

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
April 20, 2022
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. March 30, 2022 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. C-22-0019. 7607 Richmond Road - Oakland Farm Residential Rezoning

F. ADJOURNMENT

ITEM SUMMARY

DATE: 4/20/2022
TO: The Development Review Committee
FROM: Paul D. Holt, III, Secretary
SUBJECT: March 30, 2022 Meeting Minutes

ATTACHMENTS:

	Description	Type
☐	Minutes of the March 30, 2022 DRC Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	4/13/2022 - 1:24 PM
Development Review Committee	Holt, Paul	Approved	4/13/2022 - 1:24 PM
Publication Management	Pobiak, Amanda	Approved	4/13/2022 - 2:29 PM
Development Review Committee	Holt, Paul	Approved	4/13/2022 - 2:32 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
March 30, 2022
4:00 PM

A. CALL TO ORDER

Mr. Frank Polster called the Development Review Committee (DRC) meeting to order at 4 p.m.

B. ROLL CALL

Present:

Barbara Null, Chair (by phone)
Frank Polster
Rob Rose

Also in Attendance:

Stephen Rodgers

Staff in Attendance:

Josh Crump, Principal Planner
Jose Ribeiro, Senior Landscape Planner
Terry Costello, Senior Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. January 19, 2022 Meeting Minutes

Mr. Rose made a motion to Approve the January 19, 2022, Development Review Committee (DRC) meeting minutes.

On a voice vote, the Motion passed 3-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-19-0001. Powhatan Terrace

Mr. Ribeiro greeted the Committee and stated that, according to Adopted Proffer No. 5 associated with the rezoning of Powhatan Terrace in Case No. Z-0007-2007, entrance features, signs, and utilities located within the 150-foot buffer along the property's frontage with Jamestown Road require the review and approval of the DRC.

Mr. Ribeiro said that staff is currently reviewing the site plan for Powhatan Terrace (Case No. SP-19-0001). He said the landscape plan shows entrance features within the 150-foot buffer, such as a median, trees, a sidewalk, and a planted berm which are consistent with the features

shown on the approved master plan. He stated that other features, not shown on the approved master plan but shown on the site plan and therefore subject to DRC review, include two drainage structures, one fire hydrant, an underground water line system, one speed limit sign, one stop sign, and three traffic signs. Mr. Ribeiro noted that the applicants have indicated that outdoor lighting and a subdivision sign are not proposed within the 150-foot buffer area at this time.

Mr. Ribeiro shared staff's analysis that the features shown within the 150-foot buffer are generally consistent with other subdivision's entrance features. He further stated that such breaks in right(s)-of-way buffers are consistent with the Zoning Ordinance. Mr. Ribeiro said staff recommends that the DRC approves the proposed features within the 150-foot buffer along the property's frontage with Jamestown Road, as shown on the current site plan for Powhatan Terrace. He told the Committee that he would be happy to answer any questions, and that Ms. Brandie Weiler from Housing Partnerships and Mr. Steve Romeo from Vanasse Hangen Brustlin, Inc. (VHB) were also in attendance as the applicants.

The Committee had no questions for staff or the applicants.

Mr. Rose made a motion that the DRC approves the proposed features within the 150-foot buffer along the property's frontage with Jamestown Road, as shown on the current site plan for Powhatan Terrace, Case No. SP-19-0001.

On a voice vote, the Motion passed 3-0.

2. C-22-0021. 3341 Chickahominy Road Overhead Utility Waiver

Ms. Costello stated that Mr. Carlos Marentes of CC&F Construction, LLC, has applied for an exception to Section 24-200(c) of the Zoning Ordinance which states that all new utilities be placed underground. She explained the exception would permit an approximately 65-foot overhead powerline to a new residential dwelling. Ms. Costello noted that Section 24-200(c) states that the Planning Commission may grant an exception based on such factors as voltage requirements, existing overhead service, existing tree cover, and physical features of the site or surrounding area.

Ms. Costello said that over the past several months, the applicant has been working with Dominion Energy to secure an underground easement on the properties of 3332 and 3338 Chickahominy Road. She stated the purpose of the easement was to allow an underground power line to provide electricity to 3341 Chickahominy Road, but Dominion Energy was unable to acquire an easement on these properties. She stated as a result, Dominion Energy is instead proposing to connect an overhead power line from a new 40-foot pole located at 3332 Chickahominy Road to a new pole located at the new residence. Ms. Costello explained that at the point that the power line ties into the transformer, the remaining length of the power line from the transformer to the house would be underground.

Ms. Costello told the Committee that staff finds that the application meets the criteria of the exception language found in Section 24-200(c) and recommends the DRC recommend approval of the application to the Planning Commission. She said she was available for any questions. The Committee had no questions.

