

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
November 17, 2021
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. July 21, 2021 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. Case No. C-21-0019. 360 Racefield Drive Solar Farm

F. ADJOURNMENT

ITEM SUMMARY

DATE: 10/20/2021
TO: The Development Review Committee
FROM: Paul D. Holt, III, Secretary
SUBJECT: July 21, 2021 Meeting Minutes

ATTACHMENTS:

	Description	Type
☐	Minutes of the July 21, 2021 DRC Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	10/12/2021 - 11:04 AM
Development Review Committee	Holt, Paul	Approved	10/13/2021 - 1:12 PM
Publication Management	Pobiak, Amanda	Approved	10/13/2021 - 2:06 PM
Development Review Committee	Secretary, DRC	Approved	10/13/2021 - 2:17 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts bay Road, Williamsburg, VA 23185
July 21, 2021
4:00 PM

A. CALL TO ORDER

Ms. Barbara Null called the Development Review Committee (DRC) meeting to order at 4 p.m.

B. ROLL CALL

Present:

Barbara Null, Chair
Jack Haldeman
Frank Polster
Rob Rose

Staff in Attendance:

Tom Leininger, Senior Planner
Alex Baruch, Senior Planner
Josh Crump, Principal Planner
Alister Perkinson, Parks Administrator
Katie Pelletier, Community Development Assistant

C. MINUTES

1. March 31, 2021 Meeting Minutes

Mr. Jack Haldeman motioned to Approve the March 31, 2021, DRC meeting minutes.

On a voice vote, the Motion passed 4-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. James City County Parks Master Plan Update

Mr. Tom Leininger addressed the Committee and stated that staff has been working over the past year on master plan updates for three parks in James City County (JCC): Upper County Park, JCC Recreation Center Park, and the Warhill Sports Complex. He said the JCC Parks Master Plan update was placed on the Agenda as a discussion item, similar to the Shaping Our Shores Master Plan update process a few years ago. Moving forward, he said staff will look at the existing Special Use Permits (SUPs) for each park to determine if any amendments might be required.

Mr. Leininger introduced Mr. Alister Perkinson, Parks Administrator, and said he would provide additional details on the master plan updates and next steps for each park. Mr. Leininger said staff would be happy to answer any questions following Mr. Perkinson's presentation.

Mr. Perkinson addressed the Committee and said his team had been working with staff from the Planning Division, General Services, and divisions of Parks and Recreation. He said the team met several times and used documents such as the 2017 Parks and Recreation Master Plan. He said they gathered feedback from the public and staff and also held a month-long public input period. Mr. Perkinson said the team was pleased to receive 172 completed surveys, and they were able to incorporate a lot of the feedback. He said he would speak about each park to explain the additions, and he welcomed the Committee's thoughts as they begin to work through the approval process.

Mr. Haldeman asked if the DRC would make suggestions and the Planning Commission make recommendations or prioritize items.

Mr. Perkinson replied that the individual items would go into the Capital Improvements Program (CIP), so there would be a chance to prioritize them then. He said the current discussion and point in the process was for a long-term planning document for future, full build out. He said it would take five, 10, or 15 years to implement some items.

Mr. Perkinson discussed Upper County Park. He noted it is one of the original and oldest County parks. He said an existing, approved master plan for this park does not exist, but there was a draft, outdated plan from the early 1990s. He said they leaned on the 2017 Parks and Recreation Master Plan which showed a lack of certain amenities for such a community park. He said there is currently an outdoor swimming pool, picnic shelters, sand volleyball court, basketball court, and some mountain biking trails. He said the park lacks community centers, gymnasiums, indoor pool space, and hard-surface trails. He said they propose to replace the existing toddler pool with a splash pad and to add a half-mile, paved, multi-use trail loop.

Mr. Haldeman asked why the trail would be paved.

Mr. Perkinson replied that paved trails are easier to maintain and best for meeting the Americans with Disabilities Act. He added that a new community gymnasium building at Upper County Park would have similar amenities to the Abram Frink Jr. Community Center and would include two full-size courts, a workout area, and possible office space. He said that pickleball and tennis courts would be added next to the existing basketball courts, and there were also plans for a fenced-off, off-leash dog area, and an archery range to support Parks and Recreation programming. Mr. Perkinson said additional parking would be added to support these amenities.

