

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
July 19, 2023
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. June 21, 2023 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. C-23-0036. 1821 Jamestown Road - Powhatan Ridge Subdivision

F. ADJOURNMENT

ITEM SUMMARY

DATE: 6/21/2023
TO: The Development Review Committee
FROM: Armani Franklin, Community Development Assistant
SUBJECT: June 21, 2023 Meeting Minutes

ATTACHMENTS:

	Description	Type
📎	June 21, 2023 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	7/11/2023 - 3:18 PM
Development Review Committee	Holt, Paul	Approved	7/12/2023 - 7:57 AM
Publication Management	Pobiak, Amanda	Approved	7/12/2023 - 8:23 AM
Development Review Committee	Holt, Paul	Approved	7/12/2023 - 8:24 AM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 21, 2023
4:00 P.M.

A. CALL TO ORDER

Mr. Rodgers called the meeting to order at approximately 4 p.m.

B. ROLL CALL

Present:

Steve Rodgers, Chair
Barbara Null
Rob Rose
Frank Polster

Staff:

Josh Crump, Principal Planner
John Risinger, Planner II
Tess Lynch, Planner II

C. MINUTES

1. May 24, 2023, Meeting Minutes

Mr. Rodgers made a motion to Approve the minutes of the May 24, 2023, meeting.

On a voice vote, the Development Review Committee (DRC) voted to approve the Minutes of the May 24, 2023, meeting (4-0.)

D. OLD BUSINESS

There was no old business for discussion.

E. NEW BUSINESS

1. C-23-0032. Kingsmill Master Plan Conceptual Plan

The Committee discussed C-23-0032. Kingsmill Master Plan Conceptual Plan, which was submitted by Mr. Jason Grimes of AES Consulting on behalf of Escalante Kingsmill Development, LLC, and Escalante Kingsmill Resort, LLC. The conceptual plan shows several proposed residential and recreational developments, amenities, and improvements throughout the Kingsmill Master Plan area. The primarily zoned areas within the Kingsmill Master Plan consists of property zoned R-4, Residential Planned Community, and M-1, Limited Business/Industrial, designated Low Density Residential (LDR) and Limited Industry on the 2045 Comprehensive Plan, and located inside the Primary Service Area.

The Kingsmill Master Plan Conceptual application is currently under review by agency and County staff to assess compliance with County Code and other regulations. The applicant requested that this item be placed on the DRC Agenda, as part of the initial review process to seek input and questions from the DRC members.

The Committee expressed their concerns about several things they felt would affect not only the Kingsmill residents but the area being developed as well. The topics of concern consisted of the encroachment of developments into the Resource Protection Area and whether lots will be purposely placed to preserve wildlife located in or near areas where there are steep slopes, whether or not the suggested buffers will mitigate the noise level from the new development, had the concerns of the community been taken into consideration prior to the meeting, how the impact of traffic flow will be mitigated in and out of the community, whether there is specific concern about each new development or the development as a whole, and lastly, will any of the sections within the new development requiring any rezonings.

As this was a discussion item, no action and no vote were required.

Many Kingsmill residents attended the meeting to hear the discussion.

As the Chair was willing to allow public comment, several citizens voiced comments, questions, and concerns about the proposal.

F. ADJOURNMENT

Mr. Polster made a motion to Adjourn.

On a voice vote, the meeting was adjourned at approximately 5:28 p.m.

Steve Rodgers, Chair

Paul D. Holt, III, Secretary

ITEM SUMMARY

DATE: 7/19/2023

TO: The Development Review Committee

FROM: John Risinger, Senior Planner

SUBJECT: C-23-0036. 1821 Jamestown Road - Powhatan Ridge Subdivision

ATTACHMENTS:

	Description	Type
☐	0. Memo	Cover Memo
☐	1. Location Map	Exhibit
☐	2. Project Narrative	Backup Material
☐	3. Conceptual Plan	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	7/12/2023 - 11:02 AM
Development Review Committee	Holt, Paul	Approved	7/12/2023 - 11:31 AM
Publication Management	Pobiak, Amanda	Approved	7/12/2023 - 11:34 AM
Development Review Committee	Holt, Paul	Approved	7/12/2023 - 11:49 AM

MEMORANDUM

DATE: July 19, 2023
TO: The Development Review Committee
FROM: John Risinger, Senior Planner
SUBJECT: Case No. C-23-0036. 1821 Jamestown Road - Powhatan Ridge Subdivision

Mr. Jason Grimes has submitted a conceptual plan for a proposed residential development located at 1821 Jamestown Road. The parcel is zoned R-8, Rural Residential, and LB, Limited Business, is designated Low Density Residential (LDR) on the 2045 Comprehensive Plan Land Use Map, is located inside the Primary Service Area, and is approximately 66.04 acres in size. Approximately 18.55 acres are developable, and 47.77 acres are nondevelopable.

