

**MINUTES**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REGULAR MEETING**  
**County Government Center Board Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**July 19, 2023**  
**4:00 P.M.**

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The Development Review Committee (DRC) met at approximately 4:00 p.m. on July 19, 2023, to discuss three cases.

Committee members presents were:

- Steve Rodgers, Chair
- Barbara Null
- and Frank Polster

Staff members present were:

- Thomas Wysong, Senior Planner
- John Risinger, Planner II
- Armani Franklin, Community Development Assistant

The Committee discussed C-23-0036. 1821 Jamestown Road Powhatan Ridge Subdivision, which was submitted by Mr. Jason Grimes of AES Consulting for a proposed residential development. The parcel is located inside the Primary Service Area (PSA) and is approximately a total of 66.04 acres in size with 18.55 being developable and 47.77 being nondevelopable. The parcel is zoned R8, Rural Residential, LB, Limited Business, and it is designated Low Density Residential (LDR) according to the 2045 Comprehensive Plan.

The Powhatan Ridge Subdivision 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 its concerns about several factors it felt would affect current and future residents in the proposed subdivision and surrounding communities, local school systems, and the environment/land that is going to be developed. The topics of concern consisted of whether the future property would consist of 61 units or less based off the Board of Supervisor's decision to approve a change in the density calculation that does not include the steep slopes on the parcel that are nondevelopable, are the clusters shown on the provided plans, what does

affordable housing mean to the applicants and how will it be implemented, will there be enough parking or garages to accommodate more than two cars per unit, how does the applicant plan to mitigate traffic and congestion, were the suggestions provided in the Powhatan Watershed applied to the proposed subdivision, which part of the area is impacted by the steepness of the slopes, how will the new development benefit the county, will the surrounding schools be able to accommodate the increase of students that live within the subdivision, and has a fiscal analysis impact been conducted and what did the applicant find.

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



Paul D. Holt, III, Secretary



Steve Rodgers, Chair