

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 23, 2018
4:00 PM

A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Rich Krapf, Chair
Danny Schmidt
Frank Polster
Jack Haldeman

Staff:

Ellen Cook, Principal Planner

C. MINUTES

1. April 18, 2018 Meeting Minutes

Mr. Danny Schmidt made a motion to approve the minutes.

The minutes were approved by a vote of 3-0-1 with Mr. Jack Haldeman abstaining, as he was not present at the meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0039-2018. Stonehouse 2018 Proposed Master Plan Amendment

Mr. Rich Krapf opened the discussion.

Ms. Ellen Cook presented the Stonehouse 2018 Proposed Master Plan Amendment to the Development Review Committee.

Mr. Timothy Trant, Kaufman and Canoles, PC, stated that he was working with the Stonehouse Home Owners Association (HOA) to meet with residents. He stated that a meeting with the residents would occur once the elections for the HOA were finished. He stated that approximately 4,500 acres were currently undeveloped. He stated that access through Sycamore Landing Road was not a likely route. He stated that there was an additional entrance to Stonehouse through Six Mount Zion. He stated that a town square was added to the Master Plan. He stated that the town square would provide a recreation area and green

space. He stated that there was a current need for a middle school. He stated that outdoor recreation and trails would be added to the proposal.

Mr. Mike Etchemendy stated that the density in Tracts two and three would remain the same.

Mr. Rich Krapf stated that the 2007 Master Plan had extensive proffers. He asked if proffers would be amended.

Mr. Trant stated that the County Attorney's Office would allow amended proffers for portions of the Master Plan. He stated that traffic improvements would require a new traffic study.

Mr. Krapf stated that he would like a matrix showing the existing and the new proffers presented in an illustrative way.

Mr. Trant stated that he would provide a document at the rezoning stage.

Mr. Danny Schmidt stated that he was in favor of the recreation areas. He asked if there would be an access easement through the preservation areas.

Mr. Trant stated that the Planned Unit Development required public water and sewer to be available to the lots. He stated that the preservation areas would have a conservation easement on the property. He stated that one possible outcome would be to have smaller cluster properties with a large recreation area for the homeowners or alternatively, the property could be subdivided as large estate lots.

Mr. Frank Polster asked for more information on the conservation easement.

Mr. Trant stated that the conservation easement would limit the amount of development that would occur.

Mr. Polster stated that he favored the cluster development and leaving a larger recreation area. He stated that there was potential for relief in the Ware Creek Watershed regarding sediment buildup. Mr. Polster asked if the kayak path can be relocated.

Mr. Trant stated that he can work through the options at the next stage to provide more details.

Mr. Polster asked for more details about the school site.

Mr. Trant stated that the original school site had about 113 developable acres. He stated that the new site will have 35 developable acres. He stated that there are possibilities of public uses near the school site.

Mr. Polster stated that there may not be enough developable area with the Resource Protection Area. He asked where the additional amenities would be located that were in the original proffers.

Mr. Trant stated that fewer homes would be built resulting in less revenue to support the amenities in the original proffers.

Mr. Polster asked if affordable housing would be available.

Mr. Trant stated that the affordable housing would still be available per the original proffers.

Mr. Polster asked about the density around the recreation areas in the town center.

Mr. Etchemendy stated that there was a proposal for 100 lots.

Mr. Polster stated that he was reminded of New Town while looking at the proposal.

Mr. Etchemendy stated that Land Bay five will include both single-family and townhomes.

Mr. Trant stated that Tract nine would have a recreational vehicle storage lot.

Mr. Schmidt asked if there were any plans for shoreline stabilization.

Mr. Trant stated that the applicant would not be taking on the stabilization of the shore. He stated that if the lot was under a private ownership, they would have the ability to use the shoreline and make their own choices about stabilization.

Mr. Etchemendy stated that removing over 1,200 homes was a public benefit.

Mr. Polster agreed.

Mr. Krapf asked if there were any citizens in the room that would like to make a comment.

Mr. Bob Spencer, 9123 Three Bushel Drive, asked that the applicant meet with the residents regarding the potential development. He asked how many units would be located near the Stonehouse entrance near Old Stage Road.

Mr. Trant stated that there was not a proposal to change the land use of Land Bay five. He stated that he had made a request with the Stonehouse Board regarding meeting with the residents.

Ms. Caroline Lott, 9804 Loblolly Court, asked if the public amenities in the town square would be open to the public.

Mr. Trant confirmed that the square would be open to the public.

Ms. Lott asked who would be responsible for the maintenance costs.

Mr. Trant stated that either the County or an easement would be dedicated to a private association.

Ms. Lott asked if there would be an additional pool.

Mr. Trant stated that he did not have that information this early in the planning stage.

Mr. Krapf stated that specific questions about the project might best be handled in a community meeting.

Mr. Polster asked who would be responsible for the visitor center previously mentioned by Mr. Trant.

Mr. Trant stated that the Commercial Owners Association or the Stonehouse Owners Foundation.

Ms. Lott asked who would be responsible for the tennis courts.

Mr. Etchemendy stated that the courts could be dedicated to the County and open to the

public.

Mr. Trant stated that multi-use fields were the most popular recreational amenity in many communities.

Mr. Etchemendy stated that an activity center would help bring residents together.

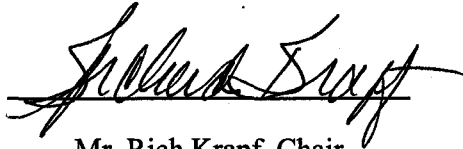
Mr. Krapf asked if there were any further questions.

Upon hearing no further questions, Mr. Krapf thanked Mr. Trant and the other representatives for attending the meeting and presenting their proposal.

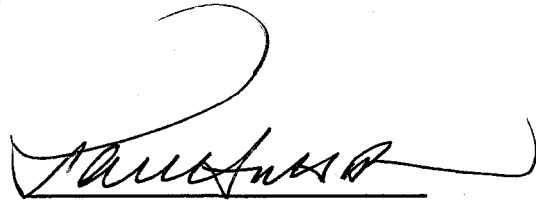
F. ADJOURNMENT

Mr. Polster made a motion to adjourn the meeting.

Mr. Krapf adjourned the meeting at 5:10 p.m.



Mr. Rich Krapf, Chair



Mr. Paul Holt, Secretary