The project narrative (Attachment No. 2) states that the proposal would include requesting a rezoning to the R-2, General Residential, Zoning District along with a Special Use Permit for a residential cluster development as specified in Article VI, Division 1 of the Zoning Ordinance. The conceptual plan (Attachment No. 3) includes 61 residential lots which correspond to a net density of 3.29 units per acre and a gross density of 0.92 units per acre. Access to the parcel is proposed by extending the William Bedford and Richard Grove South public rights-of-way which connect with Ironbound Road.

The 2045 Comprehensive Plan recommends a gross density of up to one dwelling unit per acre, depending on the character and density of surrounding development, physical attributes of the property, buffers, the number of dwelling units proposed, and the degree to which the development is consistent with the Comprehensive Plan. Single-family and multifamily units are recommended uses in LDR areas.

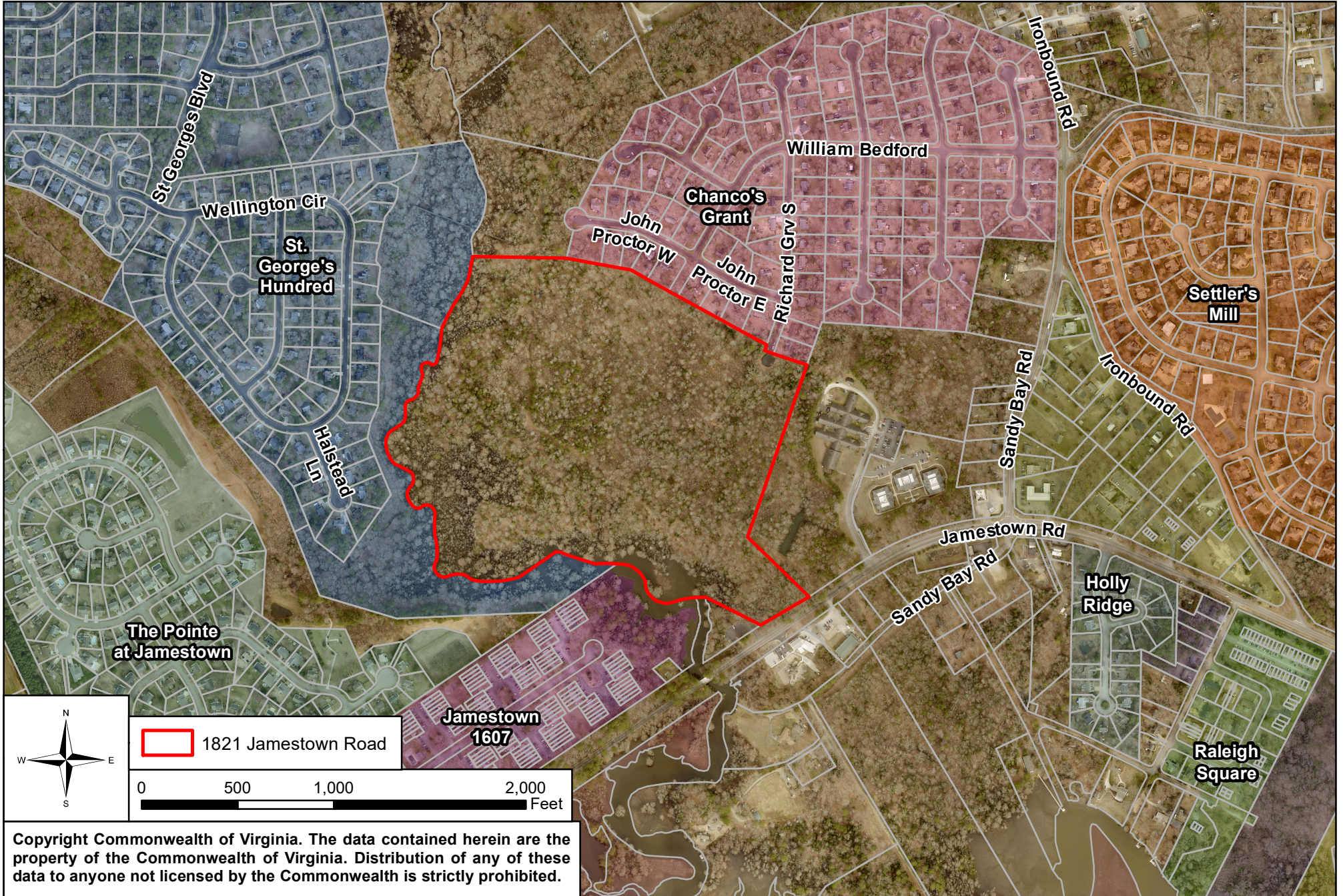
This application is currently under review by County and agency staff to assess compliance with County Code and other regulations. As part of this ongoing initial review, the applicant has requested that this item be placed on the Development Review Committee (DRC) Agenda in order to discuss the project and seek input and questions from the DRC members. No action by the DRC is required.

