

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
December 19, 2018
4:00 PM

A. CALL TO ORDER

Mr. Danny Schmidt called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Jack Haldeman
Danny Schmidt
Frank Polster

Absent:

Rich Krapf, Chair

Staff:

Ellen Cook, Principal Planner
Thomas Wysong, Senior Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. October 24, 2018 Meeting Minutes

Mr. Schmidt asked if there were any further comments.

Mr. Frank Polster made a motion to approve the minutes.

The minutes were approved by a vote of 3-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-18-0110. Hazelwood Farms

Mr. Schmidt opened the discussion.

Ms. Ellen Cook stated that staff received a conceptual plan for Hazelwood Farms consisting of two areas north and south of the I-64 interchange, Village Center and Enterprise Center. She explained the proposal is a consideration item in preparation for future legislative cases, with no action required at this time.

Mr. Tim Trant, representing the applicant from Kaufman & Canoles law firm, gave an introduction of the applicants, history of the property and overview of the proposal. Mr. Trant explained the applicants were interested in identifying a use for the property that would represent their family's heritage, legacy and stewardship of the property. Mr. Trant stated the

County has had an interest in developing the area over time as a significant economic center. The project team, at the direction of the applicants, embraced that idea and began thinking of strategies for positioning the property for sale and development, beginning with a Comprehensive Plan Future Land Use Map Change Application to bring all portions of the property into the County's Primary Service Area while also proposing a Land Use Designation of Economic Opportunity. The Village Center (north parcel), zoned B1, has maintained a Mixed Use Comprehensive Plan Land Use Designation with commercial emphasis.

Mr. Trant stated that following the approval of the Comprehensive Plan change the applicants invested in extensive land development studies such as soil analysis, environmental impact assessments, archeological studies and survey and title work, to understand the development potential of the property and any regulatory constraints. Mr. Trant said their team concluded the land is well-suited for commercial development in the Village Center (north parcel) and economic development (office, light industrial and warehousing) in the Enterprise Center (south parcel). Mr. Trant stated they continue to work with local and state economic development interests such as Virginia Economic Development Partnership and the County's Office of Economic Development in order to elevate the property's profile in state ranking tiers, to make the site more competitive and attractive to users such as corporate campuses, manufacturing facilities or light industrial centers. Mr. Trant explained the tier system is based on various criteria such as availability and suitability of land and environmental conditions. He said the property has reached almost a Tier 3 status, but reaching the top Tier 5 level would require zoning and utilities. Mr. Trant said they have worked on a zoning initiative and an extension of utilities to elevate the property's ranking.

Mr. Trant told the committee what they are proposing through this conceptual plan is a preliminary review of what will mature into a rezoning of the Enterprise Center (south parcel) from General Business District (B-1) and General Agricultural (A-1) to Economic Opportunity (EO), as the first EO zoning in the County. The Village Center (north parcel) would require a Special Use Permit that would position the property for development as a commercial or retail center. Mr. Trant expressed that the applicants hope to invest and position the property for a higher and better use, a meaningful development for the mutual benefit of their family and the County.

Mr. Larry Hazelwood, applicant and member of Hazelwood Farms, LLC, explained to the committee that he and his siblings are focused on getting something in place to position the property for the next generation. They hope to interview developers for the best interests of the community. Mr. Hazelwood emphasized the property is uniquely situated and could serve as a gateway to James City County. It is also located in a foreign-trade zone (FTZ), he explained, which adds a new dimension with built-in incentives and benefits. Mr. Hazelwood cited examples of coffee bean importers, auto parts, raw lumber and e-commerce as potential businesses which could import raw or starter material tax-free into the FTZ. He also stressed the site's strategic location, where businesses could import and manipulate products then use nearby interstates and ports, rather than add congestion to Lightfoot, Richmond Road or Rochambeau Drive corridors. Mr. Hazelwood said they would seek a developer with global perspective to bring high-tech/skilled and high-paying jobs to the County.

Mr. Jack Haldeman asked for clarification of the Virginia Business Ready Sites Program tier system regarding utilities.

Mr. Arch Marston and Mr. Jason Grimes, AES Consulting Engineers, explained: Tier 1 is raw land with an interested seller; a site controlled and marketed for development is Tier 2; Tier 3 is zoned industrial/commercial with due diligence complete; certified as "infrastructure ready" is Tier 4; and Tier 5 is "shovel ready" with permits in place.

Mr. Hazelwood stated they have also been in discussion with the regional collaboration

organization GO Virginia, whose Growth and Opportunity Board is responsible for awarding allotted funds to relevant projects. He said there are many opportunities and grant money for economic development.

Mr. Trant acknowledged this is a speculative zoning initiative, with no definitive end-user. Conceptual, draft design guidelines have been submitted to show the intent and frame a vision, in order to find appropriate end users and ensure design guidelines are met.