Mr. Rose made a motion to approve Case No. C-22-0021, 3341 Chickahominy Road Overhead Utility Waiver. On a voice vote, the Motion passed 3-0.

3. SP-20-0037. Smith Memorial Baptist Church Parking Expansion

Ms. Costello said that Mr. Graham Corson of AES Consulting Engineers (AES), on behalf of the applicant, has appealed the Planning Director's decision with regards to a condition for two parking waivers for the parking expansion at Smith Memorial Baptist Church. She said Case No. SP-20-0037 is a proposal to add 78 parking spaces to the current 156 parking spaces on-site for a total of 234 parking spaces.

Ms. Costello noted that the 600-seat capacity church currently has 156 spaces available. She said that 18 additional spaces are available at Sandy's Pancake & Waffle House next door to the church, for a total of 174 spaces. She said if the current proposal is approved, total parking available to the church would be 252 spaces. Ms. Costello said the Ordinance states the minimum number of parking spaces for a Place of Public Assembly is one space for every five seats, and therefore a minimum of 120 parking spaces is required for the site. Ms. Costello further noted that the Ordinance states parking is limited to no more than 120% of the minimum required. She said currently the church is at 130% of the minimum required. Ms. Costello stated the Zoning Ordinance also requires parking areas which are not in accordance with current zoning regulations to be brought into conformance if materially altered or enlarged by 15%. She said the current request would enlarge the parking area by 50%.

Ms. Costello told the Committee that the Ordinance does permit the Planning Director to grant waivers to both these requirements if it can be shown that unique circumstances are present that would warrant some consideration. She said the Planning Director agreed to a waiver whereby the 120% cap could be exceeded and where some relief could be granted on bringing the entire parking areas into conformance. She noted there are four conditions attached to the waivers, and the applicant has agreed to three of them.

Ms. Costello said the applicant is appealing the Planning Director's decision to require the Community Character Corridor (CCC) buffer to be installed in the area where six spaces are currently located. She noted that the existing drive aisle is also required to be relocated. Ms. Costello explained the CCC buffer requirement is a significant element of the Zoning Ordinance and Comprehensive Plan. She said the site is significantly nonconforming with respect to the landscape requirements for parking lots, and the conditions proposed do allow for some relief from all the requirements of the Ordinance and allow for an overall increase in parking. She noted that the conditions provide significant improvement of the existing nonconforming parking to better meet the requirements of the Zoning Ordinance and the goals, strategies, and actions of the Comprehensive Plan.

Ms. Costello explained that, by allowing the 78 additional spaces and subtracting the 18 spaces for the CCC buffer, the site would have 216 spaces. She said this would equate to 180% of the minimum requirement, still significantly more than the 120% permitted by the ordinance. She stated that staff recommends the DRC deny the applicant's appeal.

Mr. Polster asked if the Committee had any questions.

Ms. Null said they are not meeting the Ordinance requirements.

Mr. Poster asked if the applicant wanted to make a presentation.

Mr. Corson stated their study last year concluded that an average of 250 patrons attend the church service, with approximately 166 vehicles or 1.5 patrons per vehicle. He noted there are often more than 300 patrons attending the church or maximum of 312 patrons. He said this capacity would require 208 parking spaces if there are 1.5 patrons per vehicle. He said this is 42 spaces over the average and 52 spaces over what the church can currently handle. Mr. Corson said the church would prefer to provide enough parking on-site, rather than share parking with adjacent businesses. He noted that providing the 50-foot buffer would reduce the parking by 18 spaces.

Mr. Taylor from Smith Memorial Baptist Church addressed the Committee and said they are not trying to add any buildings only additional parking. He said the church is growing rapidly in membership, and the ordinance requirement of one parking space for five people is not realistic anymore. He said church designers use the ratio of 1.5-2 people per vehicle. He said their current parking agreements could end at any time, and they would like their own parking accommodations to meet the needs of church patrons. He said the new parking lot will be located behind the current lot and will be buffered with landscaping and meet stormwater requirements. He said the current front parking lot would not be altered and asked that it not be required to now meet the standards with a loss of 18 parking spots.

Mr. Rose asked about the wooded area lost to the new parking lot in the rear. He also noted there is a limit to growth at some point.

Mr. Taylor said the church is still growing with much more capacity inside. He also noted some service and class times overlap, creating the need for extra parking. He said several parking spots had already been given up for updated fire codes.

Ms. Null commented that the additional parking will not add to the look of the area. Mr. Rose said this would be an exception to the Ordinance.

