

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 25th DAY OF MARCH TWO THOUSAND FIFTEEN.

ROLL CALL

Present

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

Absent

Mr. Heath Richardson
Mr. Rich Krapf

STAFF

Mr. Paul Holt
Mr. Jason Purse
Mr. Scott Whyte
Mr. José Ribeiro

MINUTES

Mr. Tim O'Connor stated that he abstained from voting on case S-0011-2010, Padgett's Ordinary, Phase IV. Following a motion by Mr. Chris Basic, the DRC approved the amended minutes from the January 7, 2015 meeting by a vote of 3-0.

DRC ACTION

C-0011-2015, Fords Colony Maintenance Area Bay Conversion

Mr. Scott Whyte presented the staff report stating that the applicant has proposed a recreational use in an area that is designated as a "Project Maintenance Area" on the adopted Ford's Colony Master Plan (MP-0006-2007). Section 24-23 (2)(f) of the zoning ordinance allows the applicant to appeal a master plan consistency determination by the Planning Director to the DRC.

Mr. Whyte stated that the Planning Director determined that the proposal was not consistent with other uses located in the Community Services Building and the Project Maintenance Area and would be more appropriately located within an area designated for recreational use on the adopted Master Plan. Staff, however, finds that the additional safety measures proposed by the applicant would not significantly affect adjacent residential properties, alter the distribution of recreational amenities, the road layout or the character of land uses identified on the Master Plan. Mr. Whyte stated that should the DRC recommend approval of the proposed use and conversion to locate an exercise room within the Community Services Building, staff recommends that the DRC approve the request with the condition that a site plan amendment be submitted and approved which addresses public safety concerns through the addition of signage, parking, sidewalks and occupancy limitation as approved by the Planning Director.

Mr. Drew Mulhare, representing the Ford's Colony HOA, stated that he felt the proposal is consistent with the Master Plan because the primary uses depicted on the Master plan contain three types of residential uses and accessory uses. He felt that this application falls into a wide range of uses that are considered accessory uses. He also stated that the HOA is willing to submit a site plan that addresses staff's concerns and appreciates staff's commitment to expedite the application.

Mr. O'Conner stated that he felt the proposal was consistent with the adopted Master Plan.

Mr. Whyte stated that the addition of a handicap parking space and pedestrian sidewalk is what necessitates the need for a site plan.

Mr. Purse stated that the application would require a \$20.00 fee and is intended to address health safety and welfare issues.

Mr. Holt stated that the development plan can be reviewed concurrently with the Building Permit application.

Mr. O'Conner stated that he had visited the site and there is an improved parking lot and that it is his understanding that the parcel is under the HOA control.

Mr. Basic stated that he feels there is no inconsistency with the approved Master Plan. He also stated that he was more concerned with the inside of the bay and the separation of the bay from maintenance activities.

Mr. Mulhare stated that the other bays are mostly offices and that each bay is completely separated from adjacent bays and the maintenance yard. He restated his appreciation for staff's willingness to expedite the application and the applicant's willingness to submit a site plan amendment to address staff concerns.

On a motion by Mr. Drummond, the DRC voted to recommend that the Planning Commission find the proposed Ford's Colony Maintenance Area Bay Conversion project to be substantially in accordance with the approved Ford's Colony Master Plan subject to the conditions listed in the staff report by a vote of 3-0.

DRC CONSIDERATION

Z-0008-2014, The Village at Candle Station Rezoning & MP Amend.

Mr. Ribeiro stated that the applicant is currently pursuing a rezoning and master plan amendment application for the Village at Candle Station. Mr. Ribeiro stated that the applicant is seeking DRC feedback regarding issues concerning vehicular access to the proposed thirty-three new single-family detached units and an increase in the number of front-loaded garages. Mr. Trant provided the history and background of the project and discussed the changes to the master plan since its approval, specifically changes to the proposed assisted living facility and the commercial/office area. Mr. Trant indicated that the applicant had difficulties finding a developer interested in the assisted living facility and that the proposed commercial and office space were no longer viable due to current economic conditions.

Mr. Trant stated that the first revision made to the master plan proposed thirty new townhomes where the commercial/office area was originally planned and thirty-three new single-family homes in the area originally planned for the assisted living facility. Due to issues raised by planning staff related to inconsistencies with the Comprehensive Plan the master plan was revised and self-storage units were proposed by the applicant in the area previously shown for the thirty townhomes. Mr. Trant also indicated that the proposed changes to the approved master plan do not fit the current zoning designation of the property and therefore a rezoning from Mixed Use to Planned Unit Development is being requested.

Mr. Trant stated that staff has expressed concerns regarding the proposed increase in the number of front-loaded garages. Mr. Trant indicated that no front-loaded garages are proposed for the townhomes and that the applicant is only seeking greater flexibility in providing more than ten front-loaded garages as

currently allowed by the approved design guidelines for the Village at Candle Station. Mr. Trant further stated that the increase in the number of the proposed front-loaded garages is based on buyer preference and the economic market.

Mr. Basic stated that the proposed changes to the master plan would increase the number of residential units from 175 to 208 units.

Mr. O'Connor stated that the applicant is requesting up to 25 percent, or 52 dwelling units, of the single-family dwelling units to contain front-loaded garages.

Mr. Basic asked if what was previously approved as part of the original master plan for Candle Factory was an assisted living facility or a Continuing Care Retirement Community.

