applicant focus attention on positive fiscal impacts to the County, contributions to the Ford's Colony HOA, and the commitment to Ford's Colony design standards as well as a commitment to other positive features, such as energy efficiency.

Mr. Core stated that Eagle Construction designs and builds above and beyond EarthCraft certification levels of energy efficiency.

Mr. Krapf reiterated that he considers energy efficient design when reviewing applications.

Mr. Wright asked if the applicant has finalized the agreement to add the development to the Ford's Colony Master Plan and HOA.

Mr. Kukoski stated that attorneys for both parties are finalizing the formal agreement. He anticipated that the agreement would be signed by the time of the Board of Supervisors hearing.

Mr. Schmidt asked staff if the proposed density is consistent with the parcel's Comprehensive Plan land use designation.

Ms. Sulouff stated that the density may be appropriate for the areas designated as Low Density Residential, but may not be appropriate for the portion designed as Rural Lands.

Mr. Wright asked if staff had any concerns about the proposed lots that straddle the PSA line, especially as the water meters for the proposed lots would most likely be inside the PSA even if the homes are outside of the PSA.

Ms. Sulouff stated that there is varied precedent for how the PSA has been interpreted on split lots. Ms. Sulouff stated that staff will continue to research and discuss the issue both internally and with the applicant.

Mr. Grimes reiterated that the applicant does not wish to seek any modification to the PSA.

Ms. Sulouff restated the potential concern for the consistency of the proposed development with the Rural Lands designation, and again stated that staff is looking into both issues and will keep both the applicant and the Commission updated regarding research into these areas.

Mr. Wright asked the applicant if they had been in a similar position with the PSA before.

Mr. Grimes stated that he had dealt with similar issues involving the PSA. He then stated that the developer had questions regarding the required Community Character Corridor (CCC) buffer.

Mr. Kukoski explained that the developer would prefer to treat the buffer as an extension of the interior design of the development through the use of landscaped berms. He stated that he felt this treatment creates a more visually appealing streetscape while providing superior acoustic and visual buffering to Centerville Road.

Ms. Sulouff clarified that the development is located along a rural CCC as shown on the adopted Comprehensive Plan Land Use Map and therefore would be required to provide a forested buffer of 150 feet.

Mr. Wright inquired about the buffer on the portion of property directly adjacent to Centerville Road on the southern side of the Westport right-of-way.

Mr. Kukoski explained that the parcel in question is not owned by the developer and not a part of the proposed plan. He reiterated that the developer would prefer to provide a more manicured buffer for internal consistency with Ford's Colony. He urged the Commissioners to consider the buffer in regards to Ford's Colony only, rather than the County as a whole.

Mr. Krapf stated that from a homeowner's prospective the proposed berm treatment may be preferable, but staff's evaluation of the buffer will be in terms of consistency with County-wide CCC buffer guidelines.

Mr. Schmidt asked if the applicant had any concerns with the capacity of the existing intersection design at Manchester, Westport and Centerville Roads.

Mr. Grimes stated that the intersection had originally been designed with dedicated turn lanes to accommodate a much higher density of development than that which is proposed.

Mr. Wright asked if security gates will be provided.

Mr. Grimes replied that gates will be located at the entrances to the private roads on either side of the Westport right-of-way.

Mr. Kukoski stated that the developer had originally considered including public roads in the development, but changed to private roads in order to permit the use of security gatehouses.

Mr. Grimes stated that this was another benefit of pursuing a rezoning to R-4, as it allows for private roads which in turn allow for more creative road design.

Mr. Wright asked if the roads would still be built to standards which would allow passage of emergency vehicles.

Mr. Grimes answered that the roads would still need to meet Virginia Department of Transportation standards in terms of pavement width.

Mr. Schmidt thanked the applicant for their time.

F. ADJOURNMENT

Mr. Wright made a motion to Adjourn.

Mr. Schmidt adjourned the meeting at 5:05 p.m.

