

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
August 31, 2016
4:00 PM

A. CALL TO ORDER

Mr. Heath Richardson called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

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

Absent:

Ms. Robin Bledsoe

Staff Present:

Ms. Ellen Cook, Principal Planner
Mr. John Carnifax, Director of Parks and Recreation
Mr. Jose Ribeiro, Senior Planner II
Ms. Savannah Pietrowski, Planner
Mr. Alex Baruch, Planner
Ms. Tori Haynes, Community Development Assistant

C. MINUTES

1. July 27, 2016 DRC Minutes

Mr. Rich Krapf made a motion to approve the July 27, 2016 meeting minutes. On a voice vote the motion carried 4 – 0.

D. OLD BUSINESS

1. SP-0049-2015, The Promenade at John Tyler

Ms. Pietrowski stated that this case had been deferred from the July meeting. Ms. Pietrowski stated that, as required by the adopted proffers, Mr. Gary Werner had submitted building elevations during the site plan review. Ms. Pietrowski stated that staff and the Planning Director found these elevations to be inconsistent with the master plan due to several inconsistencies between the proposed elevations and those provided during the rezoning process, and the applicant had appealed this determination to the DRC. Ms. Pietrowski stated that staff recommends the DRC determine that the elevations are inconsistent with the master plan.

Mr. Richardson inquired when the development had been approved by the Board of Supervisors.

Ms. Pietrowski stated that it was approved in November of 2014.

Mr. Gary Werner, of Fransiscus Homes, presented the proposed elevations and those approved during the rezoning process. Mr. Werner stated that he felt that the rezoning elevations were lacking details, and the proposed elevations were an improvement, as they included a variety of color schemes and architectural treatments. Mr. Werner noted that he did not feel that every lower roofline should be standing seam, as it is better to have variety. Mr. Werner stated that he tries to avoid cookie-cutter designs, while maintaining compatibility within the development.

Mr. John Hopke, of Hopke and Associates, stated that he worked with Mr. Werner to prepare conceptual renderings for the rezoning process, which Mr. Werner was going to later develop further based on the market. Mr. Hopke stated that it is difficult to determine consistency with conceptual elevations.

Mr. Krapf stated that each of the rezoning elevations contained cupolas, and inquired if Mr. Werner intended to include this feature in his new elevations.

Mr. Werner stated that he did not intend to include them.

Mr. Krapf stated that these discussions are difficult because when the conceptual drawings are presented during the legislative process, a vote can hinge on whether something will be aesthetically pleasing and contains good design features. Mr. Krapf stated that it is hard to balance how much of the votes were based on aesthetics versus land use.

Mr. Werner stated that providing two cupolas on each building, as shown on the rezoning elevations, may be too many.

Mr. Krapf agreed that it is possible to have too much of a good thing.

Mr. Werner reiterated that he tries to create variety, and provided an overview of the various architectural features included in the elevations.

Mr. Basic inquired about the reason for including cupolas on the rezoning elevations if Mr. Werner did not intend to include them on the final development.

Mr. Werner stated that he would prefer not to use them, and that he was perhaps not strong enough in relaying that preference when Mr. Hopke prepared the rezoning elevations. Mr. Werner noted that the choice to omit them was not due to cost, but personal preference.

Mr. Krapf inquired regarding the covered porches on the rezoning elevations.

Mr. Werner stated that every duplex building will have an open deck and optional screened porch, consistent with the rezoning elevations.

Mr. Basic stated that he agrees that there is a difference between conceptual drawings and final elevations, but noted that there are many inconsistencies found by staff. Mr. Basic asked Mr. Werner if he would be able to compromise in revising the elevations.

Mr. Werner stated that he is willing to incorporate some of the features identified by staff, but he does not feel that all of the features should be included on all of the elevations.

Mr. Richardson stated that the Board of Supervisors had approved the original design, and inquired the degree to which the DRC could negotiate aspects of that design.