Mr. Hazelwood stated they would offer other developments and existing businesses in the area, currently on septic tank and well, the opportunity to connect as ancillary or environmental benefits of the project.

Mr. Schmidt inquired about the specifics of the FTZ.

Mr. Hazelwood answered the entire project area would fall within the FTZ and that businesses would qualify and apply themselves.

Mr. John Hopke, Architect from Hopke and Associates, discussed the conceptual plan design guidelines. He stated the two parcels and their proposed uses would complement rather than compete with one another. Mr. Hopke pointed out the northern, smaller parcel could be the "downtown" of Stonehouse. Their group envisions a development with the architecture, character and feel of a small village, with guidelines encouraging small entrances for example, and a circulation pattern that promotes pedestrian activity. Mr. Hopke stated the development would not only market to traffic from the interstate, but also provide for citizens living at that end of the County and surrounding areas. In addition to entertainment, places to eat and shop, and potentially a hotel, Mr. Hopke proposed a passive park could be built through the wetlands.

Mr. Hopke then discussed the larger parcel south of the interstate intended for large-footprint users. He noted this area is naturally divided by Resource Protection Areas (RPAs) and wetlands, which could serve as natural buffers to subdivide the property or industrial park. The larger areas could be used for industrial warehouses, distribution or fulfillment centers, with a main spine road to organize uses and collect traffic. Commercial and residential uses would be located near Old Stage Road, as the EO zone's urban residential core. Architecture here would be more contemporary or mid-century modern revival, to match the industrial character. Mr. Hopke also pointed out the proximity to Upper County Park as an ideal transitional use. Greenspace could be accessed perhaps with footpaths through the wetlands.

Mr. Hazelwood stated there is no connection to Barnes Road from the spine road, based on Planning staff recommendations, but he would like to see emergency service access. He said there would be pedestrian and bike connectivity to Barnes Road.

Mr. Trant stated there is a traffic engineer on the project team. Given the scale of the property and nature of the proposed uses, the team quickly determined the transportation infrastructure may not support larger-scale development such as high-rise office buildings, intense manufacturing or corporate campus uses. Mr. Trant said they sized the scale of the project to match the character of the area and with what the transportation network could accommodate with reasonable traffic improvements. He stated that larger-scale traffic improvements such as widening bridges or additional ramps are beyond the scope of this project. Mr. Trant expressed their desire to accomplish a meaningful yet manageable level of development within a reasonable set of traffic improvements such as turn lanes and traffic signals.

Mr. Hopke stated bike lanes and multi-use trails are somewhat problematic in certain areas, but along the spine road they would be good augmentation to the whole biking system.

Mr. Grimes stated they envision the spine road as a large-scale boulevard with medians and landscaping, in order to accommodate large trucks utilizing the large-footprint sites.

Mr. Grimes addressed questions and concerns regarding road crossings and impacts to RPAs, stating they understand they will need to mitigate impacts.

Mr. Trant stated the roads are positioned to create the massing needed to create large footprints for manufacturing and distribution uses.

Mr. Marston stressed the County has an opportunity rarely found in the state to offer a site able to accommodate uses with such a large footprint.

Regarding the Village Center (north parcel), Mr. Grimes stated that utilities exist in Stonehouse near Mill Pond Road, with Stonehouse having its own water system. He said they have had initial conversations with the James City Service Authority (JCSA) regarding potential interconnectivity or extensions of water and sewer from that location. However, he said, no agreement has been finalized and this would be a great undertaking before any major-scale development in the area.

Regarding the Enterprise Center (south parcel), Mr. Trant noted there is adequate water and sewer capacity in the right-of-way, near the entrance to Stonehouse Commerce Park on La Grange Parkway.

Mr. Grimes said JCSA noted potential improvements or upgrades may be necessary on the Fieldstone Parkway line. He stated that more planning and coordination with JCSA would be required.

Mr. Polster noted the use or type of facility would determine the capacity requirements for water and sewer.

Mr. Grimes said more discussion is needed on how utilities would be phased. He said their team looked at reasonable uses which would not be high water or sewer generators.

Mr. Haldeman inquired about the vision for the residential area.

Mr. Trant said there has been a lot of conversation about how to respect the County's comprehensive plan and EO zoning district to create something functional and practical. He said they envision multi-family housing in the area south of the spine road, which would largely consume the entire residential core area of the southern pod. Mr. Trant said they envision the northern pod as a commercial center, different in scale and design from the commercial Village Center north of the interstate. He said that this area is designed to serve the industrial park, with a mix of neighborhood commercial services such as eateries or package shipping. Mr. Trant explained they designed the residential center to be walkable and bikeable from those areas.