Mr. Taylor asked Mr. Graham to show the Committee other options. Mr. Corson showed the DRC and staff three new drawings with options that would not fully meet the 50-foot buffer requirement but provide a landscaped area. Mr. Graham said the first option would add enhanced landscaping to the existing grass areas around the current parking lot. He said the second option would also add a landscaped island in the existing parking lot and add landscaping where an unused corner of asphalt currently exists. Mr. Corson said the third option would remove six parking spaces for a 25-foot section of landscaping along the frontage. He said they hope this might be an alternative to losing 18 parking spaces.

Ms. Null said she would like to see a better view from Route 60 and more of a division between the church and Sandy's Pancake & Waffle House.

Mr. Rose noted the loss of trees and additional impervious surface with the additional parking lot in the back. He said there should be a very compelling argument for granting exceptions to the ordinance. He asked if the new options need to be reviewed by the Planning Director.

Mr. Polster stated they could make a recommendation. He said this is the third case requesting a similar waiver on Route 60 that he has encountered as a member of the DRC. He said he does recognize the applicant's show of good faith and willingness to add enhanced landscaping. Mr. Polster said there are ways to accommodate for growth with reasonable exceptions. He said he might support a 25-foot landscaped section and heavily landscaped side if staff reviewed the option for conformance with standards as much as possible.

Mr. Ribeiro noted the CCC requirement is a 50-foot buffer. He said examples of enhanced landscaping requirements include bigger trees or additional trees.

Mr. Taylor said they would be supportive of and comply with such requirements.

Mr. Polster said they would leave that for staff to work out with the applicant.

Mr. Crump suggested the Committee postpone its recommendation for 30 days to allow staff time to review the new proposals. He said the agreement between staff and the applicant could then be brought forward to the Committee for its recommendation.

Mr. Ribeiro agreed and said that staff had not yet seen these new options presented by the applicant.

The Committee agreed with postponing the recommendation.

Mr. Rose made a motion to Postpone consideration of the applicant's appeal for a parking waiver associated with Case No. SP-20-0037. Smith Memorial Baptist Church Parking Expansion, until staff can review the applicant's new options and make recommendations for enhanced landscaping.

On a voice vote, the Motion passed 3-0.

Mr. Polster thanked everyone for attending the meeting.

F. ADJOURNMENT

Mr. Rose made a motion to Adjourn the meeting.

Ms. Polster adjourned the meeting at approximately 4:40 p.m. after a unanimous voice vote of 3-0.

Ms. Barbara Null, Chair

Mr. Paul D. Holt, III, Secretary

ITEM SUMMARY

DATE: 4/20/2022

TO: The Development Review Committee

FROM: John Risinger, Planner

SUBJECT: C-22-0019. 7607 Richmond Road - Oakland Farm Residential Rezoning

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	1. Location Map	Backup Material
☐	2. Project Narrative	Backup Material
☐	3. Conceptual Plan	Backup Material
☐	4. Citizen Correspondence	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	4/13/2022 - 10:28 AM
Development Review Committee	Holt, Paul	Approved	4/13/2022 - 10:42 AM
Publication Management	Daniel, Martha	Approved	4/13/2022 - 10:47 AM
Development Review Committee	Holt, Paul	Approved	4/13/2022 - 10:55 AM

MEMORANDUM

DATE: April 20, 2022

TO: The Development Review Committee

FROM: John Risinger, Planner

SUBJECT: Case No. C-22-0019. 7607 Richmond Road - Oakland Farm Residential Rezoning

Mr. John Grier has submitted a conceptual plan for a proposed residential development located at 7607 Richmond Road. The parcel is zoned A-1, General Agriculture, is designated Low Density Residential (LDR) on the 2045 Comprehensive Plan Land Use Map, is located inside the Primary Service Area, and is approximately 95 acres in size. The application narrative states that the proposed density would be between two and a half and three units per acre with a mixture of single-family detached dwellings and townhouses. A rezoning would be required to achieve the proposed density and unit types.

During the 2045 Comprehensive Plan update process, a land use designation change, LU-20-0013, was considered and ultimately approved changing the land use designation of the property from LDR/Moderate Density Residential to LDR. The 2045 Comprehensive Plan recommends a gross density of one to four units per acre in LDR areas if particular public benefits are provided, such as mixed-cost housing, affordable and workforce housing, enhanced environmental protection, or development that adheres to the principles of open space design. Single-family and multifamily units are recommended uses in LDR areas.

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. Correspondence received from citizens have been included for the DRC's reference.