Mr. O'Connor stated that he did not see a lot of deviation from the original design, aside from the cupolas. Mr. O'Connor noted that some of the features noted in the staff report could also become maintenance issues. Mr. O'Connor also stated that he finds the tenplex buildings to now be more consistent with the duplex buildings.

Ms. Pietrowski stated that staff has to have a more narrow view in determining what is or isn't consistent with approved master plans and/or elevations; however, as the appeal body, the DRC has a broader ability to determine if a proposal is consistent.

Mr. Krapf stated that the community is concerned about big companies coming in and constructing developments originally proposed by smaller custom builders. Mr. Krapf stated that carrying through architectural details results in a development that is more appealing than the standard cookie-cutter approach. Mr. Krapf noted that the aesthetics of the community help make James City County a special place to live, and this desire has been reinforced through citizen surveys. Mr. Krapf stated that he recommends having Mr. Werner work with staff to compromise on some of the discrepancies between the rezoning elevations and those now proposed, and present those elevations at the next DRC meeting.

Mr. Werner stated that he did not feel that his elevations were cookie-cutter, and enhancements had been made within the new elevations.

Mr. Krapf clarified that he was not implying that Mr. Werner's elevations were cookie-cutter.

Mr. Richardson stated that staff analysis identified many inconsistencies, and agreed with Mr. Basic and Mr. Krapf that further work could be done with staff. Mr. Richardson further stated that he felt the cupolas contributed to the feel of the community, which has been identified as an important aspect in other developments and within the Comprehensive Plan. Mr. Richardson asked Mr. Werner if he could work with staff to revise the elevations.

Mr. Werner stated that he could.

Mr. Basic stated that shortening staff's list of inconsistencies could help the DRC find the elevations consistent.

Mr. Richardson agreed that it would make him more comfortable.

Ms. Pietrowski inquired if there were any specific features the DRC felt strongly about including.

Mr. Richardson stated that Mr. Krapf had noted the standing seam roofs.

Ms. Pietrowski stated that staff did not request standing seam roofs on every building

because it is an aesthetic preference; staff noted that feature in the DRC report because it was included on every building in the rezoning elevations, but was not carried through on each new elevation.

Mr. O'Connor stated that further guidance should be given to staff and Mr. Werner, as getting the elevations finalized is important to Mr. Werner's timeline.

Mr. Richardson stated that he did not think it would be beneficial to discuss each consistency item in the staff report, as each person at the table may have a different opinion on each one.

Mr. O'Connor stated that staff has to operate in a confined box when determining consistency, and the elevations will return to the DRC if the DRC members are unable to define what they would consider consistent.

Mr. Krapf stated that he does not feel that standing seam elevations should be included on all buildings; however, the feature should be on at least some of the buildings. Mr. Krapf further stated that he is looking for more connection to the rezoning elevations, for example, including a cupola.

Mr. Werner stated that he will work with staff.

Mr. Basic stated that he does not want to micromanage the design by going through each item on the list, but he instead just wants the list to be shorter.

Mr. O'Connor stated that the cupolas are the biggest lingering issue. Mr. O'Connor stated that staff may not need direction on the smaller features, but some direction should be given in relation to the larger items.

Mr. Krapf stated that it may also be helpful to have a list of enhancements he made since the rezoning elevations to help balance the review.

Mr. Werner inquired if it was necessary to return to the DRC, or if it could be handled at the staff level.

Mr. Krapf stated that he did not believe it would have to come back to the DRC if the planning director were able to find the revised elevations consistent.

Ms. Pietrowski agreed.

Mr. Richardson inquired if someone could make a motion to return the application to the staff level to negotiate further changes.

Mr. O'Connor stated that he thinks the motion should be to find the elevations either inconsistent or consistent, and provide further direction following that motion.

Mr. Krapf moved to find the elevation inconsistent at the present, with the agreement that the elevations be reviewed again by staff.

The motion passed by a vote of 3-1; Mr. O'Connor opposed.

