

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 21, 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
John Risinger, Planner II
Tess Lynch, Planner II

C. MINUTES

1. May 24, 2023, Meeting Minutes

Mr. Rodgers made a motion to Approve the minutes of the May 24, 2023, meeting.

On a voice vote, the Development Review Committee (DRC) voted to approve the Minutes of the May 24, 2023, meeting (4-0.)

D. OLD BUSINESS

There was no old business for discussion.

E. NEW BUSINESS

1. C-23-0032. Kingsmill Master Plan Conceptual Plan

The Committee discussed C-23-0032. Kingsmill Master Plan Conceptual Plan, which was submitted by Mr. Jason Grimes of AES Consulting on behalf of Escalante Kingsmill Development, LLC, and Escalante Kingsmill Resort, LLC. The conceptual plan shows several proposed residential and recreational developments, amenities, and improvements throughout the Kingsmill Master Plan area. The primarily zoned areas within the Kingsmill Master Plan consists of property zoned R-4, Residential Planned Community, and M-1, Limited Business/Industrial, designated Low Density Residential (LDR) and Limited Industry on the 2045 Comprehensive Plan, and located inside the Primary Service Area.

The Kingsmill Master Plan Conceptual application is currently under review by agency and County staff to assess compliance with County Code and other regulations. The applicant requested that this item be placed on the DRC Agenda, as part of the initial review process to seek input and questions from the DRC members.

The Committee expressed their concerns about several things they felt would affect not only the Kingsmill residents but the area being developed as well. The topics of concern consisted of the encroachment of developments into the Resource Protection Area and whether lots will be purposely placed to preserve wildlife located in or near areas where there are steep slopes, whether or not the suggested buffers will mitigate the noise level from the new development, had the concerns of the community been taken into consideration prior to the meeting, how the impact of traffic flow will be mitigated in and out of the community, whether there is specific concern about each new development or the development as a whole, and lastly, will any of the sections within the new development requiring any rezonings.

As this was a discussion item, no action and no vote were required.

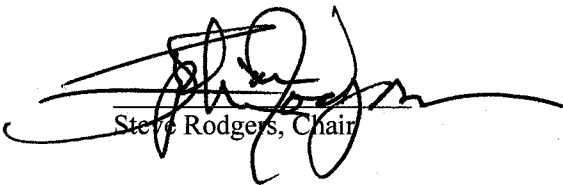
Many Kingsmill residents attended the meeting to hear the discussion.


As the Chair was willing to allow public comment, several citizens voiced comments, questions, and concerns about the proposal.

F. ADJOURNMENT

Mr. Polster made a motion to Adjourn.

On a voice vote, the meeting was adjourned at approximately 5:28 p.m.


Steve Rodgers, Chair


Paul D. Holt, III, Secretary