

AT A SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4 P.M. ON THE 26th DAY OF JANUARY TWO THOUSAND ELEVEN.

ROLL CALL

Mr. Rich Krapf, Chair
Mr. Mike Maddocks
Mr. Jack Fraley
Mr. Joe Poole

STAFF

Mr. Luke Vinciguerra
Ms. Kate Sipes
Ms. Dion Walsh
Mr. Chris Johnson
Mr. Allen Murphy

MINUTES

Following a motion made by Mr. Joe Poole, the DRC approved the minutes from the December 29, 2010 meeting by a vote of 4-0.

C-0003-2011, Williamsburg Crossing Car Wash

Ms. Kate Sipes presented the case stating that Mr. Jason Grimes and Mr. Arch Marston of AES Consulting Engineers had submitted a conceptual plan for an automated car wash at the Williamsburg Crossing Shopping Center. The proposed site has frontage on John Tyler Highway and is adjacent to the LaFontaine condominiums. Ms. Sipes explained that architectural elevations had been submitted for DRC consideration and an application for a special use permit would likely be presented at the March 2nd Planning Commission meeting. Committee comments were requested in preparation for an upcoming public hearing.

Mr. Jason Grimes presented color renderings of the proposed elevations, describing the building as all brick with window detailing on the side facing Route 5. A fully enclosed area for auto detailing would be located on the opposite side facing Pilots Way.

Mr. Poole asked for confirmation that the rear elevation would face John Tyler Highway. Mr. Grimes responded that was correct and the windows shown on the elevation are faux.

Mr. Poole asked if the building mounted signage would be backlit. Mr. Matthew Blanchard, owner of the proposed car wash, indicated he planned something similar to the sign on the Union Bank next to the site.

Mr. Poole asked if the applicants had had any contact with the residents of LaFontaine condominiums. Mr. Marston indicated there had been no contact. Mr. Blanchard confirmed he had spoken to the bank and they were supportive.

Mr. Poole asked about the proposed parking along Pilot's Way, stating there is more traffic along Pilot's Way than one might guess and we would want to avoid any conflict between traffic on that private street and cars backing out of parking spaces. Mr. Grimes indicated the parking is intended for employees only, as customers will be driving through the facility and then leaving the property with little need for parking.

Mr. Maddocks inquired as to whether the operation is a franchise. Mr. Blanchard replied it was not a franchise, but would be family-owned. Mr. Blanchard indicated there was a similar operation in Ft. Lauderdale, FL which he visited for firsthand experience of the operation.

Mr. Poole inquired about the noise level of the vacuums. Mr. Blanchard replied that based on his experience at the Ft. Lauderdale operation, the cars on John Tyler Highway will generate more noise than the vacuums. Mr. Grimes added the entire operation is under roof; the vacuums would be used by customers wishing to vacuum out their own cars rather than paying for the detailing service. Mr. Blanchard added the estimated time frame needed per visit would be 5-10 minutes.

Mr. Poole commented that retaining the mature trees located within the buffer on Route 5 was very important to him. He indicated no concerns over placing signage there, but expected mature trees to remain. Mr. Blanchard replied that the buffer would be left as natural as possible, and no trees were expected to be removed. Mr. Poole offered that he would like to see the buffer as dense as is possible and reasonable.

Mr. Maddocks inquired about lighting. Mr. Blanchard replied that lighting would be provided to meet the requirements of the Zoning Ordinance only. There would be a need for limited lighting since the building would be in operation after dark.

Mr. Maddocks requested sensitivity to the residents of LaFontaine. Mr. Fraley encouraged contact and a neighborhood meeting with the LaFontaine residents prior to the Planning Commission public hearing in March.

Mr. Fraley offered that the architectural elevations were very attractive and the effort to match the aesthetic of the adjacent bank was appreciated.

Mr. Fraley indicated his interest in keeping pollutants from entering stormwater runoff. Mr. Marston indicated the expectation was for 85% of the water to be recycled; adding the site itself will drain to two existing stormwater facilities (LaFontaine and behind the old movie theatre). Those facilities would be treating the remaining 15% and whatever rain runoff occurred. Mr. Blanchard added all the water used on site will be used internal to the tunnel; the detailing operation will use no water. Mr. Blanchard added that it requires 120 gallons of water to wash a vehicle in a driveway, while only 15 gallons of water will be needed per vehicle with this proposed operation.