JR/ap
C22-19_7607RichRdRZ-mem

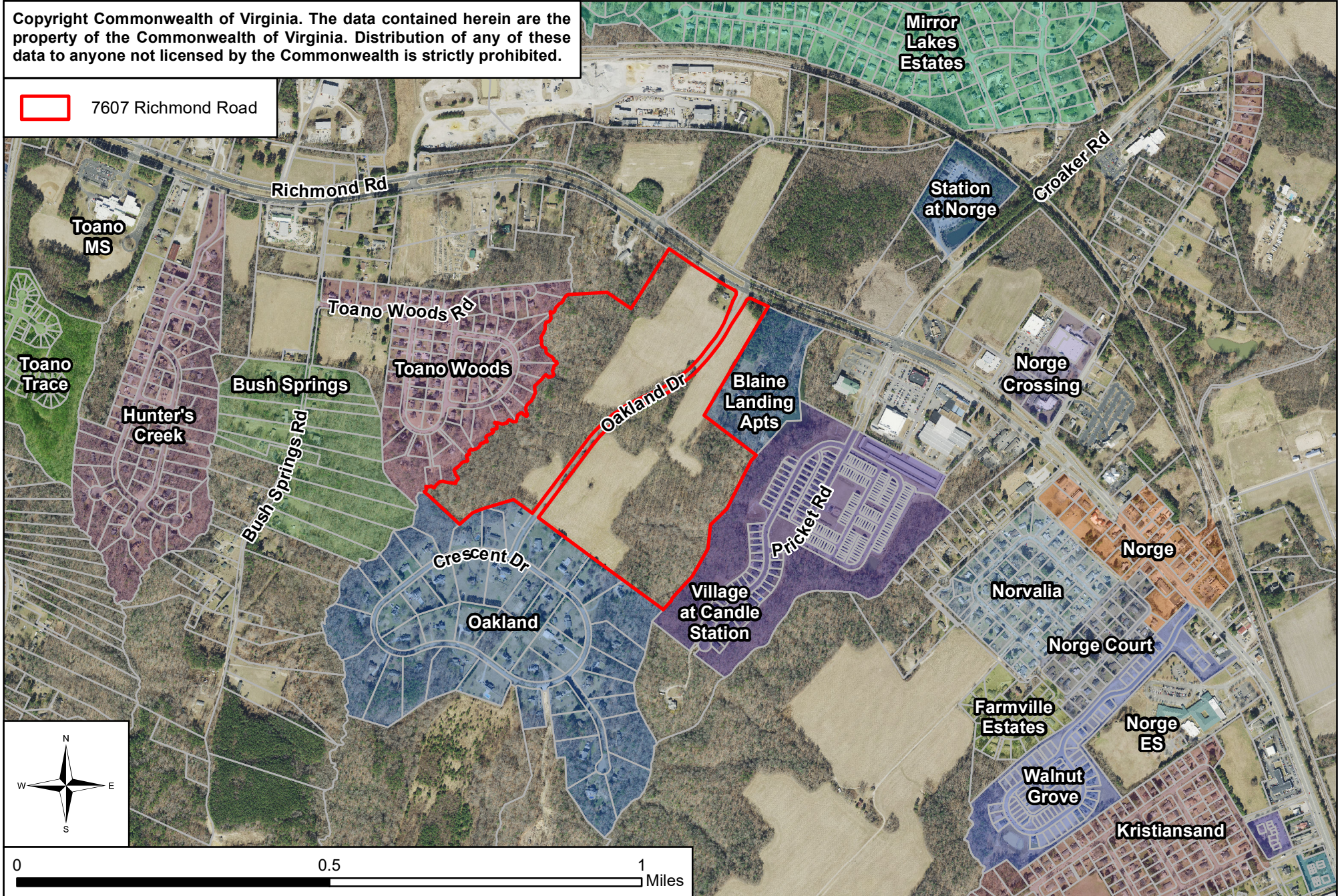
Attachments:

1. Location Map
2. Project Narrative
3. Conceptual Plan
4. Citizen Correspondence

JCC C-22-0019, 7607 Richmond Rd - Oakland Farm Residential Rezoning

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 7607 Richmond Road



OAKLAND FARM

PROJECT CONCEPT NARRATIVE

PURPOSE OF CONCEPTUAL PLAN REVIEW REQUEST

Oakland Farm was the subject of careful review by the Commission during its Comprehensive Plan update. This concept was developed with the concerns raised during the Plan update process in mind, whether specific to the Oakland Farm property, or general Countywide themes.

This Concept Plan is submitted for feedback on the proposed land use and layout, and to identify any technical issues to be addressed as part of any formal submittal for a subsequent rezoning and/or subdivision application.

