

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 30th DAY OF APRIL TWO THOUSAND FOURTEEN.

ROLL CALL

Mr. Chris Basic
Mr. George Drummond
Mr. Rich Krapf
Mr. Tim O'Connor

NOT PRESENT

Mr. Heath Richardson

STAFF

Mr. Paul Holt
Ms. Ellen Cook
Mr. Chris Johnson

MINUTES

Mr. Chris Basic noted that since the DRC did not meet in the month of March, the minutes that were included in the packet were from the February 26 meeting.

Following a motion by Mr. O'Conner, the DRC approved the minutes from the February 26, 2014 meeting by a vote of 4-0.

C-0012-2014, J.S.G. Corporation Expansion

Mr. Johnson provided an overview of the ownership history and use of the five subject properties encompassing ± 106 acres off Centerville Road noting that the existing surface mine has been operating under a Special Use Permit (Case No. SUP-26-91) since 1992 and has maintained a valid Virginia Department of Mines, Minerals and Energy (VDMME) permit. The applicant is presenting the conceptual plan to the DRC to solicit comments, answer questions and receive feedback in advance of the submittal of a formal SUP application. The four proposed uses all require the issuance of a SUP in the A-1, General Agricultural, zoning district: manufacture and sale of wood products, storage and repair of heavy equipment, contractor's office and equipment storage yards and petroleum storage.

Mr. Krapf asked about the hours of operation at the surface mine and whether the expanded uses would propose similar hours.

Mr. Gary Massie, President of J.S.G Corp., stated that the mine operates from 7:00 a.m. to 5:00 p.m. Monday through Friday. If the proposed additional uses are approved by the Board of Supervisors, he envisions similar hours of operation with occasional fluctuations depending on demand following major storm events.

Mr. Krapf asked whether the tub grinder would be located permanently on the site and how often it would be in use.

Mr. Massie stated that the tub grinder would be rented approximately four times per year when the operation had accumulated sufficient material to justify the need for the equipment. He noted

that he had contacted Mr. John Horne, General Manager of General Services, regarding County needs for debris removal following major storm events. Mr. Horne stated that the County has historically used a portion of the Warhill Sports Complex for the processing of storm debris and a facility in the proposed location would provide a viable alternative should it be approved by the Board.

Mr. Basic inquired about the amount of traffic to and from the existing mine operation and how much additional traffic an expanded operation would add to the road network.

Mr. Massie noted that the property has a single entrance which included a 150-foot turn lane and tapers which allows through movements when trucks and heavy equipment are entering or exiting the site. He added that the amount of expected retail traffic from customers inspecting the available mulch inventory would be minimal as most customers would choose to have the mulch delivered to their home.

Mr. O'Conner asked about environmental regulations and spill containment for the proposed petroleum storage given its proximity to sensitive areas within Freedom Park.

Mr. Massie provided a detailed summary of the variety of permits required through the Virginia Department of Environmental Quality and the County Engineering and Resource Protection and Buildings Permits and Safety Divisions. Mr. Johnson noted that staff would likely craft a condition that would require evidence that all required permits be attained prior to a trigger date such as site plan approval or issuance of a certificate of occupancy.

Mr. Krapf inquired as to the number of employees the proposed business expansion would require.

Mr. Massie stated that the existing mine has 18 full time employees and the expanded business lines would add an additional 26 full time employees.

Mr. Basic, noting the proximity of the site to several established neighborhoods as well as Windmill Meadows and two public schools, asked if any negative sentiment had been expressed regarding the proposed expansion or existed with any adjacent property owners.

Mr. Massie responded that he was not aware of any opposition and planned on scheduling a community meeting with residents in the surrounding area prior to the submittal of a formal SUP application, as requested by staff.

Mr. Drummond asked about the difference between a surface mine and other types of mining operations.