E. NEW BUSINESS

1. C-0065-2016, The Colonies at Williamsburg Swimming Pool Addition

Mr. Alex Baruch presented the staff report stating that Mr. William Felts of LandTech Resources has submitted a conceptual plan proposing a 4,140 square foot swimming pool where 18 timeshare units were shown on the master plan and subsequently approved through the site plan process. Mr. Baruch stated that this request is to meet the desires of the timeshare owners for a quieter pool area. Mr. Baruch stated that the property owner intends on transferring the density of the 18 timeshare units by adding a third floor to buildings shown on the previously approved site plan. The applicant understands that they will need to submit another application which will be heard by the DRC for master plan consistency determination once more specific plans are known to achieve the transfer in units and subsequent increase in building height.

Mr. Baruch stated that staff has reviewed the plan and determined that the proposed swimming pool is consistent with the master plan and SUP conditions. Staff recommends that the DRC find the replacement of 18 timeshare units with a swimming pool consistent with the master plan.

Mr. Richardson asked if the Commissioners had any questions.

Mr. Krapf asked if there were any potential issues with the height increase of the buildings to transfer the density.

Mr. Baruch stated that there are currently two three story buildings built on the property and others approved on the site plan that are not yet constructed. Staff and the DRC will have the opportunity to review the proposal when it is submitted at a future date to ensure it complies with the Zoning Ordinance and other regulations/conditions related to this development.

Mr. Chase Haper, AES Consulting Engineers, stated that he did not have any additional information to add.

Mr. Krapf stated that it seemed like a good idea as it would add an amenity to the development and still retain the density.

Mr. Chris Basic made a motion to approve the addition of the swimming pool.

The motion passed by a vote of 4-0.

2. Warhill Sports Complex Master Plan Amendment

Mr. Ribeiro stated that this case was in front of the DRC per the request of the applicant to discuss the proposed amendment to the Warhill Sports Complex master plan prior to Planning Commission and Board of Supervisors consideration. Mr. Ribeiro highlighted the changes being proposed and asked for input from the Committee.

Mr. Richardson asked for the reason behind the relocation of the community gymnasium.

Mr. Carnifax stated that the 2004 master plan showed the community gymnasium adjacent to the basketball courts. The reason for the relocation was based on proximity to the Centerville Road entrance, which is fully signalized, and the stadium parking lot

and other large parking areas at Warhill High School and Thomas Nelson Community College.

Mr. Carnifax also stated that the location of the running center was largely based on the fact that the proposed center would not be a big draw on daily users and, therefore, not a big traffic generator other than some potential cross-country, state and regional meets.

Mr. Carnifax indicated that the location of the proposed running center will not reduce the number of athletic fields shown on the master plan, which was a priority for him.

Mr. Carnifax stated that the proposed amendment to the master plan would first be considered by the Parks and Recreation Commission in September, and then Planning Commission in October and Board of Supervisors in November.

Mr. O'Connor asked Mr. Carnifax if he thought that there would be adequate parking to support the gymnasium and the running center. Mr. Carnifax stated that he thought that parking would not be an issue and that there would be some additional new parking spaces associated with the gymnasium.

Mr. Carnifax stated that, regarding traffic volume, the service road will be open year-round from 6:00 a.m. to 9:00 p.m. or 10:00 p.m. Mr. Carnifax stated the traffic impact study for the sports complex recommended consideration of signalization of the Longhill Road intersection or some form of manual traffic control during peak hours.

Mr. O'Connor stated that the opening of the service road would be very helpful but that he had concerns with the Longhill Road intersection.

Mr. Carnifax concurred and stated that at some point the intersection would have to be improved. Mr. Carnifax stated that the Longhill Road Corridor study recommended the widening of Longhill Road to four-lanes and that that the challenge would be to consider improvements to the intersection prior to the widening of the road.

Mr. O'Connor stated that a couple of years ago, through the CIP process, there was discussion regarding providing office spaces and moving Parks and Recreation operation to the Warhill Sports Complex and asked Mr. Carnifax if the proposed revisions to the master plan would address that need.