INVENTORY OF KEY CONSIDERATIONS FOR LAND USE AND LAYOUT

The two lists below provide an inventory of considerations given in the development of the proposed Concept, and to be taken into account in further technical studies and design. The lists are provided to help reviewers understand what was factored into our design process, while also helping us identify any key principles we have overlooked and should be examined in final plan development.

External Land Use, Density and Design Factors:

- Preservation of Rural Character along Richmond Road;
- Traffic Impacts to and along Richmond Road;
- Inventory and Mitigation of Fiscal Impacts.

Internal Land Use, Density and Design Factors:

- The Comprehensive Plan recommendation for Land Use;
- The Comprehensive Plan recommendation for the acceptable Density Range;
- An Effort to Balance any Possible Use of New Urbanist Neighborhood Placemaking Concepts with desire to pay homage to Rural Character currently afforded to existing residents behind Oakland Farm;
- Natural and Environmental Features to Consider in Site Design (tree cover, steep slopes, RPA, etc., AND specimen trees, existing tree lines as buffers);
- Appropriate Management of Runoff – Distributed Detention and Infiltration Facilities versus Fewer Detention and Treatment Measures/Facilities;
- Archeological Resource Inventory and Mitigation;
- Comprehensive Plan Policy Preferences for range of Housing Affordability;
- Comprehensive Plan Policy Preferences for Neighborhood Design: Layout and Inclusion of Open Space Features;
- Comprehensive Plan Policy Preferences for Building Design.

TRANSLATING THE CONSIDERATIONS INTO DESIGN PRINCIPLES

Carefully considering the inventory of Key Considerations, this proposal will be guided by the following Principles:

Design Principles: The overarching approach to this site will be to find the balance between neighborhood placemaking strategies that create a sense of place, and the need to screen and “hide” new development in order to pay homage to rural setting and protect environmental features (and address County policies pertaining to those matters). Housing Type, Design, and Density, will follow the Comprehensive Plan.

This approach results in the following Principles:

Richmond Road: Protect and Enhance the Rural Character of Richmond Road by following County guidelines for road buffers, and by narrowing the view into the community at the Oakland Drive entrance.

Oakland Drive: Retain much of the existing tree areas along Oakland Drive to limit views into new development areas for residents of the existing Oakland neighborhood, as they drive back and forth between home and Richmond Road. Preserve existing horizontal and vertical alignment of Oakland Drive, to extent possible while meeting current subdivision street standards.

Limited Clearing: Avoid RPA and wetlands impacts, preserve specimen tree areas, reduce grading on steep slopes, and use already cleared land for new development, within the visual enclosure created by the tree preservation along Oakland Drive.

Buffers, side: Preserve slope areas as is, or for reforestation, and use as buffer to surrounding properties and to environmentally sensitive areas.

Buffer, south: Create new buffer along existing Oakland neighborhood at the back of site, where there is not existing tree cover.

Recreation: Emphasize passive rec opportunities that reduce cost to HOA long run. Create trails and walk ways of sufficient length to accommodate walkers and runners that need reasonable distances without requiring off-property activities (but connect to trail that will run from adjacent apartments to Candle Station project, along Richmond Road). Include block-level pocket parks for younger kids within view of home, as well as evening neighborhood gathering areas (dog walking, etc.)

Traffic impacts: Traffic Study prior to rezoning application will guide entrance improvements and establish maximum density.

Affordability: Provide range of affordability via diversity in housing types and sizes, and varied lot sizes. Be aware of impact of HOA fees on affordability, so find sweet spot in extent of amenities to maintain, to ensure adequate support from the potential density on the Property, without creating high HOA fees.

Archeology: A Phase I study will be performed prior to the rezoning application submittal

Dwelling Designs: Dwellings will reflect to the extent possible, the design guidelines set forth in the recently adopted comprehensive plan.

Proposed Neighborhood Metrics:

