

**MINUTES**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**April 20, 2022**  
**4:00 PM**

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**A. CALL TO ORDER**

Ms. Barbara Null called the Development Review Committee (DRC) meeting to order at 4 p.m.

**B. ROLL CALL**

**Present:**

Barbara Null, Chair  
Frank Polster  
Stephen Rodgers  
Rob Rose

**Also in Attendance:**

Jack Haldeman

**Staff in Attendance:**

Josh Crump, Principal Planner  
John Risinger, Planner  
Thomas Wysong, Senior Planner  
Katie Pelletier, Community Development Assistant

**C. MINUTES**

1. March 30, 2022 Meeting Minutes

Mr. Polster motioned to Approve the March 30, 2022, DRC meeting minutes.

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

**D. OLD BUSINESS**

There was no old business.

**E. NEW BUSINESS**

1. C-22-0019. 7607 Richmond Road - Oakland Farm Residential Rezoning

Mr. Risinger greeted the Committee and stated that Mr. John Grier from Plus Management Commercial Real Estate has submitted a conceptual plan for a proposed residential development located at 7607 Richmond Road. He said the parcel is currently zoned A-1, General Agriculture and is designated Low Density Residential (LDR) on the 2045 Comprehensive Plan Land Use map. Mr. Risinger said the parcel is inside the Primary Service Area and is approximately 95 acres in size. He noted the proposed development would have a density of 2.5 to three units per acre, with a mixture of single-family and multifamily units. Mr. Risinger said the Comprehensive Plan recommends a gross density of one to four units per acre in LDR areas if particular public benefits are provided. He noted that single-family and multifamily units are recommended uses in LDR areas.

Mr. Risinger stated that the applicant has requested this item be placed on the Committee's Agenda to have a high-level discussion of the project and seek input and questions from the DRC members before starting detailed design work. He said no action by the DRC is required. Mr. Risinger said he would be happy to answer questions, and the applicant has a presentation available.

Mr. Greer addressed the Committee and said he appreciated the opportunity to meet with the Committee for its feedback on the design principles and acceptable density range of the proposed development. He said the estate owners contacted him for help understanding the land use designation change from Moderate Density Residential to LDR during the recent Comprehensive Plan update. He said the estate needs to sell and was looking for advice on the property. He said he grew up appreciating design with nature developments such as Kingsmill and supports the slow growth mindset.

Mr. Greer displayed an initial civil engineer drawing of what he said could be developed on the property. He said it did not consider the rural procession down Oakland Drive that the residents in the rear Oakland subdivision have enjoyed for many years. He noted that with the approved apartments next door, it is an emerging growth area but with a rural context. Mr. Greer said if the Comprehensive Plan acknowledges the need to account for growth in the area, then a development plan should still try to account for the history and layout of the property. He said the Oakland subdivision in the back has a covenant for no lots under one acre, and the residents enjoy the open field setting. Mr. Greer said the intent by the estate, however, was always to have higher density in the front. He said there is the possibility to do a Traditional Neighborhood Development or village-influenced design on the property, but he thought that would squeeze existing residents into a more urban setting. He said a different approach would consider the layout of the fields and clusters of specimen trees and preserve the rural character along Route 60 and the roadway procession to the existing community.

Mr. Greer then showed the Committee photos of the existing property, trees, and road procession to the Oakland subdivision. He showed an alternative design for the development which incorporates the existing Oakland Drive and tree clusters. He asked the Committee for its feedback on the best density range.

Mr. Polster said he is concerned about the impacts of the proposed density of 270 new units, in addition to the 126 approved apartment units and the existing 40-50 homes in the back. He stressed there were traffic mitigation concerns for the Richmond Road and Croaker Road corridors. Mr. Polster also stated that any new design should fit the aesthetics of the planned landscaping, roadways, and bikeways of the apartment development. Mr. Polster said he envisioned R-1, Limited Residential zoning for the property but suggested the applicant consider the impacts and what design guidelines, benefits, or proffers might be proposed to offset another proposed zoning.

Mr. Greer said he would look closer at the character design guidelines. He said they have spoken to traffic consultants about the circumstances and constraints and would research possible mitigation approaches to the traffic.

Ms. Null noted the Board of Supervisors has already received comments on the proposal from concerned citizens. She expressed concern about the proposed density, the traffic impacts, and possible requirements for additional schools.

Mr. Greer asked what would be considered preservation of the rural character.

Mr. Polster suggested limiting zoning to R-1, Limited Residential with one-acre lot density and a cap on traffic impacts to keep the same Level of Service.

Mr. Crump suggested looking at the net developable area when considering density. He noted the Ordinance update process is just beginning.

Mr. Greer said it is helpful to know what is desired by the community when considering proposed proffers, such as open space and trails, or affordable housing.

Mr. Rose commented the existing community will likely be concerned with the new development and fencing.

Mr. Greer said he understood and hopes to please the existing residents by keeping the existing roadway and offering a trail network potentially.

Mr. Wysong offered to send examples of recent residential rezonings for context and consideration of possible public benefits.

Mr. Haldeman asked about the driveways for proposed lots near the entrance.

Mr. Greer replied they would likely use a slip road.

Ms. Null suggested garages in the back.

Mr. Risinger noted that lots cannot front on existing roads within a major subdivision. He also noted there may be options in each zoning district for smaller lots to allow more open space, if a gross density is met and depending on water and sewer service. He also noted the cluster overlay is available in R-1 and R-2 Zoning Districts, but the R-1 Zoning District does not allow multifamily housing.

Mr. Polster suggested exploring the idea of rural clustering with staff.

Mr. Greer mentioned the concept of rural hamlets in Loudoun County, Virginia.

Mr. Polster also noted that extended Resource Protection Area buffers could be considered a public benefit. He said trails could also be located in that area.

Mr. Greer asked if keeping the existing Oakland Drive layout is the right solution.

Mr. Polster replied that it would depend on the settings and what development is proposed with it. He said most important would be the density, traffic, and aesthetics.

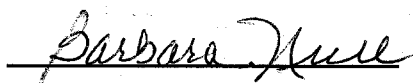
Mr. Greer thanked the Committee for its time and feedback.

Ms. Null thanked everyone for attending the meeting.

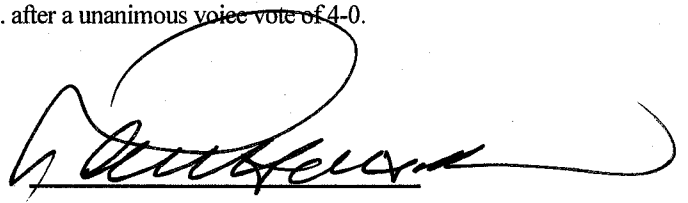
#### F. ADJOURNMENT

Mr. Rose motioned to Adjourn the meeting.

Ms. Null adjourned the meeting at 5:00 p.m. after a unanimous voice vote of 4-0.



Ms. Barbara Null, Chair



Mr. Paul Holt, Secretary