JR/md
C23-36_1821JmstwnRd-mem

Attachments:

1. Location Map
2. Project Narrative
3. Conceptual Plan

JCC C-22-0036, 1821 Jamestown Road - Powhatan Ridge Subdivision



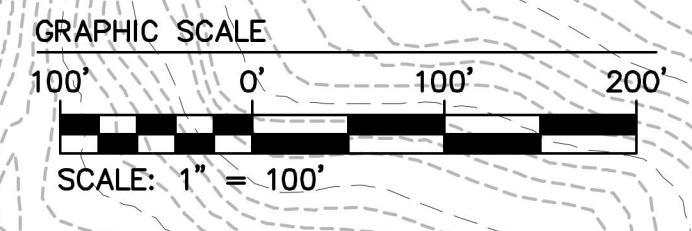
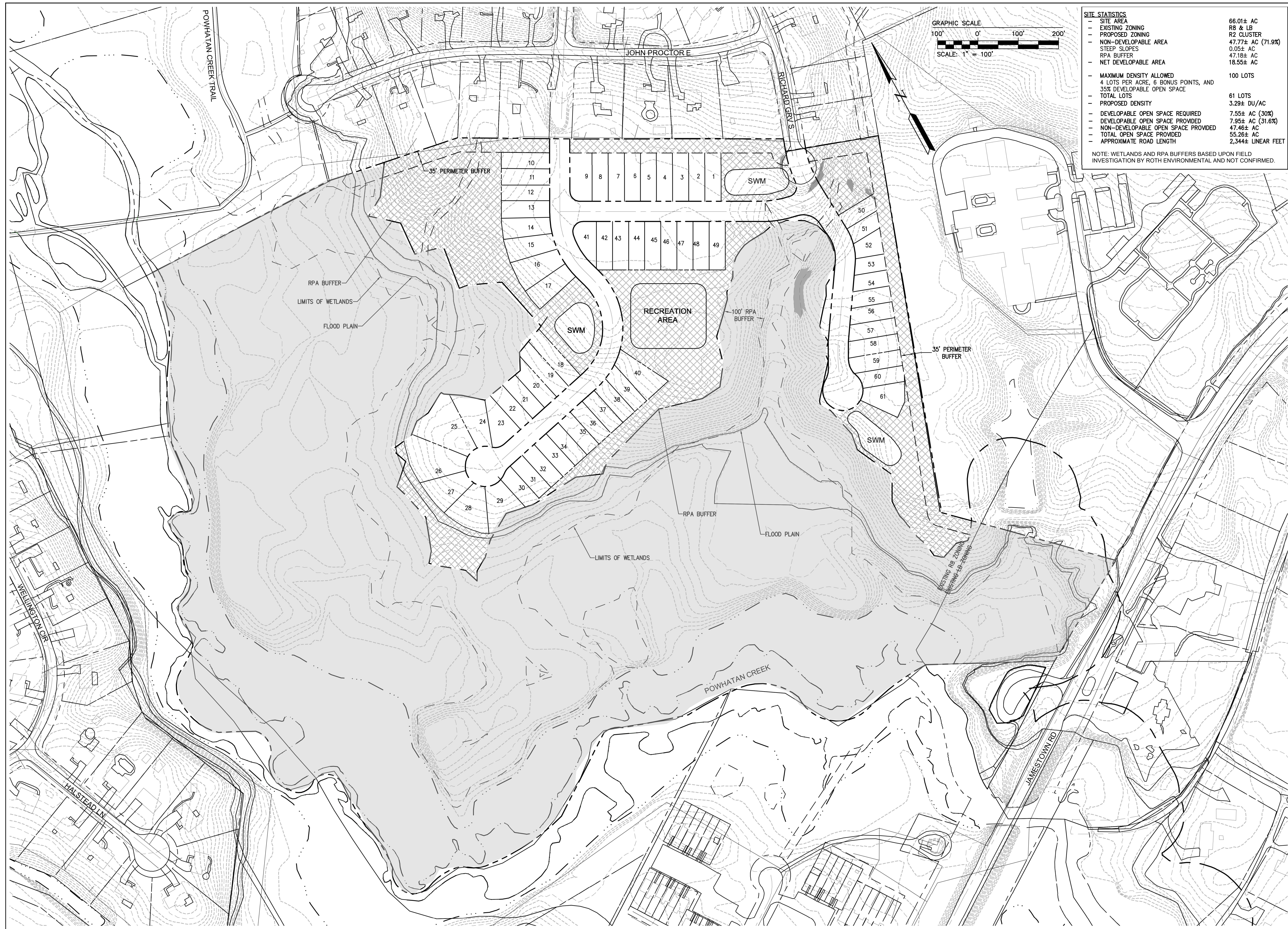
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Powhatan Ridge - Project Narrative