Site Size, Total: 95 acres

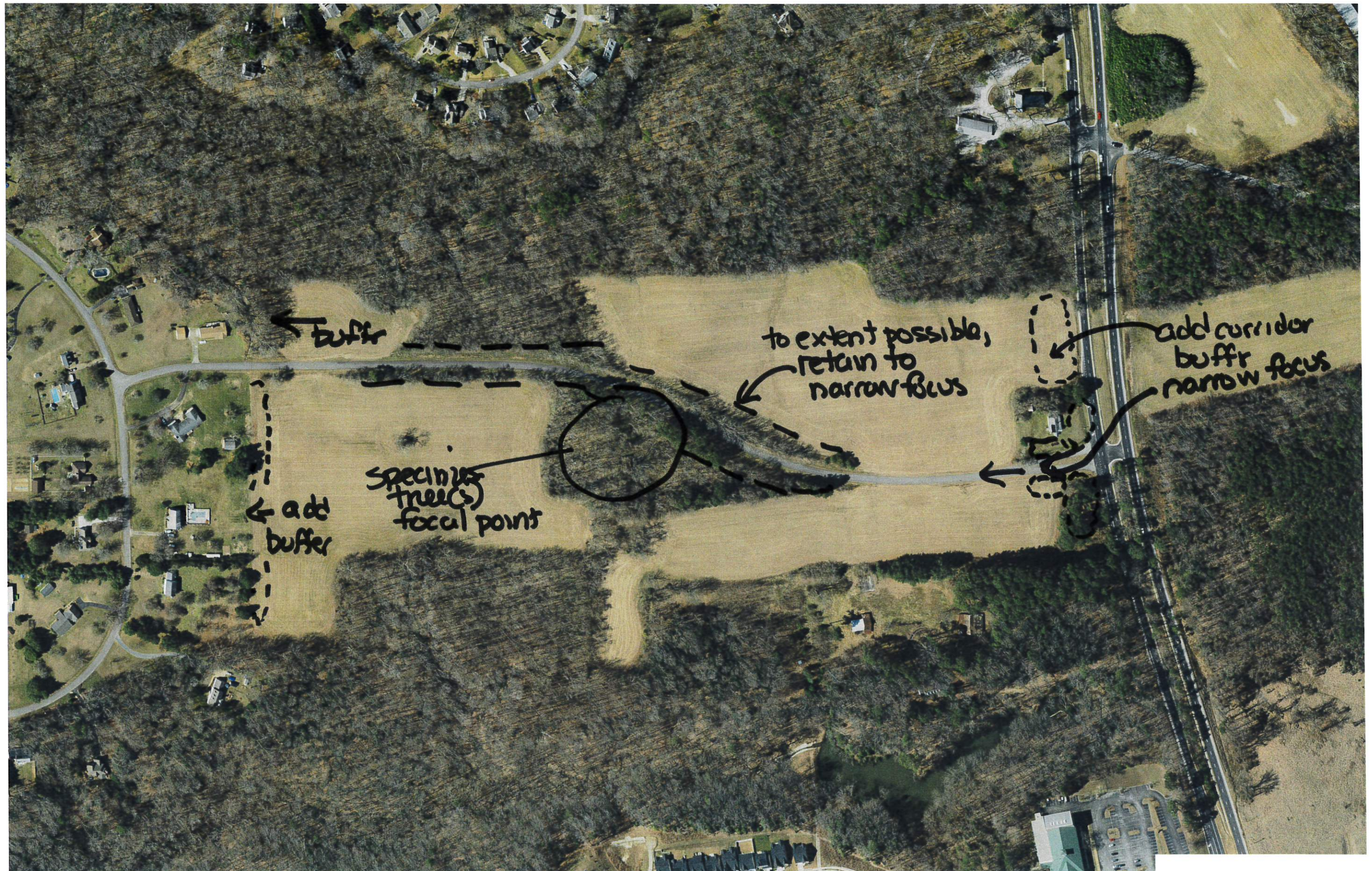
Density: Per Land Use Plan, base density of 1 per acre, with up to 4 per acre if certain public benefits provided. Proposed density would be in the range of roughly 2.5 to 3 dwelling units per acre, prior to any deductions from land area.