Mr. Frank Polster asked what projects were already in the 2022-2026 CIP.

Mr. Perkinson replied that the splash pad and paved trail loop were already listed in the five-year CIP.

Mr. Polster commended the efforts toward equity in the JCC Parks Master Plan update. He asked for any available statistics on who is using the facilities.

Mr. Perkinson said the County does conduct visitation counts. He noted Upper County Park is very busy during summer months, particularly with large groups. He said the park's utility throughout the year should increase with more trail and gym users, and the pickleball and tennis courts would also meet growing needs.

Mr. Polster mentioned the potential for any nearby development to connect to the park's trail system.

Mr. Rob Rose asked about expanding the pool capacity.

Mr. Perkinson said the team would consider that, and the adaptation of the unused toddler pool into a splash pad could also help. He said they have also discussed finding a way to cover the pool in the winter to provide more pool space for groups.

Mr. Rose noted a separate lap pool is very popular at other locations.

Mr. Perkinson agreed and said the Upper County Park pool is 25 meters in size and has spaces for lap lanes.

Ms. Null asked about the additional parking location.

Mr. Perkinson showed the general area for expanded parking but noted that the parking would be better illustrated during the site plan design phase.

Ms. Null commented that the park is difficult to find.

Mr. Perkinson replied that updated signage is planned and currently in the permitting process.

Mr. Perkinson then discussed the James City County Recreation Center Park, surrounding the Recreation Center on Longhill Road. He noted there was also no master plan for this park. Mr. Perkinson explained the park was largely developed, with the exception of a previous James City Service Authority (JCSA) water tower area.

Mr. Perkinson described the approach to add passive amenities to the area. He explained that closing a road would create a more walkable park, without impacting traffic or parking access. He said they also added an expansion to the existing skate park and added another off-leash dog area, picnic shelter, restroom facilities, and parking to support those amenities.

Mr. Perkinson said the plan also includes a potential expansion of the recreation center at the other end of the park. He said the largest change would be the water tower site, and there had been conversations with both JCSA and Williamsburg Area Transit Authority (WATA) on any impacts to operations.

Mr. Polster commented the former water tower site was included in Workforce Housing Task Force discussions. He said he was glad the site would be put to good use.

Mr. Leininger noted that this location would benefit from the Longhill Road project, bike lane, and multi-use path.

Mr. Rose asked about the issue of access. He said he was encouraged to hear there was an existing bus stop. He asked if access and connectivity were considered for each of the County's parks.

Mr. Perkinson said the County had worked with WATA in the past to establish bus stops and access. He also mentioned the County's Greenway Master Plan.

Mr. Haldeman noted that, while a sufficient number of parks exist, there are certain parts of the County that are underserved, such as the Grove area in the southeast. He said the County had begun to address this issue in the CIP but more could be done in the future.

Mr. Rose commented mapping is able to show the relationship between levels of median income and distances to the nearest park.

Mr. Perkinson said the County had performed a Grove Community analysis to identify the

needs of the area and amenities such as swimming pool and public river access.

Mr. Perkinson discussed the 2016 Warhill Sports Complex Master Plan. He said the team took a different approach for this park since there was an existing master plan. Mr. Perkinson noted the County partners with over 20 youth sports organizations at this location. He said the team met with these groups first to receive their feedback and identify their needs as users. He stated the biggest issues were the lack of full-sized baseball fields and the need for more lighted fields for evening use.

Mr. Perkinson said the team did not propose radical changes for Warhill Sports Complex. He said they used an existing traffic management plan to help guide decisions, due to the very busy nature of the park. He said the team did not feel the park could support the traffic and number of fields originally proposed for simultaneous use in the 2016 plan.

Mr. Perkinson reviewed the updated map for Warhill Sports Complex. He discussed changes to fields, parking, synthetic turf, and traffic patterns with the connector service road.

Mr. Polster asked if the road would be resurfaced.

Mr. Perkinson replied yes and said that General Services has a maintenance project this year for minor repairs.

Mr. Polster asked about an existing service or access road in the back near the dam.

Mr. Perkinson said any improvements or additional amenities would not interfere with access or any existing roadways or pathways. He said details would be considered more in the site plan phase.

Mr. Polster discussed a connection between Lafayette High School and the park area.

Mr. Rose asked about the removal of a planned bike park from an older plan.