Mr. Danny Schmidt, Chairman

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 6/21/2017
TO: The Development Review Committee
FROM: Lauren White, Planner
SUBJECT: Conceptual Plan - 6515 Richmond Road Grocery Store (Lidl)

ATTACHMENTS:

	Description	Type
▣	Memorandum	Cover Memo
▣	Location Map	Exhibit
▣	Initial Conceptual Plan	Exhibit
▣	April 19, 2017 DRC Minutes	Exhibit
▣	Revised Conceptual Plan	Exhibit
▣	Building Elevations	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	6/15/2017 - 5:05 PM
Development Review Committee	Holt, Paul	Approved	6/16/2017 - 8:45 AM
Publication Management	Burcham, Nan	Approved	6/16/2017 - 8:47 AM
Development Review Committee	Holt, Paul	Approved	6/16/2017 - 9:03 AM

MEMORANDUM

DATE: June 21, 2017
TO: The Development Review Committee
FROM: Lauren White, Planner
SUBJECT: Conceptual Plan – 6515 Richmond Road Lidl Grocery Store

The applicant, Jeremy Yee of Kimley Horn, has submitted a Conceptual Plan application proposing the construction of a 35,962-square-foot grocery store on two parcels located at 6515 and 6495 Richmond Road. One of the properties is currently occupied by Smith Memorial Baptist Church and the other is a vacant property behind an existing restaurant that fronts on Richmond Road. The properties are zoned B-1, General Business and designated Mixed Use on the adopted 2035 Comprehensive Plan. The surrounding properties are zoned MU, Mixed Use (Liberty Crossing neighborhood) and B1, General Business (restaurant and motel). Across Richmond Road, the properties are zoned M1, Limited Business/Industrial. All adjacent properties are designated as MU, Mixed Use on the adopted 2035 Comprehensive Plan. Grocery stores are a permitted use in the B-1 Zoning District, but a Special Use Permit (SUP) is required for commercial buildings with greater than 10,000 square feet of floor area.

At the April 19, 2017 Development Review Committee (DRC) meeting, the applicant submitted an initial version of a Conceptual Plan (Attachment No. 2) as a consideration for the DRC to discuss the project and obtain input from the DRC members prior to consideration by the Planning Commission and Board of Supervisors. At the meeting, the DRC members provided feedback and requested additional information about subjects, including traffic impacts, enhanced landscaping along Richmond Road, the character and appearance of the building and impacts to the adjacent Liberty Crossing neighborhood. The minutes from the April 19, 2017 meeting are included as Attachment No. 3.

Since the April meeting, the applicant has submitted a revised version of the Conceptual Plan (Attachment No. 4), increasing the landscape buffer along the frontage to 40 feet and eliminating five parking spaces in the front parking field. The applicant has also prepared more detailed, colored building elevations with architectural design information (Attachment No. 5). The applicant indicated that they are still working on the DRC's request for a colored elevation view of the building from the rear of the property. The applicant intends to submit this final elevation as part of the SUP submittal package.

The applicant has again requested that this item be placed on the DRC agenda in order to discuss the project and seek input from the DRC members. No action by the DRC is required.

LW/gt
CP-LidlGrocery-mem

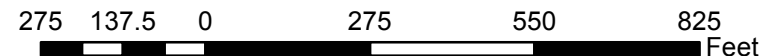
Attachments:

1. Location Map
2. Initial Conceptual Plan
3. April 19, 2017, DRC Minutes
4. Revised Conceptual Plan
5. Building Elevations

