

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 24, 2023
4:00 P.M.

A. CALL TO ORDER

Mr. Rodgers called the meeting to order at approximately 4 p.m.

B. ROLL CALL

Present:

Steve Rodgers, Chair
Barbara Null
Rob Rose
Frank Polster

Staff:

Josh Crump, Principal Planner
Thomas Wysong, Senior Planner
Ben Loppacker, Planner I
Jose Ribeiro, Planner III

C. MINUTES

1. April 19, 2023, Meeting Minutes

Mr. Rodgers made a motion to Approve the minutes of the April 19, 2023, meeting.

On a voice vote, the Development Review Committee (DRC) voted to approve the Minutes of the April 19, 2023, meeting (4-0.)

D. OLD BUSINESS

There was no old business for discussion.

E. NEW BUSINESS

1. C-23-0030. JCSA Five Forks Water Treatment Plant Building Addition

The Committee discussed C-23-0030. James City Service Authority Five Forks Water Treatment Plant Building Addition. The plan proposes an addition of approximately 1,800 square feet to the main facility for the storage of chemicals. The previously adopted Special Use Permit (SUP) conditions require the DRC's review of any proposed accessory structures or minor changes to the facility to determine the consistency with the development plan.

The addition is proposed at the back of the main treatment facility building, where an existing slab is currently located. The addition to the building will result in the loss of a few parking spaces, while also reducing the amount of space for large trucks to be able to drive up to the loading dock. Therefore, to create additional parking and adequate truck turnaround, minor paving improvements will be necessary at the front of the building.

Following staff's review of the proposed construction drawings and development plan, staff finds the proposed addition to be considered an accessory structure and consistent with the adopted SUP Conditions and development plan. The proposed construction is not visible from the public right-of-way. It is in an area that was previously disturbed and does not change the basic characteristics or concept of the development.

A motion was made to recommend approval of the additions to the JCSA Five Forks Water Treatment Facility. The motion passed by a vote of 4-0.

2. SP-23-0024. LifePointe East Parking Expansion

The Committee discussed SP-23-0024. LifePointe East Parking Expansion. The plan proposes an additional on-site parking lot that does not fully align with the original approved Master Plan for LifePointe Christian Church. The proposed adjustment to the plan consists of a parking area that exceeds the areas shown on the Master Plan and encroaches on an area designated for wooded preservation and buffering.

The addition is proposing for an additional 116 parking spaces in the East Parking Area to accommodate the use of the church. Due to the Church's significant increase in attendance over the last two years, the need for additional parking has prompted the parking adjustment request.

Staff determined that the presented alternate parking lot is not expected to negatively impact neighboring property owners or negatively impact the rural character of the alternate layout. Therefore, staff recommends the approval of the alternate layout with the condition that additional landscaping and buffering adjacent to the parking lot be reviewed by the Planning Director as part of the site plan review process to ensure the mitigation of impacts to neighboring properties and preservation of rural character.

A motion was made to recommend approval of the additions to the LifePointe Christian Church East Parking Area with the condition of enhanced landscaping. The motion passed by a vote of 4-0.

3. SPLN-22-0006. The Settlement at Powhatan Creek Phase IV

The Committee discussed SPLN-22-0006. The Settlement at Powhatan Creek Phase IV. The applicant is requesting to run a JCSA waterline through a 150-foot buffer located along Monticello Avenue. The request also calls for the removal of three trees located within the 150-foot buffer. Per the adopted proffers, disturbance in the buffer must be approved by the DRC.

Staff has concluded the disturbance proposed within the designated 150-foot buffer is consistent with the Master Plan, Case No. Z-10-03/MP-10-03. Therefore, staff recommends the approval of the request to allow the waterline to be run through the 150-foot buffer along Monticello Avenue.

A motion was made to recommend approval of the waterline within the buffer with the condition that the trees be replaced. The motion passed by a vote of 4-0.

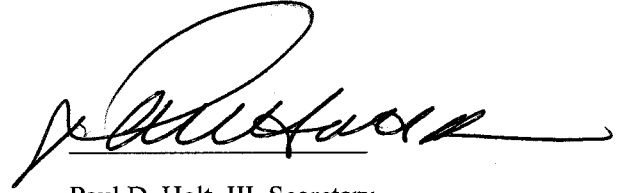
F. ADJOURNMENT

Mr. Rodgers made a motion to Adjourn.

On a voice vote, the meeting was adjourned at approximately 4:23 p.m.

A handwritten signature in black ink, appearing to read 'Steve Rodgers', with a horizontal line underneath.

Steve Rodgers, Chair

A handwritten signature in black ink, appearing to read 'Paul D. Holt, III', with a horizontal line underneath.

Paul D. Holt, III, Secretary