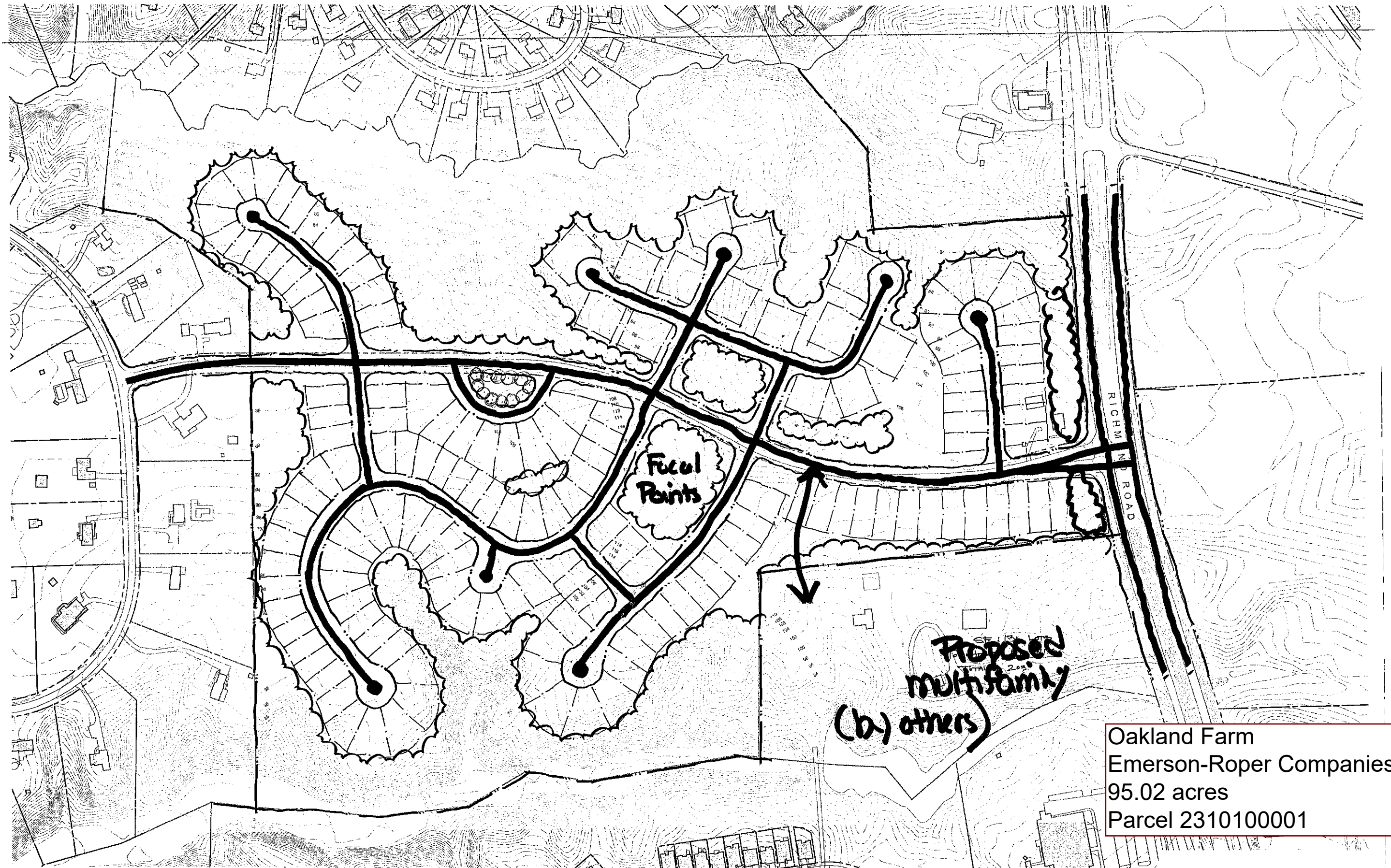
Dwelling Style: Single-Family Detached (approximately 130 - 145)
Multifamily (single-family attached) (approximately 100 - 125)

Alternatives to Submitted Concept Plan:

Layout: Could move single-family attached homes to the flatter ground in the “front” of the site, subject to heavy screening along Richmond Road.

Internally, could introduce a more TND-style cluster of detached homes, and even provide more integration of detached and attached homes, but would like to retain the concept of keeping the Oakland Drive buffers in place to preserve a rural viewshed along the drive from Richmond Road to the existing community.



