

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
November 20, 2019
4:00 PM

A. CALL TO ORDER

Mr. Frank Polster called the Development Review Committee (DRC) meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Frank Polster, Chair
Jack Haldeman
Danny Schmidt
Odessa Dowdy

Staff in Attendance:

Ellen Cook, Principal Planner
Brett Meadows, Planner
Juan Carlos Morgado, Stormwater and Resource Protection
Katie Pelletier, Community Development Assistant

C. MINUTES

1. October 23, 2019 Meeting Minutes

Mr. Polster asked if there were any comments regarding the minutes.

Mr. Jack Haldeman made a motion to Approve the October 23, 2019 minutes. The minutes were approved by a unanimous voice vote of 3-0. Ms. Odessa Dowdy arrived at the meeting a few minutes later.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-19-0101. Chickahominy Riverfront Park RV and Boat Storage Area SP Amend.

Mr. Brett Meadows addressed the Committee and stated that Mr. Alister Perkinson of James City County Parks and Recreation had submitted a site plan amendment to relocate storage for recreational vehicles (RVs) and boats. He said the relocation requires the removal of trees within the proposed storage area.

Mr. Meadows stated that the applicant seeks to relocate the RV and boat storage in order to allow for an expansion of the boathouse area. He said the goal of the relocation is to provide better service to boathouse patrons and bring additional revenue to the park.

Mr. Meadows explained that the DRC approved Conceptual Plan Case No. C-0038-2018 on June 20, 2018. He said this plan proposed the relocation of the RV and boat storage to the

area represented in Site Plan Case No. SP-19-0101.

Mr. Meadows told the Committee that the proposed RV/boat storage area was formerly used for the same purpose as recently as 2002, and the proposed area was a grass field as recently as 2013. He said this area has naturally grown up in the intervening years.

Mr. Meadows explained the applicant proposes clearing approximately one acre of brush and trees to create storage for up to 50 large RVs or boats. He said two mature loblolly pines will remain. Mr. Meadows noted the view of the proposed storage from the Capital Trail and John Tyler Highway is limited by an existing wooded buffer that would remain.

Mr. Meadows stated that the adopted Special Use Permit (SUP) conditions require Planning Director and DRC approval of any tree clearing on the Chickahominy Riverfront Park property. He said the Planning Director finds the proposal acceptable and staff recommends that the DRC finds the tree clearing for this project acceptable.

Mr. Meadows said both he and Mr. Perkinson were available to answer any questions from the Committee.

Mr. Polster asked if the Committee had any further questions.

Mr. Alister Perkinson stated the goal is to clean up the existing temporary RV and boat storage area for potential construction of an additional boathouse by the growing rowing club and community.

Mr. Perkinson explained they would move the storage area to another temporary site where there had been storage in the past and would not require any significant improvements.

Mr. Danny Schmidt asked if this would be the second or third boathouse.

Mr. Perkinson replied it would be the second boathouse on site.

Ms. Dowdy asked for clarification why the site would need to move again in the future.

Mr. Perkinson explained they are in the process of updating the site Master Plan, and the proposed new temporary storage site is also the location of a future water treatment plant. He said the proposed permanent site for RV and boat storage would be located further out in the phasing of the Master Plan.

Mr. Perkinson said no permanent improvements would be made other than clearing the brush in the short term. He said there is an existing gravel road.

Ms. Dowdy asked if the storage area was public use.

Mr. Perkinson replied yes, users pay a monthly fee to store their RVs and boats, similar to the James City County marina.

Mr. Polster asked Mr. Perkinson about the Master Plan update. Mr. Polster said it was his understanding they are operating under a 2009 Master Plan and have briefed a new Master Plan concept to the Board of Supervisors. Mr. Polster noted there would be additional public meetings and outreach to the community for feedback on the Master Plan update before it is finalized through the legislative process.

Mr. Perkinson affirmed what Mr. Polster had stated and said the tentative timeline after the public process includes meeting with the Parks and Recreation Advisory Commission in

February 2020, the Planning Commission in March 2020, and the Board of Supervisors in April 2020.

Mr. Polster asked why they would not move the RV and boat storage to the proposed permanent location now since a new Master Plan could be approved within the year.

Mr. Perkinson stated the move to the permanent storage site will be included in the Parks and Recreation Capital Improvements Program (CIP) request, and the current proposal is a temporary solution with very few requirements. He said they would like to move the storage site now, due to the new boathouse and increased use in the area.

Mr. Polster asked if the new boathouse was already in the CIP.

Mr. Perkinson explained that the rowing club would build the boathouse, but there are stormwater improvement plans for the launch area included in the five-year CIP by Fiscal Year 2022.

Mr. Polster asked why they would not place the RV park in the permanent location now.

Mr. Perkinson said they would need this in the Parks and Recreation CIP budget since they would need to build a road and clear the area.

Mr. Juan Carlos Morgado, Stormwater and Resource Protection (SRP) Division, commented that the water treatment plant will greatly alter the Master Plan. He said the SRP comments cited that any Master Plan should consider the stormwater requirements and conditions set in the last SUP for the Chickahominy Riverfront Park.

Mr. Polster asked if there were any other discussion items from the Committee.

Mr. Jack Haldeman motioned to recommend Approval of Case No. SP-19-0101, Chickahominy Riverfront Park RV and Boat Storage Area SP Amend.

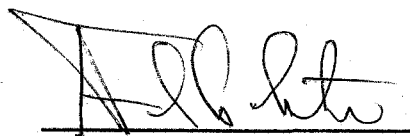
By a unanimous voice vote, the motion was approved 4-0.

F. ADJOURNMENT

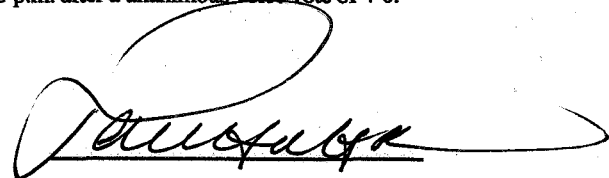
Mr. Polster thanked everyone for attending the meeting.

Mr. Haldeman motioned to Adjourn the meeting.

Mr. Polster adjourned the meeting at 4:20 p.m. after a unanimous voice vote of 4-0.



Mr. Frank Polster, Chair



Mr. Paul Holt, Secretary