Mr. Perkinson said the bike park was proposed on an older plan but removed due to a lack of interest by a former private group. He said a running center was also planned with a private group but moved to Jamestown Beach Event Park last year during the Shaping Our Shores Master Plan update.

Mr. Perkinson said the largest addition to the Warhill Sports Complex would be a premier baseball and softball stadium complex, adjacent to the football and soccer stadium complex across the street. Lastly, he said the plan update would include representation of the Williamsburg Community Growers garden area, the County grounds maintenance facility, and the 757swim club pool.

Mr. Polster asked about a connection from the Season's Trace neighborhood into the park area.

Mr. Perkinson said the multi-use walking trail does have several community-built paths that connect to the neighborhood for school use.

Mr. Polster said the plan was to include a direct path from the school to the park facilities.

Mr. Perkinson said he would take the topic back to his leadership who might be more familiar.

Mr. Haldeman asked when the JCC Parks Master Plan update would be presented to the

Planning Commission.

Mr. Perkinson said they hope to present the plan by the fall.

Mr. Leininger said the group would next meet with Planning staff to determine what SUPs or requirements might be necessary.

Mr. Perkinson thanked the Committee for its comments and said he would take them back to his team.

Ms. Null asked if there were any additional questions.

F. ADJOURNMENT

Ms. Null thanked everyone for attending the meeting.

Mr. Haldeman motioned to Adjourn the meeting.

Ms. Null adjourned the meeting at 4:50 p.m. after a unanimous voice vote of 4-0.

Ms. Barbara Null, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 11/17/2021

TO: The Development Review Committee

FROM: Tom Leininger, Senior Planner

SUBJECT: Case No. C-21-0019. 360 Racefield Drive Solar Farm

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Location Map	Backup Material
☐	Conceptual Plan Layout	Backup Material
☐	Proposed Landscape Buffer	Backup Material
☐	Applicant Narrative	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	11/8/2021 - 3:03 PM
Development Review Committee	Holt, Paul	Approved	11/8/2021 - 5:42 PM
Publication Management	Pobiak, Amanda	Approved	11/9/2021 - 9:22 AM
Development Review Committee	Holt, Paul	Approved	11/9/2021 - 9:27 AM

MEMORANDUM

DATE: November 17, 2021

TO: The Development Review Committee

FROM: Tom Leininger, Senior Planner

SUBJECT: Case No. C-21-0019. 360 Racefield Drive Solar Farm

Mr. Brendan Grajewski of Hexagon Energy, LLC, has submitted a conceptual plan for a Special Use Permit (SUP) for a solar farm located at 360 Racefield Drive.

The parcel is zoned A-1, General Agriculture. The parcel is 65.26 acres of which approximately 26 acres would be used for the solar farm. Electrical generation facilities (public or private), electrical substations with a capacity of 5,000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more are a specially permitted use in the A-1 Zoning District. The solar farm would be accessed from Racefield Drive. The parcel is designated Rural Lands (RL) by the 2045 Comprehensive Plan. The Comprehensive Plan does not specifically identify solar farm as a compatible use for the RL area. This proposal would have a lease with the property owner and like previous applications, this use has been looked at as a transitional Land Use.

The parcel is currently within the Barnes Swamp Agricultural and Forestal District (AFD). Barnes Swamp AFD condition "C" states that, "no SUP shall be issued except for agricultural, forestal, or other activities and uses consistent with the Act, which are not in conflict with the policies of this District." The applicant is planning to request to withdraw approximately 26 acres from the AFD and that case will be presented to the Planning Commission separately. The AFD Advisory Committee will also hear the withdrawal application at a future meeting prior to the Planning Commission meeting.

