

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
May 22, 2024
4:00 PM

A. CALL TO ORDER

Mr. O'Connor called the meeting to order at approximately 4 p.m.

B. ROLL CALL

Present:

Timothy O'Connor, Vice Chair
Frank Polster
Scott Maye

Absent:

Steve Rodgers, Chair

Staff Present:

Susan Istenes, Planning Director
Josh Crump, Principal Planner
Christy Parrish, Zoning Administrator
Amanda Frazier, Administrative Coordinator
Will Albiston, Administrative Coordinator

C. MINUTES

1. Minutes of the April 3, 2024, Regular Meeting

Mr. Polster made a motion to Approve the Minutes.

On a voice vote, the Committee approved the Minutes of the April 3, 2024, Regular Meeting.
(3-0)

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. Williamsburg Pottery Carolina Furniture Appeal of the Director of Planning

Ms. Susan Istenes, Planning Director, introduced the case.

Ms. Istenes stated that the applicant was appealing a determination made by the Planning Director regarding a proposal to repaint one of three existing buildings, Building C, at the

Williamsburg Pottery Marketplace for a proposed retail furniture store. Based on the Design Standards and Proffers approved by the Board of Supervisors, any change to the appearance requires the approval of the Planning Director subject to Development Review Committee (DRC) appeal. The Planning Director's determination found that a portion of the proposed changes, namely the intent to paint the brick walls and stone trim with uniform colors, were inconsistent with a portion of the approved Design Standards and Proffers which required designs that gave the appearance of multiple smaller shops.

Ms. Istenes noted that the applicant was asking the DRC to approve its appeal of the Planning Director's decision.

The applicant, Ms. Katherine Evans, Vice President of Carolina Furniture, gave a presentation detailing the company's proposed design, understanding of the approved Design Standards and Proffers, and the company's view on the compliance of the current building design. Ms. Evans noted that the intention of the proposed design was to distinguish Building C from the other buildings while adopting standard design characteristics in the community.

Discussion ensued.

Mr. Maye asked if the original concept of the complex was to contain several different storefronts at each building.

Mr. O'Connor clarified that the original plan was meant to convey the image of several different storefronts on a building that had only one true storefront.

Mr. Polster asked the applicant to describe how the company intended to use the space.

Ms. Evans stated that the indoor space would be separated into different galleries to display the company's various product lines. The outdoor space would be used to display its outdoor furniture products.

Mr. Polster asked if the applicant planned to sublet any of the building or the outdoor space.

Ms. Evans responded no.

Mr. Polster stated that he had an earlier concern about whether or not the current Proffers, specifically the landscaping requirements contained within them, would still apply after the applicant took ownership of the property. Noted he had a conversation with the County Attorney and Planning Director that confirmed the new owner would be subject to the requirements of the Proffers. Mr. Polster asked Ms. Evans if she had the same understanding.

Ms. Evans responded yes.

Mr. O'Connor asked the applicant if the brick on the building was only going to be painted one color.

Ms. Evans responded yes.

Mr. Maye stated he understood the applicant's intention to distinguish Building C from the other buildings while adopting standard design characteristics in the community.

Ms. Evans stated that the company drew inspiration from certain painted brick buildings in the High Street area of the City of Williamsburg which she felt still maintained the character of the community while having a unique design.

Mr. O'Connor asked if the applicant planned to take down the large letter "C" on the side of the

building.

Ms. Evans indicated that it would likely come down.

Mr. Polster congratulated the applicant for the interest and investment in the property. He stated that he was tired of seeing the property empty for several years. He stated that he thought it would be a good use for the property. He stated that he felt that the applicant's proposal was within the spirit of the approved Proffers and Design Guidelines and that he would vote to approve the proposed designs.

Mr. Maye noted that he agreed with Mr. Polster's comments. He also noted that he understood how the Planning Director reached the initial determination, but he felt approval was warranted because the proposal met the spirit of the Proffers.

Mr. O'Connor stated that he believed the proposal was consistent with nearby designs. He stated his appreciation for the revitalization of the empty building. He indicated that he was inclined to support the proposal.

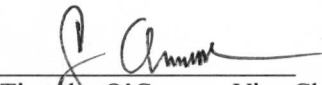
Mr. Polster made a motion to approve the appeal of the Planning Director's decision.

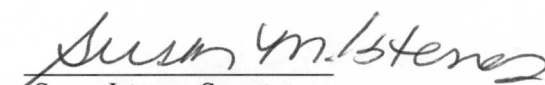
The motion passed by a vote of 3-0.

F. ADJOURNMENT

Mr. Polster made a motion to Adjourn the meeting.

On a voice vote, the meeting was adjourned at approximately 4:24 p.m.


Timothy O'Connor, Vice Chair


Susan Istenes, Secretary