Haystack Mountain, LLC, a Virginia-based company, presents a proposal for the development of a residential cluster subdivision in James City County. The proposed project encompasses approximately 66 acres situated within the R-8 (Rural Residential) zoning district. The developer aims to rezone the property to the R-2 (General Residential) zoning district and secure a Special Use Permit for an open space cluster development, with a desired density of 3.3 units per net developable acre (0.92 units per gross acre).

The property's western boundary is defined by the main stem of the Powhatan Creek, adjacent to the Jamestown 1607 multi-family development. To the east, the property is bordered by the Consulate Health Care senior care facility and Jamestown Road/Jamestown 1607 to the south. Access to Jamestown Road is limited due to the presence of wetlands, flood plains, and an RPA buffer. The existing primary entrance to the property is located off Richard Grove South within the Chanco's Grant single-family subdivision. Additionally, there is a second platted right of way extending from Chanco's Grant, connecting to the William Bedford right of way within the property.

Presently, the site is predominantly wooded, featuring an existing cul-de-sac and a JCSA sewer line running alongside Powhatan Creek. According to the current James City County Comprehensive Plan, the property falls within an area designated as Low-Density Residential. The proposed development meets the criteria of low density per the Comprehensive Plan achieving a current yield of 0.92 units per gross acre in addition we believe the site aligns itself with the County's desire of infill development. The proposed development aims to maintain a significant buffer and open space adjacent to the Powhatan Creek tidal mainstem. It also intends to provide various community and neighborhood benefits, including the establishment of a large central community park, a trail system encompassing the neighborhood and linking to the Powhatan Creek Trail network, adherence to Streetscape Guidelines, provision of sidewalks on both sides of all internal streets, preservation of substantial amounts (over 30%) of developable open space within the property, and incorporation of stormwater management and environmentally friendly home construction practices. In addition, the developer plans to include an affordable housing component as suggested by the most recent Comprehensive Plan.



SITE STATISTICS	
- SITE AREA	66.01± AC
- EXISTING ZONING	R8 & LB
- PROPOSED ZONING	R2 CLUSTER
- NON-DEVELOPABLE AREA	47.77± AC (71.9%)
- STEEP SLOPES	0.05± AC
- RPA BUFFER	47.18± AC
- NET DEVELOPABLE AREA	18.55± AC
- MAXIMUM DENSITY ALLOWED	100 LOTS
- LOTS PER ACRE, 6 BONUS POINTS, AND 35% DEVELOPABLE OPEN SPACE	61 LOTS
- PROPOSED DENSITY	3.29± DU/AC
- DEVELOPABLE OPEN SPACE REQUIRED	7.55± AC (30%)
- DEVELOPABLE OPEN SPACE PROVIDED	7.95± AC (31.6%)
- NON-DEVELOPABLE OPEN SPACE PROVIDED	47.46± AC
- TOTAL OPEN SPACE PROVIDED	55.28± AC
- APPROXIMATE ROAD LENGTH	2,344± LINEAR FEET

NOTE: WETLANDS AND RPA BUFFERS BASED UPON FIELD INVESTIGATION BY ROTH ENVIRONMENTAL AND NOT CONFIRMED.

Rev.	Date	Description	Revised By

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Hampton Roads | Central Virginia | Middle Peninsula

**POWHATAN RIDGE
 SUBDIVISION**
 @ 1821 JAMESTOWN ROAD
 BERKELEY DISTRICT - JAMES CITY COUNTY - VIRGINIA

Project Contacts:	JAG
Project Number:	20220312
Scale:	1"=100'
Date:	11/16/22
Sheet Title:	CONCEPT LAYOUT
Sheet Number:	1