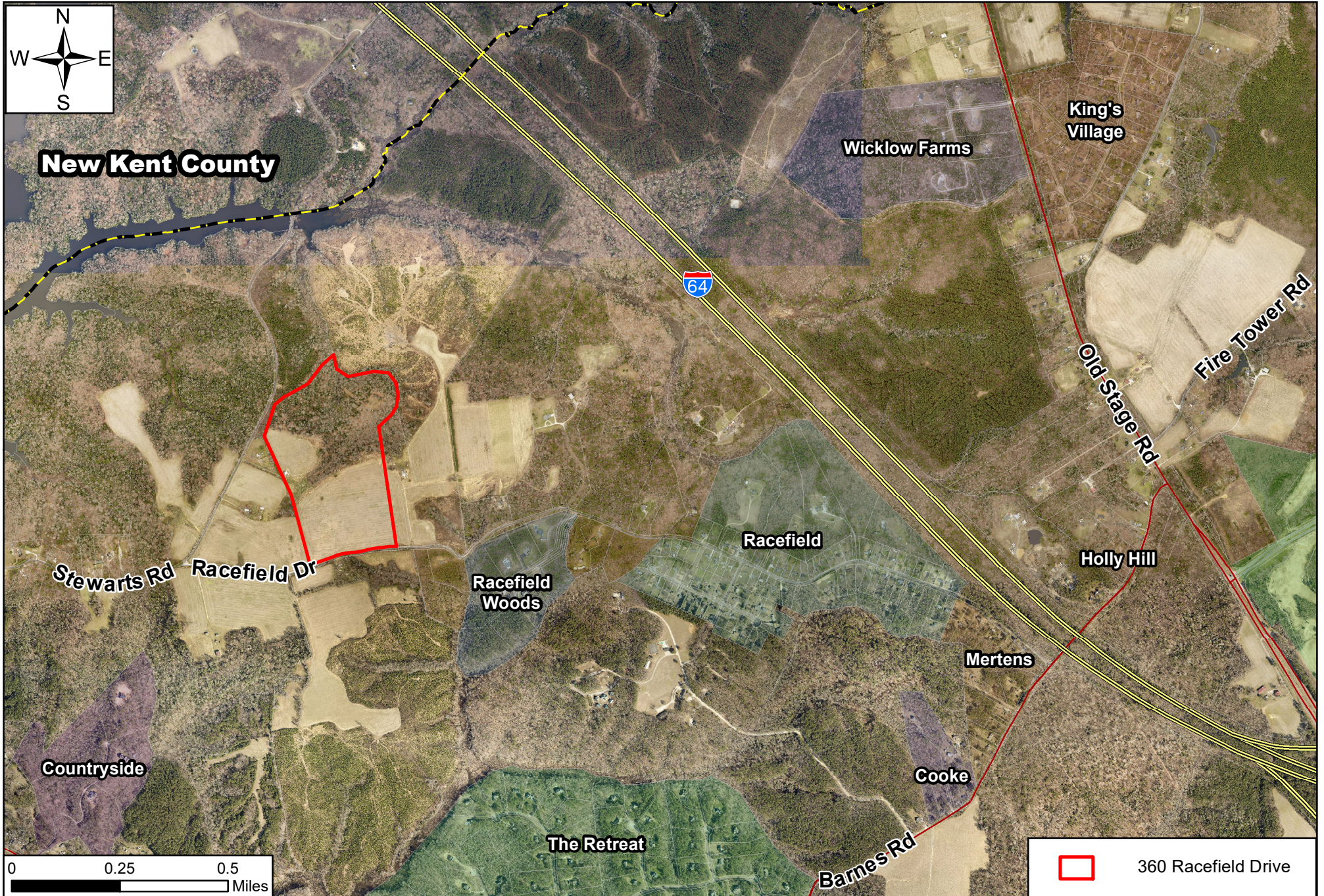
The applicant has requested that this item be placed on the Development Review Committee (DRC) Agenda in order to discuss the project and seek input and questions from the DRC members. No action by the DRC is required.

TL/ap
C21-19_360RcefldDr-mem

Attachments:

1. Location Map
2. Conceptual Master Plan
3. Proposed Vegetative Buffer
4. Narrative of Project

C-21-0019, 360 Racefield Drive Solar Farm





HEXAGON ENERGY

HEXAGON ENERGY, LLC
 321 E Main St, Suite 500
 Charlottesville, VA 22902
 Phone: 434.227.5090
 Website: www.hexagon-energy.com

Professional Engineer:

PE Seal:

DRAWING TYPE

<input checked="" type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input type="checkbox"/> Customer Approval	<input type="checkbox"/> As-built
<input type="checkbox"/> Permitting	<input type="checkbox"/> Other

REVISIONS

Rev	By	Description	Date
0	EO	RFP PLAN	7/20/2021
1	EO	ADD CONTOUR LABELS	9/14/2021
2	EO	PERMIT PLAN	10/29/2021