Mr. Johnson noted that there are two other resource recovery facilities in existence in the County in Greenmount Industrial Park. Surface mines or borrow pits provide topsoil, fill material and inert incoming fill material from construction sites. Mr. Holt noted that because the surface mine performs its operations above ground, sound can travel across a large cleared area and has the potential to be heard from a greater distance than a heavily wooded and buffered operation,

hence the need to properly evaluate the potential nuisance impacts on adjoining properties to craft conditions which would allow staff to monitor and enforce an expanded operation.

Mr. Basic suggested that the applicant consider providing evergreen plantings adjacent to Freedom Park to buffer the operation as much as possible.

Mr. Massie stated that he would be amenable to the suggestion and locate proposed operations as far away from the Park and adjacent residential properties as possible.

Mr. Krapf complimented the applicant on a well thought out proposal and his sensitivity to his neighbors and stated that it appeared to be a solid proposal.

Mr. Basic echoed Mr. Krapf and stated that he thought it would be wise to move forward toward making formal application. Mr. O'Conner and Mr. Drummond both expressed their support for seeing the proposal move forward as well.

SUP-0014-2013, Lightfoot Marketplace

Ms. Cook stated that earlier this month, the applicant for Lightfoot Marketplace contacted staff with a proposed design for Building 2 that showed changes to the tower element of the building including a different roof pitch and use of a different proportion of glass versus other materials. Ms. Cook stated that in making a judgment of architectural consistency, staff considered a number of items: the prior discussion of the site architecture at three DRC meetings prior to Planning Commission and Board action; the tower element's relation to green building concepts by bringing ambient light into the building; the tower element's signature that was carried over and used to modify the standard corporate facades of the grocery store and pharmacy; and most importantly, the language of the adopted design guidelines and the appearance of the adopted elevations. In considering these items, the Planning Director found the proposal to not be consistent, and staff recommended that the DRC uphold this determination.

Mr. Chris Odle, with Armada Hoffler, presented information to the DRC regarding the reason for bringing forward a redesigned tower element for consideration. Mr. Odle noted that the applicant had heard some negative comments about the architecture during the Planning Commission and Board of Supervisors review process. Mr. Odle also noted that the tower element also became a focus when they began reviewing the possible LEED points more closely – while the tower allows light in, it can also become a heat sink (with heat entering, and loss of cooled air). He summarized that the new design addressed these two aspects – a less modern architectural look, and a better design for energy efficiency.

Mr. Krapf asked the applicant to clarify whether the tower element was proposed to be modified on the other buildings on the site.

Mr. Odle clarified that the tower element was really only a part of buildings 2 and 3. The Walgreens would have its own architecture, no changes are proposed for Harris Teeter, and the other two buildings have architecture that is yet to be designed.

Mr. Basic stated that the site plan shows that the tower element would be on the north and east side of the buildings, which are the sides least exposed to the sun.

Mr. Odle agreed, particularly with the north side, but noted that heat loss was also a concern, since the insulation ability (r-value) of glass is low.

Mr. Mike Molzahn of HBA Architecture, stated that retail tenants didn't like tinted and heavily colored glass because that didn't allow for products to be viewed from the outside. He said they insisted on clear glass, and that this made it very difficult for the energy models to work.

Mr. Krapf asked why there would be a concern by the tenants for having clear glass in the upper part of the tower.

Mr. Molzahn stated that having the glass tinted would negate the "airy" design that was shown in the elevation. In addition, he stated that it became a challenge to lease spaces that were unusual.

Mr. Drummond asked if there were other possibilities that would use more glass, but had the ability to insulate behind it.

Mr. Molzahn stated that you could look at using spandrel glass, but that this would be noticeable as not being open as shown in the elevation.

Mr. O'Connor asked whether the design for the front of the Walgreens could be considered for the tower element. This would be a less heavy design that what is proposed.

Mr. Odle described possibilities for adding more windows or spandrel glass, as suggested.

Mr. Krapf stated that he thought that the proposed design was too heavy, and would prefer something that was lighter, as shown in the approved elevations. Mr. Krapf spoke to the process that had occurred, with the collaboration with the DRC prior to the PC and Board and his concern with proposing a change of this nature at this point.

Mr. Basic noted the care that had to go in to making changes after the Board's approval, to ensure that what was approved was consistent with what the Board had seen.