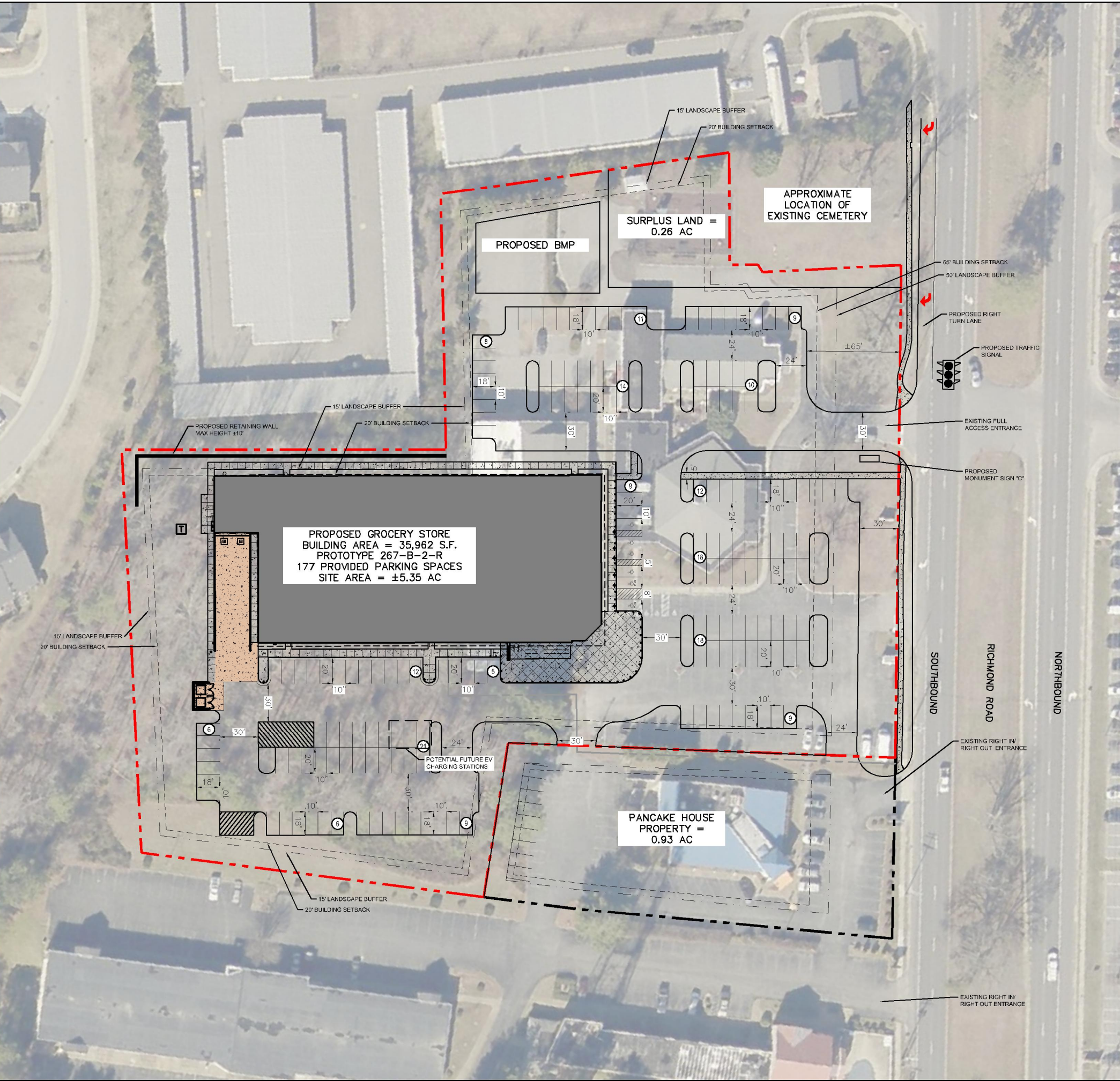
JCC C-0014-2017: 6515 Richmond Road Conceptual Plan



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Plotted By: Mellon, Kim, April 14, 2017, 08:24:35am
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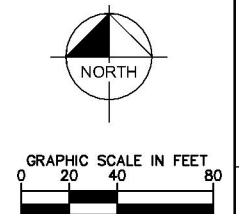


SITE SPECIFIC NOTES

- JAMES CITY COUNTY'S CODE REQUIRES A 5' LANDSCAPED STRIP ADJACENT TO THE BUILDING. DEVIATION FROM PROTO.
- JAMES CITY COUNTY'S CODE REQUIRES 9' x 18' ADA PARKING SPACES WITH 5' STANDARD AISLES AND 8' VAN AISLES. DEVIATION FROM PROTO.