Project Name:
RACEFIELD SOLAR, LLC

Site Address:
**360 RACEFIELD DR
 TOANO, VA 23168
 37.432°N, -76.868°W**

Sheet Name:
SITE PLAN

Scale: 1in=100ft | Project ID: TBD
 Sheet No:
L1.1

**FARMER, JANE B & RADY, BETTY B
 0310100002**

**LEONITUK, RONALD
 0330100001**

**FRY, LEAH RENAE & BECK, CRAIG ALAN
 0310100001A**

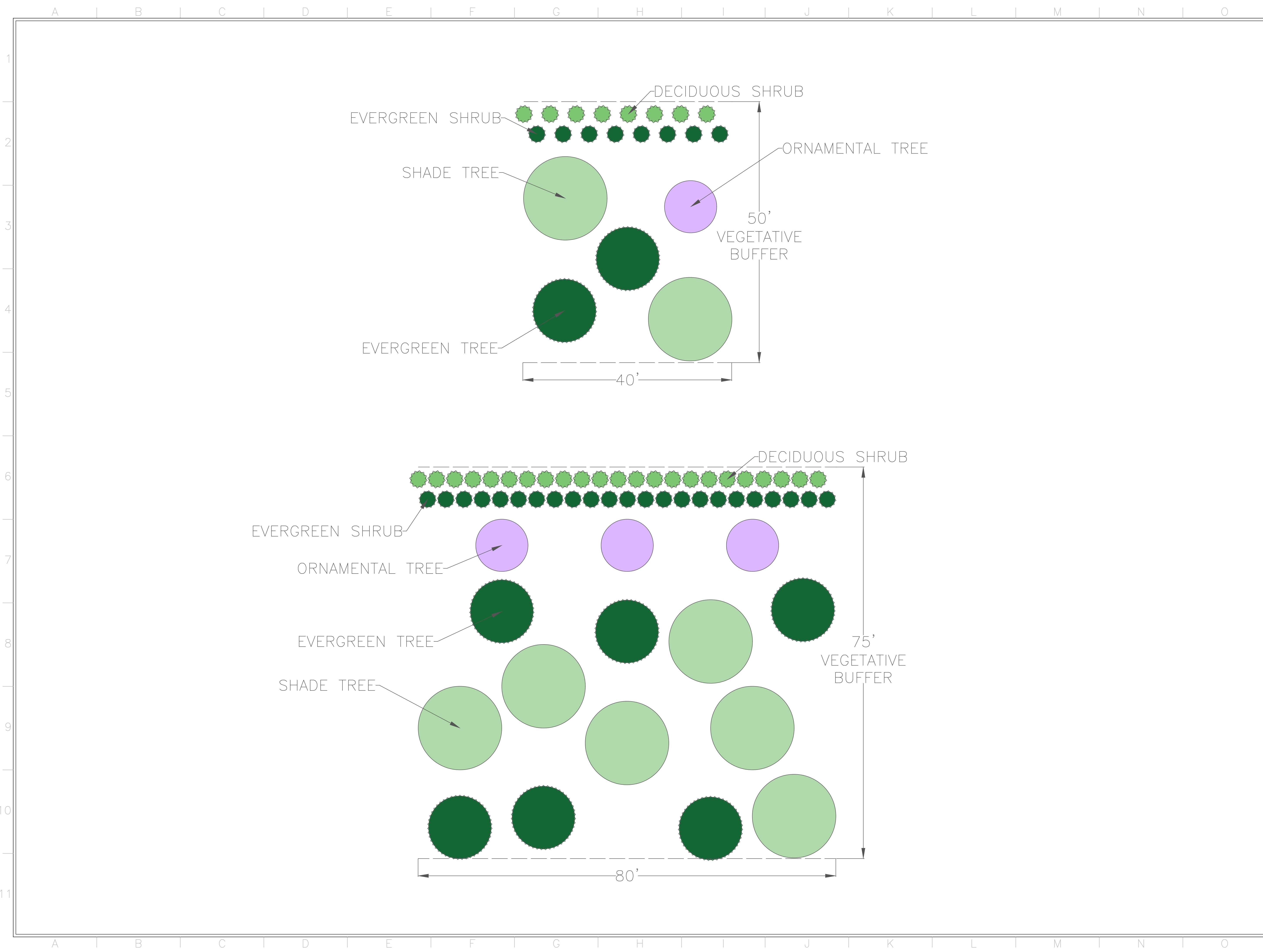
**FARMER, JANE B & RADY, BETTY B
 0310100002**