Mr. Carnifax stated that there is a desire to include a Parks and Recreation administration office in the running center building.

Mr. Hopke presented a slide show of the proposed running center building and introduced Mr. Rick Platt, founder of the Rick Platt foundation, a non-profit organization which supports and promotes the sport of running in the area. Mr. Hopke indicated that the running center would support his legacy and the running community.

Mr. Platt stated that he has been the president of the Colonial Road Runners since 1994 and that he has been writing articles about running and track-and-field and cross-country for the Virginia Gazette since 1976. Mr. Platt explained that the basic idea behind the creation of the foundation was to educate and promote the sport of running. Mr. Platt stated that the foundation will fund the construction and operation of the running center building.

Mr. Hopke presented a list of running events such as the William and Marry Invitational that will potentially take place at the running center. Mr. Hopke discussed some of the site elements of the running center such as modification of the existing parking area to accommodate bus parking. Mr. Hopke also stated that the location of the proposed running center would not interfere with the location of the future baseball fields.

Mr. Hopke presented the building floor plan and indicated that part of the building could be opened to use without having to open the entire facility. The facility would be comprised of office spaces, a multi-purpose room, a small museum, a library, indoor and outdoor restrooms, a small lobby, concession stands, and an observation deck.

Mr. Hopke stated that, architecturally, the idea was to pick up on the same materials that already exist on the site such as thin roof and pre-cast columns.

Mr. Krapf stated that the Colonial Williamsburg Visitor Center used a similar super structure as shown on the architectural elevations for the running center building and that there was an issue with maintaining and cleaning the mess created by birds. Mr. Krapf asked if he anticipated that same issue with the design of the running center building.

Mr. Hopke indicated that this issue is made worse in areas that sell food which will be the case as there are proposed concession stands built in the building. However, there are ways to deal with this issue such as placing pigeon stakes as currently found at the James City County Recreation Center.

Mr. Krapf asked for the expected timetable for completion of the running center building.

Mr. Platt indicated that, ideally, the center would be able to host some cross country meets by 2017, even if the building is not totally built.

Mr. O'Connor expressed a concern with the location of the outdoor bathrooms as it would not be visible from the sport fields.

Mr. Hopke stated that they would look into the matter.

Mr. Hopke discussed some of the economic benefits associated with sports events.

Mr. Platt indicated that he envisioned the running center as a multi-use facility that could serve as a registration center for other sports activities during inclement weather and provide permanent office space for the Parks and Recreation staff. Mr. Platt also stated that the building will serve as the location of the Virginia Peninsula Road Racing Hall of Fame.

Mr. Basic asked Mr. Carnifax if he had an idea as to when the unbuilt elements of the master plan would come on line.

Mr. Carnifax stated that the Parks and Recreation Master Plan, which focus on facilities and programs, will soon be revised and that those unbuilt elements will be discussed during the revision process. Mr. Carnifax indicated that, currently, the two main issues related to sports facilities in the County are gymnasium space and the swimming pool. Although a swimming pool is being built at the WISC, a larger pool will be necessary in the near future.

Mr. Carnifax pointed out that the revised master plan shows the location of sports facilities but that depending on where the population is growing in the County these facilities could be built elsewhere.

Mr. Basic asked if a vote was required.

Mr. Ribeiro stated that no vote was necessary.

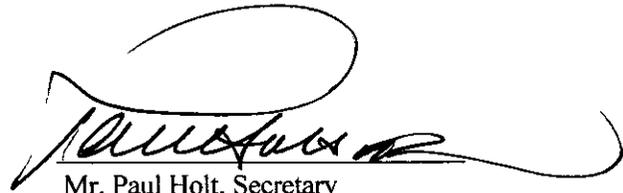
The DRC members indicated that they had no further questions or comments.

F. ADJOURNMENT

There being no further business, Mr. Krapf made a motion to adjourn. On a voice vote the motion carried 4 – 0 and the meeting was adjourned at approximately 5:10 p.m.



Mr. Heath Richardson, Chairman



Mr. Paul Holt, Secretary