PRELIMINARY SITE PLAN NOTES:

- THIS SITE PLAN IS PRELIMINARY IN NATURE AND THEREFORE DOES NOT GUARANTEE THAT REQUIREMENTS FOR ZONING, STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND OTHER SIMILAR CRITERIA ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.
- THIS SITE PLAN IS BASED ON SURVEY AND JCC GIS DATA.
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- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR JURISDICTIONAL AGENCIES. FURTHER REVIEW OF THE SITE AS PART OF THE DUE DILIGENCE EVALUATION WILL BE NECESSARY AND MAY IMPACT THE LAYOUT. ACQUISITION OF AN ALTA AND TOPOGRAPHIC SURVEY AND ARE RECOMMENDED PRIOR TO MOVING FORWARD.
- SITE ACCESS SHOWN IS PRELIMINARY, FURTHER INVESTIGATION IS REQUIRED
- ZONING CODE HAS NOT BEEN EVALUATED FOR ALL SITE RESTRICTIONS



No.	REVISIONS	DATE	BY

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FOR REVIEW ONLY

KHA PROJECT
 116536023
 DATE
 04/13/2017
 SCALE AS SHOWN
 DRAWN BY KAM
 CHECKED BY JY

CONCEPT SITE PLAN 2

RICHMOND RD.
 JAMES CITY COUNTY, VA
 (P1324)

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

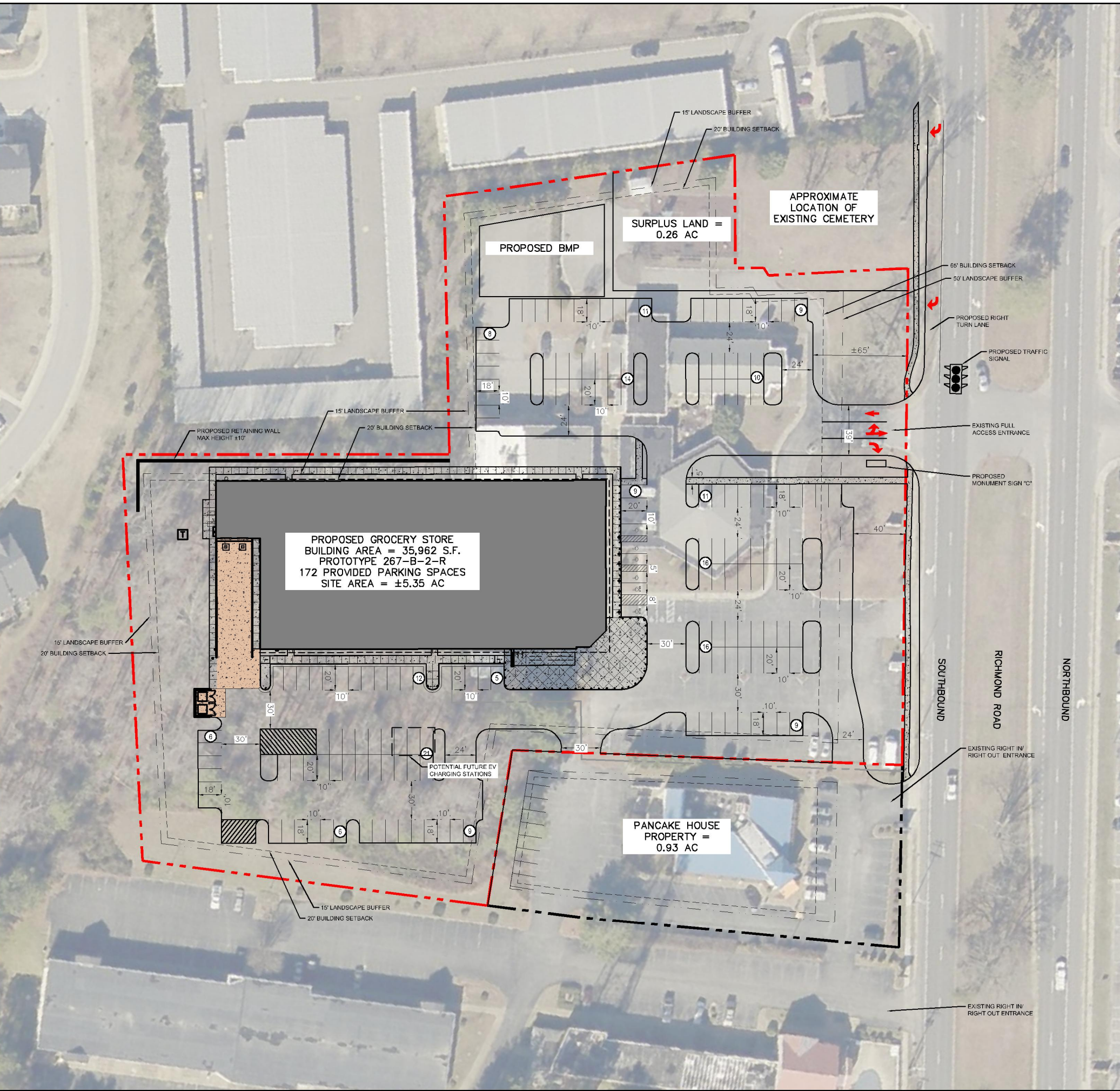
Mr. Wright made a motion to adjourn.