**JOY LEATRICE BARNES &
 PHELPS, MAYNARD PRESCOTT
 0310100001**

**COOKERLY, SCOTT A
 0330200003**

**C/O STEPHEN D BOWMER
 BOWMER, ARLINE H ESTATE
 0330100006**

**LANEY, NOELLE P
 LANEY, GILES E & SHIRLEY A
 0330200004**



HEXAGON ENERGY, LLC
 321 E Main St, Suite 500
 Charlottesville, VA 22902
 Phone: 434.227.5090
 Website: www.hexagon-energy.com

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DRAWING TYPE

<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction
<input checked="" type="checkbox"/> Customer Approval	<input type="checkbox"/> As-built
<input type="checkbox"/> Permitting	<input type="checkbox"/> Other

REVISIONS

Rev	By	Description	Date
0	EO	Permit Plan	10/20/2021
1			

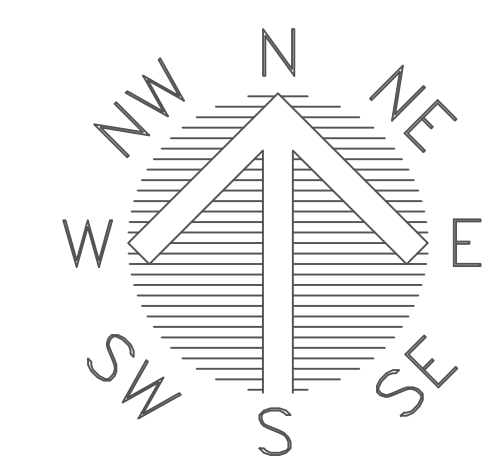
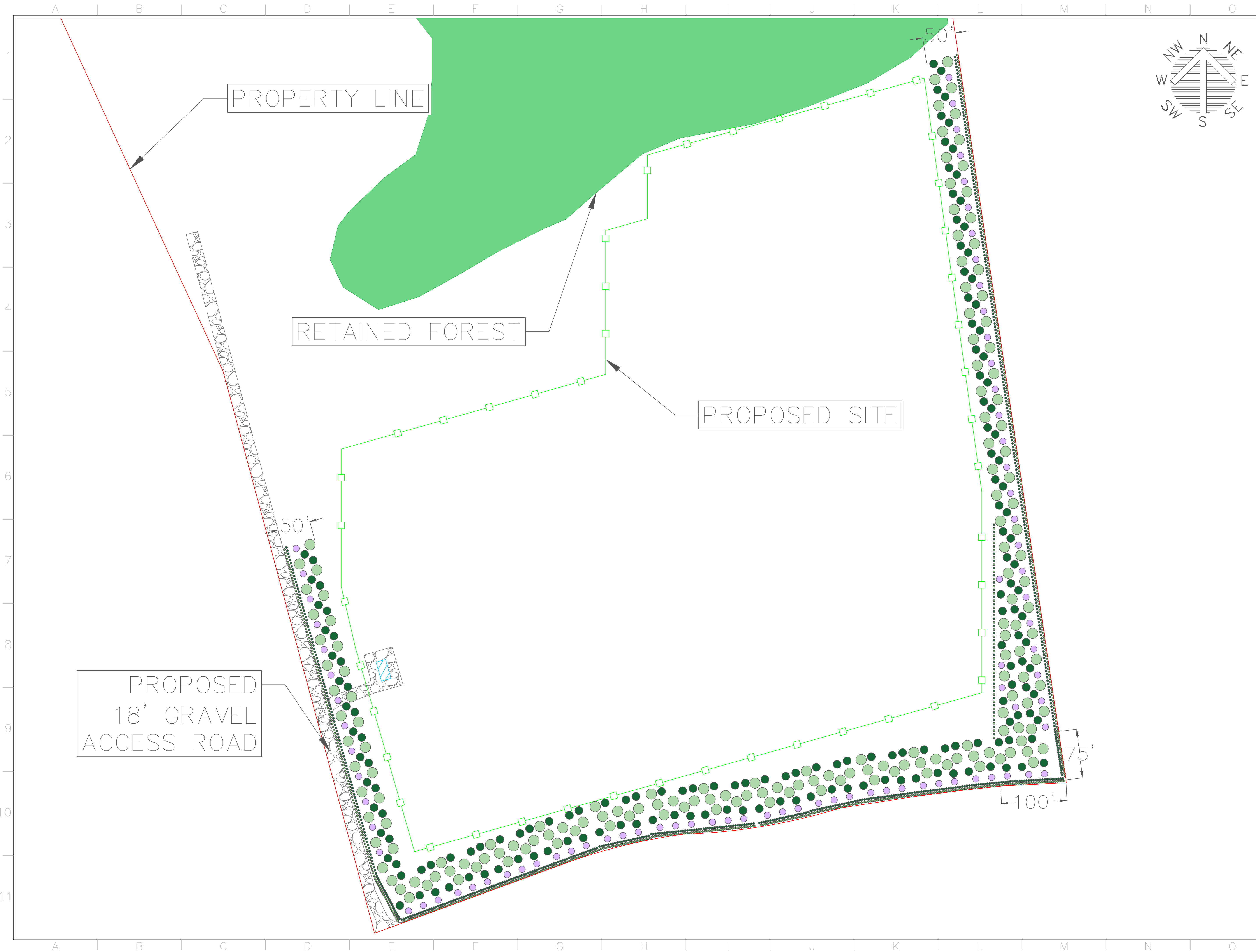
Project Name:
RACEFIELD SOLAR, LLC

