

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts bay Road, Williamsburg, VA 23185
March 31, 2021
4:00 PM

A. CALL TO ORDER

1. This meeting will be held electronically pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors on April 14, 2020 and readopted on September 8, 2020. The meeting will be accessible through a Zoom audio meeting. Please go to <https://zoom.us/j/99870052411> or call 301-715-8592 and enter the meeting ID 998 7005 2411. Citizen comments may be submitted via U.S. Mail to the Planning Commission Secretary, P.O. Box 8784, Williamsburg, VA 23187, via electronic mail to community.development@jamescitycountyva.gov, or by leaving a message at 757-253-6750. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

B. ROLL CALL

1. Electronic Meeting Resolution

Ms. Barbara Null called the Development Review Committee (DRC) meeting to order at 4 p.m. She called the roll and read the electronic meeting resolution.

Mr. Frank Polster made a motion to Adopt the electronic meeting resolution.

The resolution was adopted by a voice vote of 4-0.

Committee Members Present:

Barbara Null, Chair
Jack Haldeman
Frank Polster
Rob Rose

Others Present:

Rich Krapf
Julie Leverenz
Chase Grogg, LandTech
Mike Etchemendy, Stonehouse

Staff in Attendance:

Alex Baruch, Acting Principal Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. February 17, 2021 Meeting Minutes

Mr. Jack Haldeman motioned to Approve the February 17, 2021 DRC meeting minutes.

On a voice vote, the Motion passed 4-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. S-20-0049. Stonehouse Preserve and Riverfront Preserve Driveway Exception Request

Mr. Alex Baruch addressed the Committee and stated that Mr. Chase Grogg from LandTech Resources, Inc. has applied for a subdivision exception for the requirement of a shared driveway for three or more undeveloped parcels per Section 19-18 of the Subdivision Ordinance. He said this exception request is for a proposed four-lot subdivision of a tract of land within the Stonehouse development accounting for approximately 3,031 acres and addressed as 9800 Six Mount Zion Road. Mr. Baruch stated that the parcel is part of the Stonehouse Master Plan, and the majority of the parcel is intended for the Stonehouse Preserve and Riverfront Preserve, two distinct parcels that would be created as a result of this subdivision.

Mr. Baruch noted that staff found a number of favorable factors while evaluating the application: (i) the proposed subdivision plat for the Stonehouse Preserve and Riverfront Preserve is in accordance with the approved master plan, proffers, and restrictive use easement language for the Stonehouse development; (ii) adherence to this Ordinance requirement would create a substantial hardship for the property owner given the length of the road and site work needed to install such a driveway connecting four parcels; additionally, a shared driveway connecting these four parcels has not been an expectation for the platting of this parcel based on the easement language approved during the legislative approvals for this parcel; (iii) each of the four proposed parcels will front on, and have access to, the Virginia Department of Transportation (VDOT) maintained roadways, meaning a private driveway is not required for access to any parcel; (iv) the Fire Department, Health Department, and VDOT have stated no objection to this exception request; and (v) the proposed exception request is generally in accordance with the required exception criteria detailed in Section 19-18 of the Subdivision Ordinance.

Mr. Baruch stated that staff found no unfavorable factors as part of the proposal. He said staff recommends approval of the exception request, though staff also recommends the motion specify that the exception request is only for this proposed layout and is not a blanket waiver for any future subdivisions on these parcels.

Mr. Baruch said he would be happy to answer any questions from the Committee, and the applicant was also present.

Ms. Null asked if there were any questions.

Mr. Polster noted that 1,586.55 acres, approximately 52 percent of the total 3,031 acres, will be deeded and reserved for open space. He asked about the location of the open space.

Mr. Baruch replied that the open space is currently not shown on the plat because there has been no conveyance of property to anyone. He said the easement language approved with the rezoning states that the easement would need to be recorded at conveyance of property. He said the open space portion of the easement is not yet required to be shown on the current plat.

Mr. Grogg stated that the open space is referenced on the plat. He said they added notes regarding the amount of open space required per lot. He said it is not shown yet due to the language in the master plan about the time of sale.

Mr. Polster asked if the open space would be in the undevelopable area.

Mr. Grogg said the location of the open space within the development has not been specified yet. He said the open space will be platted at time of sale.

Mr. Polster asked if the intention was still for 19 lots, 15 in Stonehouse Preserve and four in Riverfront Preserve.

Mr. Grogg replied yes, that is the maximum developable units there, per the master plan. He said there were different ways that could be achieved. He said the purpose of this plat was to ensure alignment with the master plan.

Mr. Polster commented that a set of preexisting forest trails appears on imagery of the Stonehouse Preserve area. He asked if they would develop along those same ridgelines and the Resource Protection Area associated with Ware Creek.

Mr. Mike Etchemendy from Stonehouse commented they have not tried to develop anything yet. He said they have the maximum number of lots reserved but do not intend to subdivide further until there is an interested party for a portion or all of the parcels.

Mr. Polster asked if they are still negotiating with the State to join this area with Ware Creek Reserve.

Mr. Etchemendy said they are in constant contact with desired parties.

Mr. Polster commented that it is a unique piece of land and highly rated. He wished the applicant the best of luck and said he had no further questions.

Ms. Null asked if there were any other comments or a motion.

Mr. Polster motioned to Approve the Stonehouse Preserve and Riverfront Preserve shared driveway exception request, specifically for the proposed layout and not as a blanket waiver for any future subdivisions on these parcels.

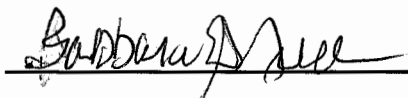
On a voice vote, the Motion was approved 4-0.

F. ADJOURNMENT

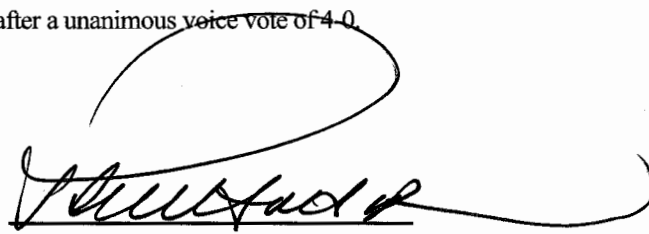
Ms. Null thanked everyone for attending the meeting.

Mr. Haldeman motioned to Adjourn the meeting.

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



Ms. Barbara Null, Chair



Mr. Paul Holt, Secretary