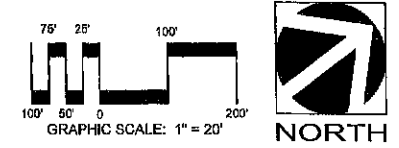


Oakland Farm
 Emerson-Roper Companies
 95.02 acres
 Parcel 231010001



OAKLAND FARM · Illustrative Concept Plan

7607 RICHMOND ROAD · JAMES CITY COUNTY · VIRGINIA
 DECEMBER 15, 2021



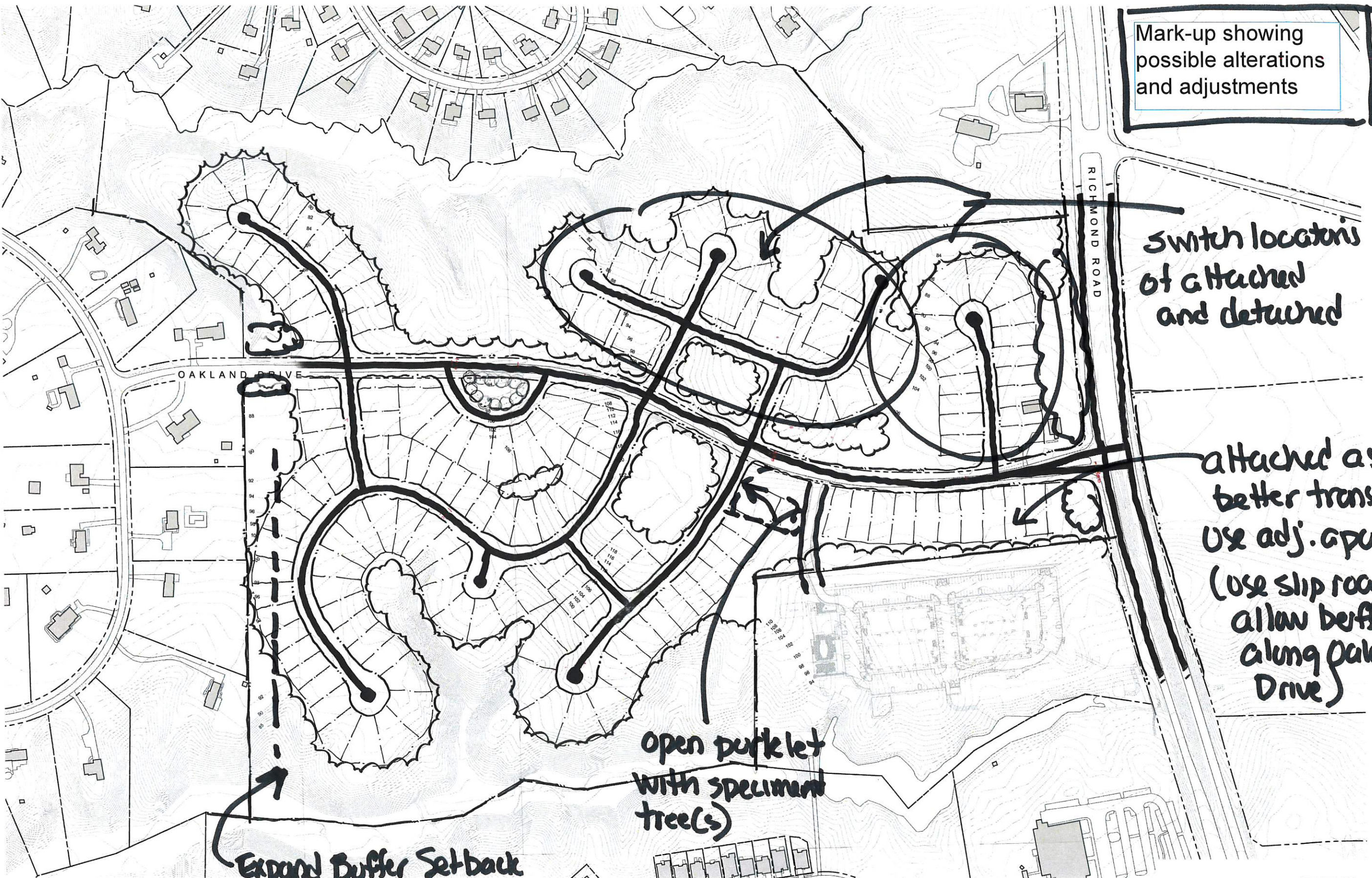
Mark-up showing possible alterations and adjustments

Switch locations of attached and detached

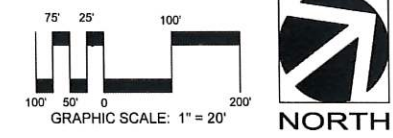
attached as better transitional
Use adj. apartment
(use slip road, to allow buffer along Oakland Drive)

open parklet with specimen tree(s)

Expand Buffer Setback



OAKLAND FARM · Illustrative Concept Plan



Date: April 8, 2022

From: Friends of Forge Road and Toano

To: John Risinger, Planner

Re: C-22-0019, 7607 Richmond Road-Oakland Farm Residential Rezoning

Friends of Forge Road and Toano has recently become aware of the above-referenced Conceptual Plan for Oakland Farm, located at 7607 Richmond Road. This plan has already been making its way through reviews in Landscaping, JCSA Engineering and VDOT.

The 95-acre property at issue is zoned A-1 General Agricultural. The Conceptual Plan contemplates a residential development with a proposed density between 2.5 and 3 dwelling units per acre (130-145 single family detached and 100-125 multifamily single family attached). As noted in your March 28, 2022 communication to Mr. John Grier, implementation of this Conceptual Plan would require rezoning this A-1 property.

Friends of Forge Road and Toano strongly opposes any such rezoning effort as it is in contradiction to the rural and forestal character of the area. It would impose massive traffic congestion in an already challenging environment and would otherwise put needless pressure on our overburdened infrastructure.

Rezoning, especially for the purpose of increasing density, is not in the public's best interest. The existing zoning on this property should be honored and maintained.