

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 30<sup>th</sup> DAY OF JULY TWO THOUSAND FOURTEEN.

ROLL CALL

Present

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

Absent

Mr. Chris Basic  
Mr. Heath Richardson (Active Duty)

STAFF

Mr. José Ribeiro  
Mr. Scott Whyte  
Mr. Christopher Johnson

MINUTES

Following a motion by Mr. Krapf, the DRC approved the minutes from the June 25, 2014 meeting by a vote of 3-0.

SP-0045-2014, Lightfoot Marketplace

Mr. Christopher Johnson summarized the project history including three DRC meetings in June, August and November 2013 to solicit DRC feedback and comments on preliminary site layout and design, architectural elevations and traffic improvements for the proposed redevelopment of the Williamsburg Outlet Mall. The Planning Commission recommended approval of the Special Use Permit in January 2014 and the Board of Supervisors approved the project in February 2014.

Since that time, the applicant obtained site plan approval for the demolition of the existing 230,000 sq. ft. building and construction began within the past two weeks. A site plan was also submitted for the initial development, consisting of 108,241 sq. ft. of grocery store, pharmacy and retail buildings and associated parking, internal drives, landscaping and road improvements to Richmond Road and Centerville Road.

Staff met with the applicant and their engineering team on July 14 and scheduled a Development Roundtable meeting later that afternoon to review agency comments.

The proposed shopping center requires DRC review per Section 24-147 of the Zoning Ordinance. Staff recommends that preliminary approval be granted subject to agency comments.

Mr. O'Connor asked if the structure on the edge of the Marketplace Green was a bus shelter. Mr. Jason Grimes of AES answered in the affirmative.

There being no further questions, and following a motion by Mr. Krapf, the DRC voted 3-0 to recommend preliminary approval subject to agency comments.

SP-0050-2014, Whitehall Clubhouse, Site Plan Amendment

Mr. Jose Ribeiro presented a summary of the request stating that the adopted proffers associated with the rezoning of Whitehall required the exact location of the recreation facilities and equipment to be subject to the approval of the DRC. Mr. Ribeiro stated that the location and layout of the recreational facilities were previously shown on a site plan approved by the DRC in 2007 and that a site plan amendment has been recently submitted showing revisions to those facilities, in particular the relocation of the tot lot area. Mr. Ribeiro stated that staff was comfortable with the relocation of the tot lot and recommended approval of the proposed revision of the recreational facility to the DRC. There being no questions, and following a motion by Mr. Krapf, the DRC voted 3-0 to approve the revised location of the recreational facilities.

C-0016-2014. McDonald's at Lightfoot Remodel

Mr. Johnson introduced the applicants Mr. Tim Clark of Blakeway Engineering and Mr. Gary Martelli and Mr. Bob Fitzpatrick of McDonalds and stated that fast food restaurants require a Special Use Permit in the M-1, Limited Business/Industrial District. The applicants submitted preliminary elevations and site layout for a redevelopment of the existing restaurant at 6743 Richmond Road to the DRC in April 2014 but were unable to attend that meeting. Staff provided DRC comments to the applicant who requested a second meeting to discuss the project in advance of legislative application submittal to the County later this year.

Mr. Martelli provided a summary of the project and highlighted the new architecture and design of the restaurant, which will be roughly the same size as the current restaurant but half the seating capacity and two drive-thru lanes.

Mr. Krapf stated that he appreciated the applicants' efforts to meet with representatives from Lightfoot Marketplace and their stated intentions to borrow architectural and landscaping design elements from the adjacent Lightfoot Marketplace and work with them to harmonize the two sites and add to the cohesive appearance of the two developments.

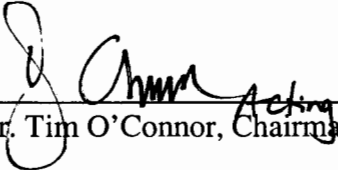
Mr. O'Connor stated that he would like to see the applicant incorporate architectural treatments such as awnings, a trellis or spandrel glass on the side of the building fronting on the Richmond Road Community Character Corridor (CCC) to better hide the two service doors and break up the long expanse of brick along that side of the building.


Mr. Fitzpatrick stated that the items mentioned are all possibilities that will be considered by the design team.

Mr. O'Connor stated that the DRC has asked other applicants along CCCs, most recently Wendy's on Monticello Ave., for similar architectural treatments and he wanted to be consistent. He added that he appreciated the applicant providing a 50-foot landscape buffer along Richmond Road and saw a lot of positive elements with the proposed redevelopment project.

ADJOURNMENT

On a motion by Mr. Drummond, the meeting was adjourned at approximately 4:15 p.m.

  
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Mr. Tim O'Connor, Chairman

  
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Mr. Paul Holt, Secretary