Site Address:
360 RACEFIELD DR
TOANO, VA 23168
37.432°N, -76.868°W

Sheet Name:
VEGETATIVE BUFFER DESIGN

Scale: Project ID: TBD

Sheet No:
L2.1



HEXAGON ENERGY

HEXAGON ENERGY, LLC
 321 E Main St, Suite 500
 Charlottesville, VA 22902
 Phone: 434.227.5090
 Website: www.hexagon-energy.com

Professional Engineer:

PE Seal:

DRAWING TYPE			
<input type="checkbox"/> Preliminary	<input type="checkbox"/> Construction	<input type="checkbox"/> Customer Approval	<input type="checkbox"/> As-built
<input type="checkbox"/> Permitting	<input type="checkbox"/> Other		

REVISIONS			
Rev	By	Description	Date
0	EO	Permit Plan	10/20/2021
1			

Project Name:
RACEFIELD SOLAR, LLC

Site Address:
**360 RACEFIELD DR
 TOANO, VA 23168
 37.432°N, -76.868°W**

Sheet Name:
BUFFER OVERVIEW

Scale: Project ID: TBD

Sheet No:
L2.2

Development Review Committee
James City County
101-A Mounts Bay Road
Williamsburg, VA 23185

Re: Racefield Solar

Dear members of the Development Review Committee,

We respectfully submit this executive summary of the Racefield Solar generating facility for the Development Review Committee meeting. The site is located on Racefield Drive, just over 1.5 miles North-East of Lanexa. The owners of the property are Kathy Hockaday, Justin Martin, and Blair Martin (Parcel ID 0310100003). The parcel has a total size of 65.26 acres and is zoned A1 General Agriculture.

Project Overview and Introduction:

The proposed development is for a 3 Megawatt AC solar array (the Project) that will utilize up to approximately 26 acres with no clearing of natural vegetation anticipated at this time (the Site). There are no storage facilities planned for this project. The prospective point of interconnection to existing Dominion Electric power lines will be within the property, approximately 110 feet from the proposed site area (fence-line). For your review, we have attached our most current iteration of Racefield's Master Plan. This plan will be stamped by a professional prior to formal SUP submission on November 17th.

The Site

The Site is currently farmed and has flat topography. Corn was most recently grown on the property. To the North of the Site, the property slopes northward toward identified wetland features. Records indicate the Property was forested until the 1950s when the land was converted to agriculture use.

Environmentally Sensitive Areas

We have partnered with Timmons Group to perform a wetlands delineation of the site area and area immediately to the North of the site. The delineation confirms that the site area will not impact any wetlands, and is adequately set back from Resource Protection Areas. Additionally, we have confirmed that there are no critical habitats on the site via US Fish and Wildlife Service's IPaC tool.