Mr. Hopke said tenants in this commercial area of the Enterprise Center (south parcel) would likely want to capture business from the interstate as well, but this may be difficult in Mixed Use buildings. He said the EO guidelines strongly encourage use of Mixed Use buildings, but this area may not be enough to meet the minimum economy-of-scale or justify Mixed Use buildings.

Mr. Grimes noted that bringing manufacturing uses and jobs to the area would create a residential demand. In this location the residential area would act as a buffer between the commercial area and other residential areas off of Old Stage Road, as well as provide access to Upper County Park to residents.

Mr. Hazelwood asked for clarification of the EO parameters for residential.

Mr. Trant said commercial and residential uses in an EO zone can total 15% of land area, only 10% of which can be residential in character. He said they have scaled the square footages of the project to fit within those parameters.

Mr. Schmidt asked for the team's vision of a buffer between the interstate and the industrial parks, to protect the wooded character along the corridor from Richmond.

Mr. Grimes stated there is a 100-foot buffer off the interstate.

Mr. Hazelwood noted the issue of interstate exposure would be addressed later in the process.

Mr. Polster said a landscape buffer would be indicated. Regarding the design guidelines, he asked how much would be enforceable or changeable over time.

Ms. Cook said they would need to meet the EO zoning district regulations and buffer requirements. Final development plans would be reviewed to ensure consistency with design guidelines if a commitment to adhering to the design guidelines was included in the proffers.

Mr. Polster noted the property contains the headwaters for the Diascund Creek Watershed. He expressed concern regarding steep slopes and asked the applicant team how they might mitigate any erosion.

Mr. Marston replied an aggressive erosion and sediment control plan would be needed. Regarding flow attenuation and water quality, he said while they don't have an exact layout, there would be regional facilities or ponds that would accomplish both water quality and water quantity. There would also be low impact development features on individual sites, such as additional ponds, bio-retentions or other infiltration facilities.

Mr. Grimes said previous development on the interstate may have already damaged the natural stream, before current Stormwater regulations were in place. Their project would adhere to all of the new Stormwater guidelines and potentially add some protections.

Mr. Polster then inquired about the traffic analysis.

Mr. Trant said they cannot assume any changes to the existing, approved Stonehouse master plan when they accomplish their traffic analysis. They also consider general growth estimates. He said their traffic impact projections are conservative.

Mr. Polster said he likes the idea of connecting the Upper County Park trail system with walking and bike paths through the development's buffered area.

Mr. Hazelwood commented their family supports connectivity between any project and Upper County Park.

Mr. Schmidt inquired about the RPA on the south side of the property, whether they would fill in ravines and add culverts.

Mr. Hopke answered yes.

Ms. Deborah Drudge, applicant and member of Hazelwood Farms, LLC, said they have had the Corps of Engineers provide documentation.

Mr. Polster inquired about the three archeological sites referred to in the planner's comments.

Ms. Drudge said there was mention of a trash site and sawmill.

Mr. Grimes said they were sites of limited interest or archeological significance.

Mr. Trant said the sites were near the Village Center of the northern parcel, located mostly on the opposite, Stonehouse side of Route 30. The region of potential influence extends to a portion of the property and also exists near the potential hotel site.

Mr. Grimes said the most significant site in the area (not on the project property) is a tavern visited by George Washington on the other side of Route 30, which recently had a highway marker installed.

Mr. Hazelwood mentioned there is also an old brick home which was their grandparents' home.

Mr. Trant clarified the three archeological sites in the area. He said the first is a single-family dwelling first identified in state records in 1983 with no associated data, unverified to determine eligibility for further excavation. Mr. Trant described the second site as a nineteenth-century dam identified by Colonial Williamsburg in 1985 but not recommended for the National Register of Historic Places. He stated the third is Byrd's tavern site across Route 30, where there had likely been troop encampments with artifacts within a geographic radius that would extend onto the project property.

Mr. Schmidt asked if there were any further comments.

Mr. Hazelwood said they appreciate the committee's comments.

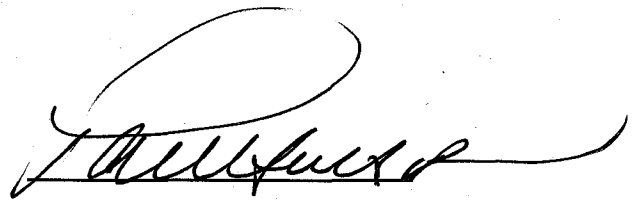
F. ADJOURNMENT

Mr. Polster made a motion to adjourn the meeting.

Mr. Schmidt adjourned the meeting at 5:25 p.m.



Mr. Danny Schmidt, Acting Chair



Mr. Paul Holt, Secretary