

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
July 27, 2016
4:00 PM

A. CALL TO ORDER

Mr. Tim O'Connor called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

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

Absent:

Mr. Heath Richardson
Ms. Robin Bledsoe

Staff Present:

Ellen Cook, Principal Planner
Savannah Pietrowski, Planner I
Bryan Hill, County Administrator
Chris Johnson, Business Ombudsman
Alex Baruch, Planner I
Tori Haynes, Community Development Assistant

C. MINUTES

1. June 29, 2016 DRC Minutes

Mr. Chris Basic made a motion to approve the minutes. On a voice vote the motion carried 3-0.

D. OLD BUSINESS

E. NEW BUSINESS

1. The Promenade at John Tyler

Mr. Tim O'Connor stated that the applicant requested a deferral, and the case would be placed on the August Development Review Committee (DRC) meeting agenda.

2. Williamsburg Memorial Park Ossuary

Ms. Savannah Pietrowski presented the staff report stating that Mr. Ryan Stephenson of AES Consulting Engineers submitted a site plan for an ossuary in the existing Williamsburg Memorial Park. Ms. Pietrowski noted that the special use permit conditions associated with the property require all site plans to be reviewed by the DRC. Ms. Pietrowski noted that the staff had reviewed the site plan and determined that

the proposal was consistent with adopted proffers and SUP conditions, and recommended that the DRC recommend preliminary approval of the site plan.

Mr. Rich Krapf moved to recommend preliminary approval of the site plan. On a voice vote the motion carried 3-0.

3. C-0055-2016 Stonehouse Tract 3

Ms. Cook presented the staff report stating that this case was before the DRC due to Proffer 12 which states that prior to submission of a development plan for all or any portion of a tract, the owner shall submit a conceptual development plan for the development of the entire tract for review and comment by the Director of Planning and the Development Review Committee (DRC). Ms. Cook noted that this provides an opportunity for the DRC to review a more detailed layout than what is shown on the adopted master plan prior to the applicant preparing plans for submission.

Mr. Basic asked about Engineering and Resource Protection Division comment #2 regarding Richardson Mill Pond.

Mr. Mark Richardson, of Timmons, explained the status of Richardson Mill Pond, an aging dam which has water currently migrating around it. Mr. Richardson noted that the applicant will be handling water quantity and quality control on site. He stated that the larger issue with the pond is being handled through further coordination with County staff and the other entities involved.

Mr. Basic asked if there was a parallel with another situation in the past elsewhere in the County, with uncertainty as to roles and responsibilities. He expressed concern that actions to approve plans might exacerbate the situation.

Mr. Bryan Hill stated that the dam is in the VDOT right-of-way, is owned by VDOT, and repairs need to be undertaken by VDOT. He stated that this should not affect Stonehouse.

Mr. Krapf asked for clarification regarding the process if the applicant were to propose additional units on the northern portion of the tract.

Ms. Cook stated that this would be handled as a master plan consistency determination by the DRC.

Mr. O'Connor stated that he didn't have any comments on the conceptual plan, noting that he understood that the type and mix of units would be influenced by market conditions.

The other DRC members concurred, and there were no further questions or comments. The DRC thanked the applicant for attending.

4. C-0061-2016 4501 News Road Self Storage

Ms. Cook presented the staff report to the DRC to request DRC comments or questions as they prepare to move forward with a potential rezoning application. Ms. Cook stated that the applicant has submitted a conceptual plan for the construction of a 67,000 square foot single entrance interior storage facility with three stories. The subject parcel is currently zoned R-4, Residential Planned Community, is designated for

commercial or office on the Powhatan Secondary Master Plan, and is subject to traffic generation limits and other proffers associated with case Z-0014-2003. Self-storage buildings are not a permitted use in R-4.

Mr. Krapf asked if any concerns had been expressed by the adjacent property owners.

Ms. Cook stated that staff had not heard any concerns, but that there had not been any notifications sent out at this stage due to the submission being a conceptual plan rather than a rezoning or site plan.

Mr. Krapf asked staff to consider notification of adjacent property owners at the conceptual plan stage so that their feedback could also be taken into account at any early stage in the process. Further, Mr. Krapf stated that the proximity of this proposal to the neighborhood could be problematic.

Mr. Steve Romeo and Mr. Myrl Hairfield provided information to the DRC on the commercial uses that could be built on the parcel by-right under the existing master plan. Mr. Hairfield stated that this building is not a typical storage building.

Mr. Romeo, Mr. Hairfield and the DRC members discussed the ability of the applicant to put a landscape buffer next to the neighborhood and the status of the existing unused roadway between this property and the neighborhood.

Mr. Larry Cook stated that he has informally talked with surrounding residents and they have liked the concept.

Mr. Krapf asked about how customers would gain access to the facility.

Mr. Romeo stated that there would be a passcode at the entry door.

Mr. Krapf asked if the facility was accessible twenty-four hours a day and the applicant answered in the affirmative. Mr. Hairfield stated that the proposed use is a low traffic generator.

Mr. Basic asked whether the architecture is planned to look like the elevation that was provided with the packet, with the addition of one story.

Mr. Cook confirmed that it would be the same general architecture, which is similar to other regional examples of this type of self-storage facility.

Mr. Hairfield stated that it is their belief that there will be a good market for this type of facility in this area of the County, and that they will need to have a good quality, attractive building to serve that market.

Mr. Basic asked the applicant to be able to compare the height of this building with the nearby Target and other buildings, should the application move forward. Further, Mr. Basic asked the applicant to very carefully consider the proposed architecture now so that the final design doesn't differ from the version presented to the Planning Commission and Board of Supervisors, thereby avoiding the need for a future appeal due to architectural inconsistencies.

The applicant stated that they understood both of these items.

Mr. O'Connor asked about the site topography and expressed concern about the scale of the proposed building next to a neighborhood.

Mr. Romeo indicated that the applicant will do a model to show how the building will look from adjacent areas. Mr. Hairfield stated that he wants citizens and residents to know what the building would look like.

Mr. Chris Johnson asked about the architecture of the building on the side and rear.

Mr. Cook stated that the building front and sides would have comparable architecture, but he was not sure about the rear.

Mr. Cook and the DRC discussed the likely visibility of the proposed structure from various surrounding roads and neighborhoods. The group also discussed the fact that there would not be any outside storage.

Mr. O'Connor asked if there would be moving trucks or truck rental on site.

Mr. Hairfield stated that there was no plan to include truck rentals.

Mr. Krapf stated he was generally in support of the use.

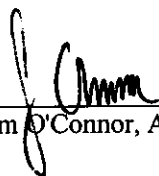
Mr. Basic agreed, stating that a positive aspect is the low traffic generation. He stated that for him, key considerations will be the scale and architecture of the proposal.

The applicant and DRC again discussed the existing unused road between this site and the adjacent neighborhood, with the applicant noting that its status will be depend on the adjacent neighborhood.

There being no further comments or questions, the DRC thanked the applicant for attending the meeting.

F. ADJOURNMENT

Mr. Basic then motioned to adjourn the meeting, and the meeting was adjourned at approximately 4:40 p.m.


Mr. Tim O'Connor, Acting Chairman


Mr. Paul D. Holt, III, Secretary