Mr. Odle reiterated that he had heard some comments at the Board meeting regarding the architecture, and this combined with the energy efficiency concerns, had prompted him to bring this proposal back.

Mr. Basic stated that he liked Mr. O'Connor's suggestion regarding matching the façade of the pharmacy.

The DRC and Mr. Odle discussed the possibility of making some changes to reduce the brickwork and increase the open elements and glass, and the difficulties of having a high space with a glass skin.

Mr. Holt asked the applicant whether there was a way to keep the exterior look of the building while doing something more creative with the interior that would allow for better heating and cooling efficiencies, since it was not the expectation of the DRC that the top of the tower element be open, visible space. He noted that changing the tower element changes the look and feel of the entire building.

Mr. Molzahn noted that the option would be to go to spandrel glass.

Mr. Krapf summarized what he thought he'd heard as common themes from the DRC: trying to give the top of the tower a lighter, airier look, and to re-look at a peaked roof for height. He asked if the applicant would consider looking at a couple of alternatives and bringing these back.

The DRC, applicant and staff discussed the process, with the possibility of circulating some elevations via email for individual feedback from the DRC members. It was also discussed that there was a possibility that the Planning Director could approve the elevation.

Mr. Drummond noted that the approved elevation was more unique and he thought it had more curb appeal. He looked for a compromise that retained the exterior look of the building, while allowing the applicant to do what they needed to do on the interior to make it work from a mechanical standpoint.

The applicant agreed to work on some modifications, and requested deferral of the application to the next DRC meeting.

C-0016-2014, McDonalds at Lightfoot Upgrades

Ms. Cook stated that this application was before the DRC for feedback in advance of moving forward with the SUP process. In M-1, fast food restaurants are a specially permitted use. Ms. Cook stated that the existing building would be demolished and a new building of comparable size would be constructed, but with fewer seats. The parking lot and drive-thru lanes would be reconfigured, and a fifty-foot buffer along Richmond Road would be provided.

Mr. Krapf expressed appreciation for the project and its positive elements, particularly the buffer along Richmond Road. He stated that he would like to see some elements of the adjacent Lightfoot Marketplace architecture included in the proposed structure.

Mr. O'Connor concurred, noting that this is an important, central intersection for the County, so it is important to have a positive, unified appearance for development at this location.

Mr. Basic noted that the general citizen would not necessarily know that there was a property line separating this McDonalds from the rest of Lightfoot Marketplace. He would look for the McDonalds to coordinate on building architecture and on site elements with Lightfoot Marketplace as much as possible. For site elements, the applicant could look to the proposed planting and street tree concept and carry that through. He noted that he would be much more supportive if the McDonalds appeared to tie in with the adjacent development for these aspects.

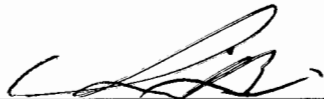
Mr. O'Connor noted the proposed architectural elevations for the McDonalds and wondered whether the non-drive thru side elevation could be made to look more like a front elevation (this is the side that would front Richmond Road). In particular, Mr. O'Connor noted the two service doors and stretch of blank wall.

The DRC discussed the non-drive thru side elevation and the possibility of either modifying the architecture to make it look more like a front elevation or flipping the building to have the front elevating facing Richmond Road (if the site would accommodate this).

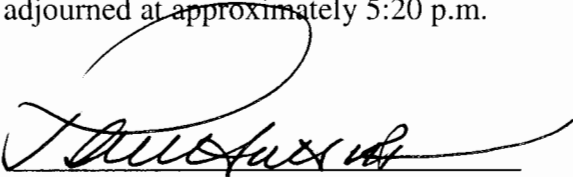
Staff and the DRC discussed that the McDonalds applicant was welcome to bring this case back to a future DRC for additional input, if desired by the applicant.

ADJOURNMENT

On a motion by Mr. Basic, the meeting was adjourned at approximately 5:20 p.m.



Mr. Christopher Basic, Chairman



Mr. Paul Holt, Secretary