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

Mr. Danny Schmidt, Chairman

Mr. Paul Holt, Secretary

Plotted By: Mellon, Kim, April 21, 2017, 02:15:21pm
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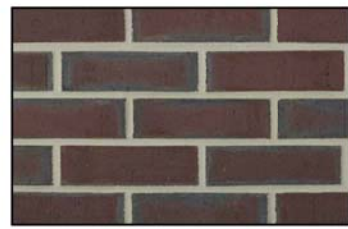
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- PARKING FIELDS AND RATIOS ARE PRELIMINARY.
- ALL REQUIREMENTS ASSUMED WITH THIS LAYOUT ARE SUBJECT TO CHANGE AS MAY BE DIRECTED BY THE ARCHITECT, LANDLORD, OR JURISDICTIONAL AGENCIES. FURTHER REVIEW OF THE SITE AS PART OF THE DUE DILIGENCE EVALUATION WILL BE NECESSARY AND MAY IMPACT THE LAYOUT. ACQUISITION OF AN ALTA AND TOPOGRAPHIC SURVEY AND ARE RECOMMENDED PRIOR TO MOVING FORWARD.
- SITE ACCESS SHOWN IS PRELIMINARY, FURTHER INVESTIGATION IS REQUIRED
- ZONING CODE HAS NOT BEEN EVALUATED FOR ALL SITE RESTRICTIONS

<p>© 2017 KIMLEY-HORN AND ASSOCIATES, INC. 4500 MAIN STREET, SUITE 500, VIRGINIA BEACH, VA 23462 PHONE: 757-213-8600 FAX: 757-213-8601 WWW.KIMLEY-HORN.COM</p>	<p>FOR REVIEW ONLY</p>	<p>KHA PROJECT 116536023</p> <p>DATE 04/21/2017</p> <p>SCALE AS SHOWN</p> <p>DRAWN BY KAM</p> <p>CHECKED BY JY</p>	<p>CONCEPT SITE PLAN 2</p>	<p>RICHMOND RD. JAMES CITY COUNTY, VA (P1324)</p>	<p>SHEET NUMBER F-2</p>
<p>No.</p>	<p>REVISIONS</p>	<p>DATE</p>	<p>B1</p>		