Mr. Fraley inquired about access and whether using the entrance to the shopping center would be problematic. Mr. Grimes indicated there were two entrances to the site and the expected traffic generation was low; 90 peak trips per day based on square footage of the facility, which would be calculated at only 40 peak trips per day if the detailing operation was located outside the building similar to other car washes in the area.

Mr. Fraley asked about the locations of proposed signs. Mr. Marston indicated that would need to be worked out with staff since the site was technically a flag lot to Kings Way (a public ROW to the first intersection) and Pilot's Way was private.

Mr. Poole asked about hours of operation. Mr. Blanchard indicated the tunnel would likely operate between 7 am and 7 pm and the detailing operation would likely be open from 9 am until approximately 5 pm.

No motion was made as no action was needed.

C-0044-2010, Monticello Avenue Tire Center

Mr. Vinciguerra presented the case stating that Mr. Jason Grimes of AES Consulting Engineers has submitted a conceptual plan for an eight bay tire center at 4830 Monticello Ave. He stated that the Zoning Ordinance requires a 50 foot undisturbed buffer between the edge of a Mixed-Use district and that the conceptual plan failed to meet this requirement as its location is on the edge of New Town. He stated that the applicant has asked for DRC input regarding the acceptability of a modification request to reduce the buffer requirement.

Mr. Fraley stated that he would take the entire corridor into account when making a decision. Mr. Johnson questioned the need for a 50' buffer as the use across the street was also commercial.

Mr. Krapf stated that the landscaping is consistent with surrounding development and that he had no problem with the plan. Mr. Poole concurred and stated that he would like to see the proposed sign for the business.

Mr. Jim Gresock of S.L. Nusbaum said he didn't see a need for a sidewalk along Old News Road. Mr. Johnson responded that a sidewalk waiver could be requested but the draft 2011 Sidewalk Master Plan calls for a sidewalk along this side of Old News Road.

Mr. Fraley asked if there was any data on pedestrians on Old News Road. Mr. Gresock responded that pedestrians walk through the neighboring shopping centers, not Old News Road.

No motion was made however it appeared to be the general consensus that setback modification request was justified during site plan approval.

C-0038-2010, James City Community Church

Mr. Vinciguerra presented the case stating James City Community Church was proposing a 'house of worship' at 4550 Old News Road in Powhatan Secondary and that the proposed use was inconsistent with the adopted Powhatan Secondary Master Plan which designates this parcel as Single-Family; however, the Commission can approve uses not stated on the Master Plan if it does not vary the basic concept or character of the development. Mr. Vinciguerra recommended approval of the use on the site.

Mr. Fraley asked if this would trigger a Section 527 traffic analysis. Mr. Vinciguerra responded the plan would not trigger a Zoning Ordinance initiated traffic study and doubted it would trigger a 527 study. He further noted that the peak hour traffic count stated in the staff report was a worst case scenario prediction.

Mr. Fraley said that he contacted Mr. Peck, a member of the Planning Commission who lives in Powhatan Secondary stated that the community supported the use of a church on this site and it was the expectation that a church would be built at this location.

Mr. Johnson reminded Mr. Poole that he was on the DRC when an application for temporary parking lot came on this site over 10 years ago. He further stated that this use is not considered commercial and that if the DRC does not find the proposed use consistent with the Powhatan Secondary master plan, the applicant would have to apply for a master plan amendment.

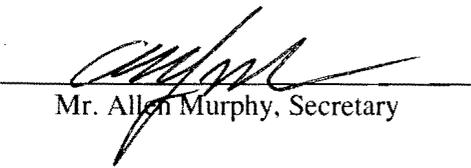
Mr. Arch Marston stated that he thought the use was a good transition between commercial and residential development.

On a motion made by Mr. Poole seconded by Mr. Krapf, the DRC unanimously approved the use of 'house of worship' on the site generally consistent with the Powhatan Secondary master plan as shown on the conceptual plan.

ADJOURNMENT

The meeting was adjourned at 4:55 p.m.


Mr. Rich Krapf, Chairman


Mr. Allen Murphy, Secretary