Cultural Resources

We have also partnered with Hurt & Proffitt Inc., a Virginia-based historical consultant, to analyze the presence of catalogued historic resources in the project's vicinity. While none of these resources are currently listed on the National Register for Historic Places, Hurt & Proffitt's report recommends further survey of proximate resources. We are in the process of commissioning a Phase 1 Cultural/Historical study, and expect to obtain the results of this report prior to the project's AFD Committee hearing, tentatively scheduled in January. We will commit to having DHR concurrence for the findings of the Phase 1, in addition to any mitigation solutions that may be required, prior to receiving a building permit for the Project.



Site Access

Racefield Drive has existed as a thoroughfare for over 100 years. The road has a rural character, and it is not currently classified in the VDOT system. We estimate that quarterly, one to two-man crew visits will occur during the operations phase and the two to three-month construction period will require visits with tractor trailers and other construction equipment. Both the delivery route to the Property, and access pathway within the Property shall meet or exceed VDOT standards. We will commit to finalizing a traffic impact study/plan in place prior to Building Permit approval.

Screening

The Project features a screening plan that meets or exceeds County Landscaping requirements. The vegetative buffer will surround the project area, screening it from neighbors, and travelers along Racefield Drive. While the vegetative mix has not yet been finalized, our intention is to allow neighbors to play an active role in the screening's composition.

Project Timeline

Racefield Solar will complete Dominion Interconnection Studies by Q2 2022. Following James City County land use permitting, we estimate project construction will begin in the first quarter of 2023. Construction is projected to last two to three months, followed by safety testing, and site energization in the summer of 2023.

Steps forward:

AFD Request

The Property is located within the Barnes Swamp agricultural forestall district (AFD). The covenants within the AFD limit further development of participating properties, and we will request a withdrawal of the acreage comprising the Site in January. The acreage we are requesting for withdrawal is not to exceed 26 acres. The Project's anticipated Interconnection Study Results timeline requires us to submit a formal AFD withdrawal request, despite 2022 being a renewal year, in order to maintain our overall project construction schedule. We understand that notices submitted during a renewal year do not become effective until they are processed during the October Board of Supervisors meeting. We are asking that the AFD Committee, along with the Planning Commission and the Board, review our request earlier so that we may continue in further development of the project throughout 2022.

SUP Request

James City County ordinance requires solar projects, like Racefield Solar, to obtain a Special Use Permit. We are in the process of finalizing our application, and plan to submit by November 17th. Staff has indicated that this would afford a projected timeline of January/February/March permitting activities.

Community Outreach

Local engagement is of great importance to us at Hexagon Energy. We are a Charlottesville-based developer, and recognize the projects we develop extend beyond business opportunities – they create lasting relationships with localities, and neighbors alike. We plan to distribute multiple rounds of outreach to neighbors. We are also interested in engaging local officials, to the extent possible. We are excited to involve the community in the development of this project, and welcome comments and suggestions.

We mailed an initial informational packet to neighbors within the vicinity of the project at the end of October. Our aim was to inform our closest neighbors ahead of submitting the SUP application, and make ourselves available to answer any initial questions. Given our office proximity, we have offered to meet with interested parties in-person, either in group format, or individually.



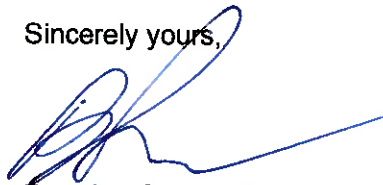
Following the Development Review Committee, a second round of informational packets will be mailed to an expanded area from the first round of contact (0.5 miles from the project boundary). This letter will provide details about the project, and feature an invitation to a scheduled, town-hall style community meeting. We plan on hosting the community meeting sometime in Mid-December, and will update relevant stakeholders as these dates are finalized.

Local involvement can only improve our project. We are particularly interested in those nearby to refine our vegetative screening plan, including the vegetative composition of the buffer areas.

We appreciate your consideration:

The Virginia Clean Economy Act establishes state-wide goals to transition our energy supply to cleaner sources of power. Racefield Solar will serve the Commonwealth's goals of providing clean, renewable power to our grid under that initiative. The solar industry in Virginia is growing faster than the overall economy. Projects like Racefield Solar are creating new investment and job opportunities while helping us transition to a cleaner future. Should you have any questions during your review, please don't hesitate to reach out to me. We look forward to presenting Racefield Solar to the Planning Commission and Board next year!

Sincerely yours,



Brendan Grajewski
Development Manager
Hexagon Energy, LLC
(434) 326-4405 | BGrajewski@hexagon-energy.com

