

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
February 19, 2020
4:00 PM

A. CALL TO ORDER

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

B. ROLL CALL

Present:

Frank Polster, Chair
Jack Haldeman

Staff in Attendance:

Jose Riberio, Senior Planner
John Risinger, Community Development Assistant
Juan Carlos Morgado, Stormwater and Resource Protection
Carla Brittle, Recreation Centers Administrator
Alister Perkinson, Park Administrator

C. MINUTES

1. January 22, 2020 Meeting Minutes

Mr. Polster stated they would delay the Approval of Minutes until there could be a quorum at the next meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. Case No. C-19-0100. Shaping Our Shores Update

Mr. Jose Riberio addressed the Committee and stated that the Board of Supervisors (BOS) endorsed the Shaping Our Shores (SOS) Narrative Document and Master Plan in June 2009. He said this was done in order to guide the revitalization and development of three James City County (JCC) waterfront park facilities: Chickahominy Riverfront Park, Jamestown Beach Event Park and the Jamestown Marina.

Mr. Riberio explained that over 10 years have passed since the original document and plan, and now the SOS Master Plan is being updated. He said revisions have been made to the Master Plan for each of the facilities, and these revised Master Plans will be considered for adoption by the Planning Commission and BOS in the near future.

Mr. Riberio stated that, prior to consideration by the full Planning Commission, the Parks and Recreation Department staff requested this item be placed on the DRC agenda in order to discuss the update and obtain input from the DRC members. He noted that no action by the DRC is required.

Mr. Riberio explained that once the SOS update has been reviewed and endorsed by the BOS, applications will be submitted to amend existing Special Use Permits for Chickahominy Riverfront Park and Jamestown Beach Event Park to reflect the changes proposed by the SOS Master Plan update.

Mr. Riberio introduced staff present at the meeting from the Parks and Recreation Department: Ms. Carla Brittle, Recreation Centers Administrator, and Mr. Alister Perkinson, Park Administrator. Mr. Riberio said they have been working together throughout the process and would be happy to answer any questions from the Committee. He said they could also present and discuss changes made to each of the Master Plans and answer any questions.

Mr. Polster asked if there were any questions.

Mr. Jack Haldeman asked for a brief presentation and asked if the collapsing bulkheads had been taken care of at the marina.

Ms. Brittle explained the bulkhead improvements are part of a project currently in the bid process for work completion in the fall.

Mr. Haldeman asked if the funds had been approved in a previous Capital Improvements Program (CIP) process.

Ms. Brittle confirmed the funds have already been approved for the project.

Mr. Haldeman asked about the staff office at the marina.

Ms. Brittle stated there is currently a staff office at the marina which will be torn down and relocated out of the flood plain area.

Mr. Perkinson noted the office serves two uses. He said staff runs a rental operation there and also operates a maintenance lease.

Mr. Haldeman said the usage at the marina will not change, except for the new restaurant.

Mr. Haldeman then asked for a short overview of each project.

Ms. Brittle presented first the proposed Master Plan update for Chickahominy Riverfront Park. She said the biggest change is the addition of the James City Service Authority Water Treatment Plant. She showed the location of the building and buried input and output lines.

Mr. Haldeman asked why the park was chosen as the location for the plant.

Ms. Brittle explained there were three options under consideration, but the project would take and treat water from the river as a future water source. She said the option is very expensive, but the land space would be held for the potential project use.

Ms. Brittle said they are also relocating the boat and recreational vehicle storage area to the front corner of the park and removing a second unnecessary entrance to the park.

She said there are new camper amenities, an additional rowing building and room for camping sales, rentals and summer camp operations.

Mr. Polster said he appreciated the level of detail given and complimented the cooperation between staff.

Mr. Polster asked if they had any comments from his previous note and question regarding sea level rise.

Mr. Perkinson said they took into consideration the boundaries of the flood plain and Resource Protection Area. For one particular area, he said they hope for walk- or bike-in-only access for some camping or water sports.

Mr. Polster said there will be new elevation data for the County to take under consideration as these projects enter future CIP and site plan approval processes.

Ms. Brittle then presented Master Plan updates for the Jamestown Beach Event Park. She said this plan had the most changes from the original after improvements were made to the beach. She said there are limitations in the language of the grants used to purchase the property as well from an archaeology standpoint.

Ms. Brittle said they will relocate the fishing pier off the Virginia Department of Transportation (VDOT) property near the ferry to the upper end of the beach. She said there will be additional restrooms and parking for events and beach patrons. She said there will be a new, semi-permanent event tent and new road alignments to improve summer traffic issues.

Mr. Haldeman asked if VDOT had looked at the plan yet.

Mr. Riberio replied yes, VDOT had reviewed the conceptual plan with no objections. He said traffic impact studies would also be required.

Mr. Haldeman asked about the parking improvements.

Mr. Riberio said the grass parking would be updated with pervious pavers.

Ms. Brittle explained other updates to the parking plan and said repaving the entrance area was already a priority for funding. She said a new renting center would replace the existing building near the entrance. She said long-term boat storage would move from the marina to an area inside the Jamestown Beach Event Park.

Ms. Brittle said they hope to continue a camping option at Jamestown Beach and may request proposals for the building of private rental cabins for event guests.

Ms. Brittle then presented changes to the Master Plan for the Jamestown Marina. She said much of the original SOS plan was not feasible at the marina given the RPA, wetlands and flood plains. Development of a boat ramp and boat slips were removed, as well as plans for condominiums, a hotel and retail shops which were not endorsed by the BOS.

Ms. Brittle mentioned again the relocation of the marina staff office building and said they also relocated the proposed restaurant and food service area out of the flood plain. She said they relocated the boat ramp.

Ms. Brittle stated there will be additional short-term trailer parking and a second entrance with additional visitor parking. She said there will be a semi-permanent event tent for use by the brewery.

Mr. Polster asked about the stormwater runoff from the parking lot, given the contours.

Mr. Juan Carlos Morgado replied he had not reviewed this particular conceptual drawing, but more stormwater improvements would likely be necessary.

Mr. Polster asked if the bulkhead improvement project at the marina also included dredging.

Mr. Perkinson replied yes, it would be taken across by truck to the Jamestown Beach Event Park. He said there are two phases, beginning with dredging of the channel followed by the covered boat slip area to integrate the Living Shoreline project.

Mr. Riberio asked if there were any additional questions.

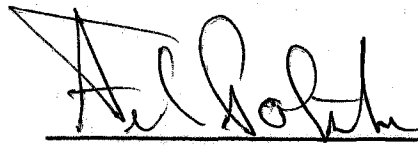
Mr. Haldeman thanked the staff for their presentations and said the information was very helpful.

F. ADJOURNMENT

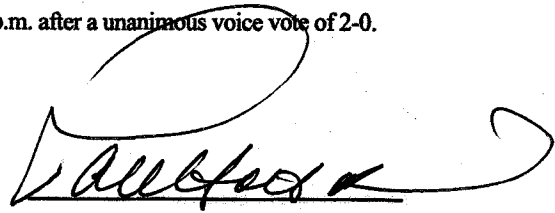
Mr. Polster thanked everyone for attending the meeting.

Mr. Haldeman motioned to Adjourn the meeting.

Mr. Polster adjourned the meeting at 4:30 p.m. after a unanimous voice vote of 2-0.



Mr. Frank Polster, Chair



Mr. Paul Holt, Secretary