BRICK 01 - FLASHED CAMELOT IRONSPOT CLASSIC - UTILITY SIZE - GLEN GERY



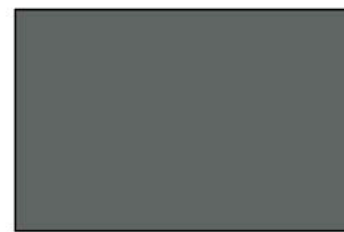
BRICK 02- URBAN GRAY - NORMAN SIZE - GLEN GERY



GRAY 345 -TPO ROOF



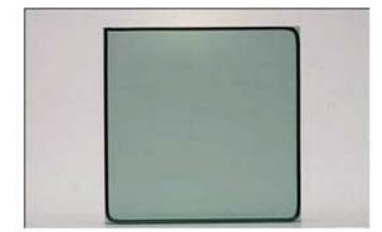
01 - STUCCO - SW7004



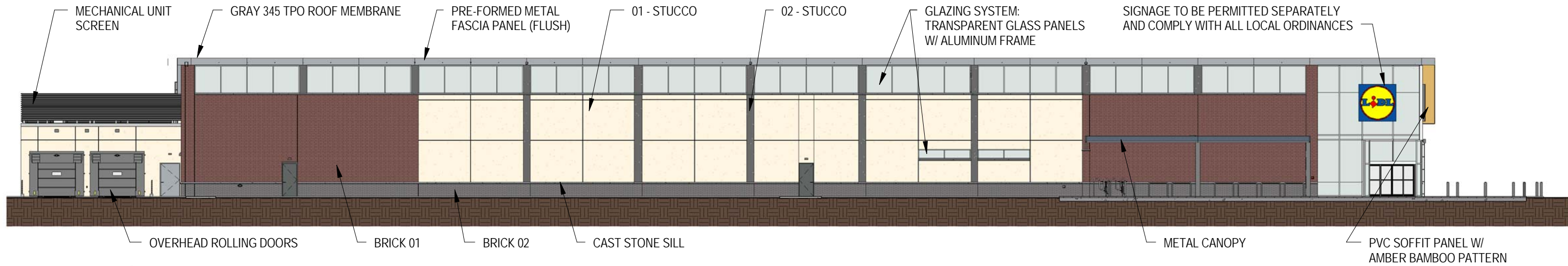
02 - STUCCO - SW2848 PAINTED METAL - SW2848



PVC SOFFIT PANEL W/ AMBER BAMBOO PATTERN

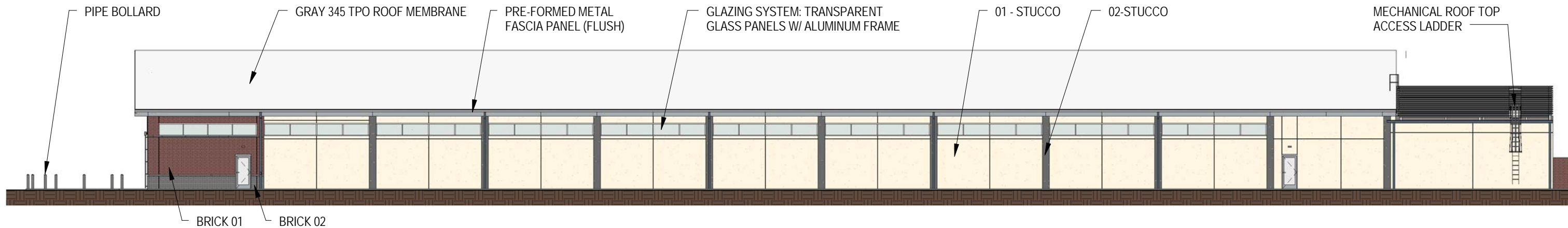


GLASS



1 Proposed Front Elevation

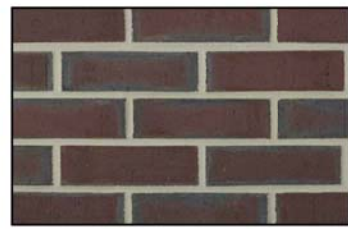
SCALE: 3/64" = 1'-0"



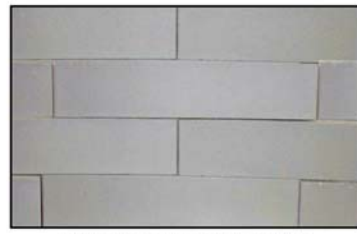
2 Proposed Rear Elevation

SCALE: 3/64" = 1'-0"





