

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
August 24, 2022
4:00 PM

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

Staff in Attendance:

Josh Crump, Principal Planner
Jose Ribeiro, Senior Landscape Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. April 20, 2022 Meeting Minutes

Mr. Polster motioned to Approve the DRC meeting minutes from April 20, 2022.

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

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-22-0005. Colonial Veterinary Clinic Parking Expansion

Mr. Ribeiro greeted the Committee and stated that Mr. Ryan Stephenson of AES Consulting Engineers has submitted a site plan on behalf of an applicant for the development of a parking lot, pedestrian accommodation, and vehicular entrance to connect to an existing veterinary clinic located at 3280 Ironbound Road. He said the proposed parking area would be located at 112 Ingram Road, two parcels to the left of the existing veterinary clinic parcel. Mr. Ribeiro explained the pedestrian accommodation to be installed at 108 Ingram Road would provide the physical connection between the veterinary clinic and the proposed parking area. He said all three properties share the same zoning (B-1, General Business), Comprehensive Plan designation (Mixed Use), and ownership.

Mr. Ribeiro told the Committee that, according to the applicant, the additional 15 parking spaces would allow for additional staff parking. He said, however, that the proposed parking would be located on a parcel which is subject to an adopted master plan and recorded proffers. He noted that on February 12, 2008, the Board of Supervisors approved a rezoning

request for property located at 112 Ingram Road from R-8, Rural Residential, to B-1, General Business, to allow for the construction of a two-story office building, attached garage, and three parking spaces.

Mr. Ribeiro stated that Proffer No. 1 of the adopted rezoning requires that development of the property be generally consistent with the approved master plan: "the Property shall be put to one or more of the following possible uses: business, governmental, contractor's and professional offices and accessory uses thereto as defined in the James City County Zoning Ordinance. All other otherwise permissible uses shall be prohibited. The Property shall be developed generally in accordance with the Plan, with such minor changes as the Development Review Committee determines does not change the basic concept or character of the development."

Mr. Ribeiro explained that at the time of the rezoning application there were efforts made to ensure that the property developed was in accordance with the primary principles of the Five Forks area of the County. He said that staff finds the original use of the property (as approved during the rezoning) to be more consistent, and in keeping with, the principles of Five Forks than a parking area. Mr. Ribeiro told the Committee that staff finds the current proposal changes the basic concept and character of the development from the approved master plan, and staff recommends that the Committee find this proposal not consistent with the adopted master plan. He said that staff also recommends the DRC recommend denial to the Planning Commission and the applicant pursue a master plan and proffer amendment through the legislative application process.

Mr. Ribeiro asked if the Committee had any questions for staff, as the applicant was unable to attend the meeting.

Mr. Rodgers asked for a better understanding of how the Committee would determine master plan consistency.

Mr. Ribeiro stated that it was at the Committee's discretion after reviewing the matter.

Mr. Rose asked about possible future expansion in the middle parcel.

Staff and the Committee discussed the proposed layout of the parcels, the terms of the proffer, and the difference between the original plan (which was in keeping with the community character for Five Forks) and the proposed parking lot.

Mr. Ribeiro noted that the building in the original plan had architectural details that enhanced the character of the area as opposed to a parking lot.

Mr. Rodgers inquired about the recommendation that the applicant pursue a different procedure.

Mr. Ribeiro stated that he recommends that the applicant pursue a master plan and proffer amendment to remove the building from the master plan and amend proffers to be consistent with the master plan.

Mr. Ribeiro noted staff required more than just submitting a site plan. Mr. Ribeiro further noted that since the property is bound by a master plan and proffers, staff is bound to adhere to it.

Mr. Polster inquired if the Commission finds the proposed parking to be consistent, will the applicant be required to follow through on the landscaping as submitted.

Mr. Ribeiro stated that he would have to review the landscaping plan to ensure that it meets

Ordinance requirements and is consistent with the proffer for enhanced landscaping.

Mr. Rodgers inquired if there was a downside of potentially finding the proposal to be consistent with the master plan rather than having the applicant go through the legislative process.

Discussion revolved around requiring the additional application review and costs versus the potential for setting precedents.

Mr. Ribeiro recommended that if the Committee finds this consistent, then the applicant will need to remove internal property lines. Mr. Ribeiro noted that if those property lines are removed, then the parking lot could be considered accessory.

The Committee and staff discussed the requirements of the primary principles for Five Forks. The Committee noted that the proposed parking would be in the rear of the business. The Committee reviewed the existing features of the property and the other business and noted that the parking would be well screened. The Committee noted that the proposal does stay within the spirit of the guidelines. The Committee further noted that this is a stable business, and that the owner would be committed to ensuring the aesthetics of the area. The Committee found that the proposal does fit the character of the area.

Mr. Polster made a motion that the proposal be found generally consistent with the master plan for the property with the conditions that the submitted drawings without the building become the master plan for the property and that the proposal undergo landscape review for adherence to the Landscape Ordinance and the proffers for enhanced landscaping.

The Committee recommended that staff work with the applicant regarding extinguishing internal property lines.

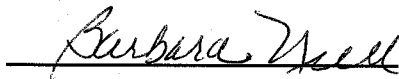
On a roll call vote of 3-1, the Committee voted to recommend that the Planning Commission find the proposal consistent with the master plan.

Ms. Null thanked everyone for attending the meeting.

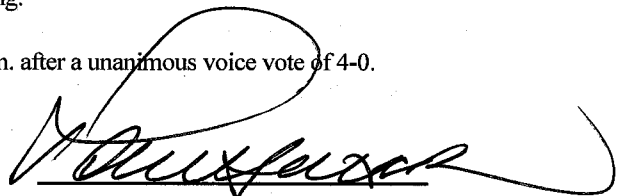
F. ADJOURNMENT

Mr. Polster motioned to Adjourn the meeting.

Ms. Null adjourned the meeting at 4:40 p.m. after a unanimous voice vote of 4-0.



Ms. Barbara Null, Chair



Mr. Paul Holt, Secretary