Mr. Trant responded that the proposal was for an assisted living facility.

Mr. Basic asked Mr. Holt if the facility being proposed in the New Town area is an assisted living facility.

Mr. Holt responded that he understood that it was an assisted living facility.

Mr. Trant indicated that he believed that an assisted living facility to be better suited in a location where there is a higher concentration of public services and population.

Mr. Pete Henderson indicated that the assisted living facility was added to the master plan based on the interest that Crosswalk Church expressed to develop this type of facility. Mr. Henderson stated that they spent over two years in search of a developer after Crosswalk Church decided not to pursue construction of the assisted living facility.

Mr. Basic asked when the rezoning and master plan application was first filed with the County.

Mr. Trant responded that it was back in 2006.

Mr. Basic stated that he believed that the aesthetics of the proposed front-loaded garages would be further discussed during the Planning Commission public hearing. Mr. Basic raised concerns regarding front-loaded garages and vehicular access on Pricket Road which is a main thoroughfare.

Mr. Grimes stated that the applicant has looked into other alternatives such as moving the front-loaded garage dwelling units toward the rear of the property where Pricket Road ends on a cul-de-sac. Mr. Grimes indicated that the applicant was soliciting feedback from the DRC regarding the location of the front-loaded garage units.

Mr. Basic pointed to the importance of fences and street trees as part of a consistent streetscape throughout the entire development.

Mr. Trant stated that the design guidelines provide for fences and street trees and that no revisions are being proposed to the guidelines except for the increase in the number of front-loaded garages.

Mr. O'Connor asked about the width of driveways in front of the single-family dwelling units.

Mr. Grimes responded that the width was approximately 18-feet wide.

Mr. O'Connor asked about the width of Pricket Road right-of-way.

Mr. Grimes stated that Pricket Road is approximately 34 feet curb to curb and that it is wide enough for street parking on both sides of the road and two full lanes of traffic.

Mr. O'Connor asked if by locating an alley behind the single-family units the width of Pricket Road would be reduced.

Mr. Grimes stated that it would not be reduced.

Mr. O'Connor expressed concerns that the DRC was asked to have a discussion regarding front-loaded garages and that the discussion should not incorporate other aspects of the rezoning and master plan amendment application.

Mr. Basic agreed but stated that it was important to understand the overall context that led to the changes proposed for the front-loaded garage dwelling units.

Mr. O'Connor asked how the proposed revision compared fiscally with the previous approved application does.

Mr. Trant indicated that there is no substitute for the positive fiscal benefit associated with the assisted living facility. However, the applicant considered the fiscal impact of the project together with adjacent commercial properties to be positive.

Mr. Henderson agreed that he did not want front-loaded garage units fronting on Pricket Road and that an alley is now proposed between the rear of the residential lots fronting on Pricket Road and at the rear of a second row of single-family lots.

Mr. Trant indicated that they would like to preserve the flexibility to add front-loaded garages at the other single-family units that do not front on Pricket Road.

Mr. O'Connor asked if staff objected to the increase in front-loaded garages because of language in the Comprehensive Plan discussion regarding the Norge Community Character Area.

Mr. Ribeiro confirmed and also stated that front-loaded garages for the single-family units were not consistent with the rear-loaded garages proposed as part of the development of the multi-family units.

Mr. O'Connor stated that he did not find that rear-loaded garages necessarily contributed toward the character of a community and that streetscape and design guidelines for this project could address community character.

Mr. Basic stated that he liked the idea of not having front-loaded garage units fronting on Pricket Road. Mr. Basic stated that he would prefer that all garages were rear-loaded but that he understood that the topography of the area made it difficult for that to happen.

Mr. Drummond stated that based on his personal experience the concept of rear service alleys and rear loaded garages did not have a real hometown feeling and that he was supportive of front-loaded garages in the Norge area.

Mr. Basic reminded the DRC that no voting was necessary and asked for further comments from the DRC members.

Mr. O'Connor asked Mr. Henderson if he was comfortable with no more than 50 percent of all single-family units having front-loaded garages.

Mr. Henderson indicated that he was comfortable with that number and that no front-loaded garage units would be allowed on Pricket Road

Mr. Trant stated that the alley would be shown on the master plan and that front-loaded garages would be limited to 50 percent of the 66 single family lots.

Mr. Henderson asked if staff was comfortable with this number.

Mr. Paul Holt responded that staff would evaluate this new proposal.

The Committee had no further questions and comments to offer and no vote was required.

Moss Side Farm-8196 and 8220 Croaker Road

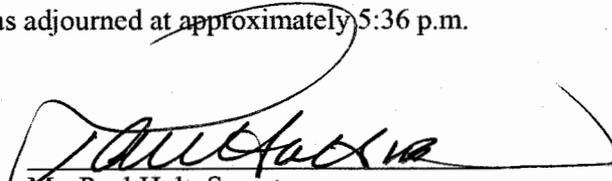
Mr. Holt asked if discussion on this case could be deferred to the April DRC meeting because the applicant was not present.

Mr. Basic stated that the Moss Side Farm case would be deferred to the next meeting.

ADJOURNMENT

On a motion by Mr. O'Connor, the meeting was adjourned at approximately 5:36 p.m.


Mr. Christopher Basic, Chairman


Mr. Paul Holt, Secretary