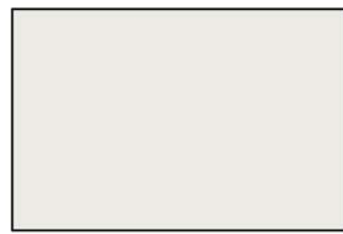
BRICK 01 - FLASHED CAMELOT IRONSPOT CLASSIC - UTILITY SIZE - GLEN GERY



BRICK 02- URBAN GRAY - NORMAN SIZE - GLEN GERY



GRAY 345 -TPO ROOF



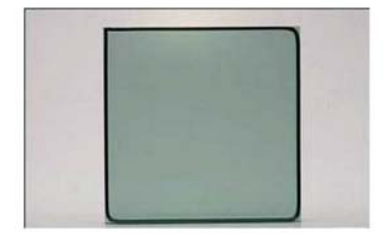
01 - STUCCO - SW7004



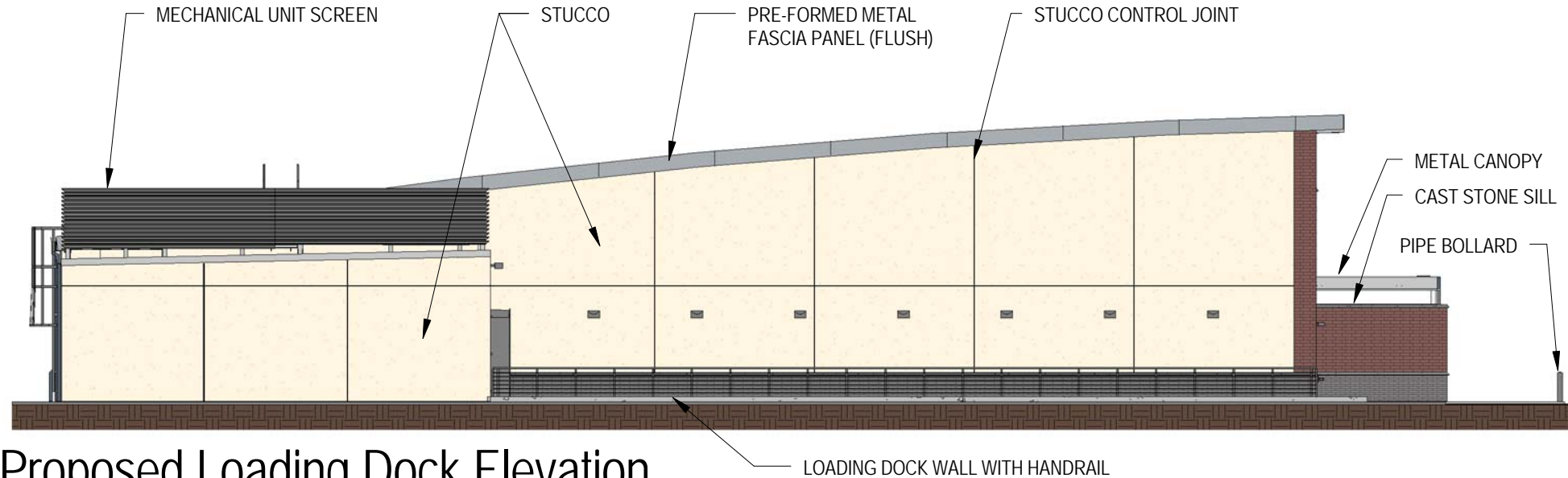
02 - STUCCO - SW2848 PAINTED METAL - SW2848



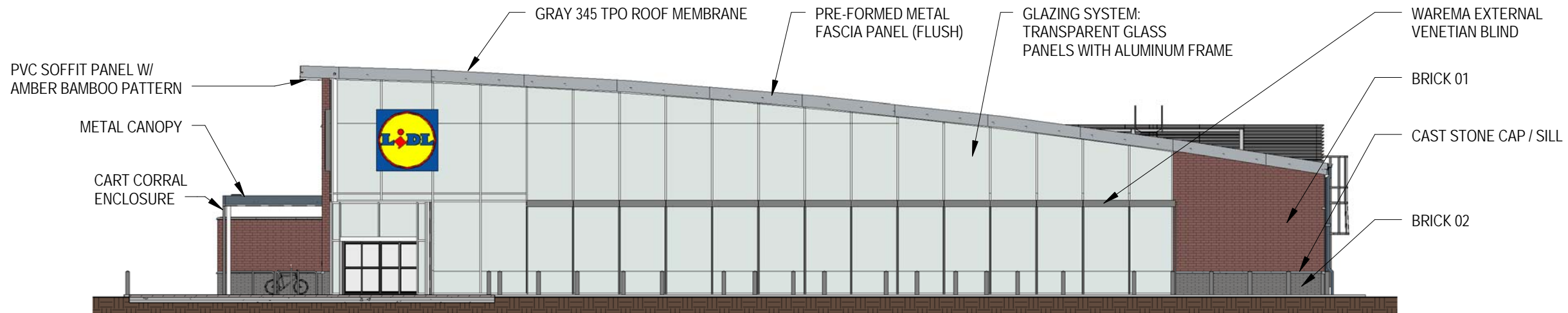
PVC SOFFIT PANEL W/ AMBER BAMBOO PATTERN



GLASS



1 Proposed Loading Dock Elevation
SCALE: 1/16" = 1'-0"



2 Proposed Side Elevation
SCALE: 1/16" = 1'-0"

