

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
September 17, 2025
4:00 P.M.

A. CALL TO ORDER

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

B. ROLL CALL

Committee Members Present:

Frank Polster, Chair

Steve Rodgers

Scott Maye

Jack Haldeman

Staff Present:

Kyle Sirico, Planner

Hannah Hunnicutt, Administrative Coordinator

C. MINUTES

1. Minutes of the August 20, 2025, Regular Meeting

Mr. Rodgers made a motion to Approve the Minutes.

On a voice vote, the Committee approved the Minutes of the August 20, 2025, Regular Meeting. (4-0)

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-25-0057. 7015 Statesmen Colonial Heritage Community Center

Mr. Kyle Sirico, Planner, addressed the Committee. Mr. Sirico stated that the applicant, Mr. Fred Berger, on behalf of the Colonial Heritage Homeowners Association, had submitted the site plan to operate a community facility on property located at 7015 Statesmen within the Colonial Heritage development. Mr. Sirico noted that the parcels were currently zoned MU, Mixed Use and were designated as Low Density Residential. The Comprehensive Plan identifies places of public assembly as a recommended use in Group 2 for Low Density Residential.

Mr. Sirico stated that 7015 Statesmen and associated parcels submitted within the application of the Colonial Heritage Master Plan were currently developed and used as a model home and sales office. Mr. Sirico noted that the adjacent parcels to the east serve as a parking area. Mr. Sirico further noted that the proposed community facility would be an adaptive reuse of the model home and sales office. Mr. Sirico stated that the space would allow for gatherings, club meetings, and fitness classes. No additional lighting, signage, or parking lot modifications were proposed.

Mr. Sirico explained that the project is located in "Land Bay III", designated for single-family

homes, two to four units per building, on the 2002 Master Plan, which originally proposed six dwellings units and open space.

Mr. Sirico stated that the site plan proposed no exterior changes. Mr. Sirico noted that the existing building and parking lot would be reused, with only interior renovations planned.

Mr. Sirico further noted in accordance with the proffers, Development Review Committee (DRC) action was required to find the proposed community facility consistent with the existing Colonial Heritage Master Plan.

Mr. Polster asked if there were questions for staff.

Mr. Haldeman asked if the open space would be preserved.

Mr. Sirico responded yes that it was east of the parking lot and would not be disturbed.

Mr. Polster asked if the applicant had a presentation.

Mr. Fred Berger, 6560 Westbrook Drive, gave a presentation that detailed the property history and the need for the community center.

Mr. Polster asked if there were any questions for the applicant.

Mr. Haldeman made a motion to recommend approval.

Mr. Polster stated that there was a motion to recommend approval to the Planning Commission.

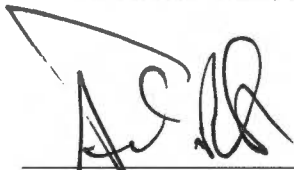
Mr. Polster called the roll.

On a voice vote, the Committee voted to recommend approval. (4-0)

F. ADJOURNMENT

Mr. Haldeman made a motion to Adjourn the meeting.

On a voice vote, the meeting was adjourned at approximately 4:05 p.m.



Frank Polster, Chair



Susan Istenes, Secretary