

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
May 1, 2024
6:00 PM

A. CALL TO ORDER

Mr. Haldeman called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:

Jack Haldeman
Frank Polster
Stephen Rodgers
Jay Everson
Scott Maye
Kira Allmann

Planning Commissioners Absent: Tim O'Connor

Staff Present:

Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Josh Crump, Principal Planner
Thomas Wysong, Principal Planner
Ben Loppacker, Planner I
Amanda Frazier, Community Development Assistant
Will Albiston, Community Development Assistant

C. PUBLIC COMMENT

Mr. Haldeman opened Public Comment.

As no one wished to speak, Mr. Haldeman closed Public Comment.

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of the April 3, 2024 Regular Meeting

On a voice vote, the Commission voted to approve the Consent Agenda. (6-0)

F. PUBLIC HEARING(S)

1. Z-24-0005. Clark Talley Residential Rezoning

Mr. Thomas Wysong, Principal Planner, stated that Mr. Vaughn Poller, Administrator of Neighborhood Development had applied on behalf of the County to rezone approximately 15.82 acres from the R-2, General Residential Zoning District to the R-3, Residential Redevelopment District with proffers. Mr. Wysong stated that this proposal was to allow up to 47 residential dwellings consisting of 27 singlefamily detached units and 20 single-family attached units, resulting in a density of 3.02 units per acre.

Mr. Wysong stated that the subject parcels were inside the Primary Service Area (PSA) and designated Low Density Residential. Mr. Wysong stated that singlefamily detached and attached housing were recommended uses within the Low Density Residential designations. Mr. Wysong further stated that the 2045 Comprehensive Plan strongly supports the provision of affordable workforce housing.

Mr. Wysong stated that the applicant has proffered that 100% of the proposed units would be affordable and that the units would be constructed consistent with the County's character design guidelines. Mr. Wysong further stated that staff found that the proposed development would not negatively impact the County's character or existing facilities.

Mr. Wysong stated that staff found this proposal to be consistent with the 2045 Comprehensive Plan and surrounding development. As such, staff recommends the Planning Commission recommend approval of this proposal to the Board of Supervisors, subject to the proposed proffers.

Mr. Rodgers requested clarification regarding the implications to the project if the parcels remained in the R-2, General Residential Zoning District.

Mr. Wysong stated that there would be a significant impact to the layout of the proposed development and the current concept would not be able to continue.

Mr. Haldeman asked Mr. Wysong to elaborate on the proffers which state 100% of the homes would be affordable.

Mr. Wysong provided further clarification on the proffers, affordable housing definition, and the R-3 Redevelopment Policy.

Mr. Vaughn Poller, Administrator of Neighborhood Development, 101-A Mounts Bay Road, Applicant, gave a brief presentation to the Commission.

Mr. Everson raised a question regarding the intended market for this development.

Mr. Poller stated that this project would primarily be marketed towards workforce housing with the intention to attract staff from the neighboring Sentara Williamsburg Regional Medical Center.

Mr. Maye raised a question about attendance at the Community Engagement meetings hosted by Neighborhood Development.

Mr. Poller stated that the meetings were well attended.

Mr. Polster requested more information about the price point of the units.

Ms. Latoya Tyler, Habitat for Humanity Peninsula and Greater Williamsburg, 11011 Warwick Boulevard, provided information about the price points of the units built by Habitat for Humanity.

Mr. Poller provided further information and financing details about the remaining units.

Discussion ensued.

As no one further wished to speak, Mr. Haldeman closed the Public Hearing.

Mr. Polster made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-24-0005. Clark Talley Residential Rezoning. (6-0)

2. Z-24-0002/SUP-24-0002. Bright Beginnings Pre-K Center at Clara Byrd Baker Elementary School

Mr. Ben Loppacker, Planner I stated that Ms. Holly Adams of Alpha Corporation, had applied on behalf of Williamsburg-James City County (WJCC) Public Schools to rezone approximately 1.98 acres located at 3175 Ironbound Road from R-8, Rural Residential to PL, Public Lands. Mr. Loppacker stated that Ms. Adams also applied for a corresponding Special Use Permit (SUP) to allow a 41,326-square-foot Pre-K Center at 3175 and 3131 Ironbound Road.

Mr. Loppacker stated that staff found the proposed conditions would mitigate impacts to surrounding properties and development. Mr. Loppacker further stated that staff found this proposal to be compatible with surrounding zoning and development and consistent with the 2045 Comprehensive Plan, Zoning Ordinance, and the Primary Principles for the Five Forks Area.

Mr. Loppacker stated that Section 15.2-2232 of the Code of Virginia states, in part, that no public facility be allowed unless the Planning Commission finds the location of the facility “substantially” consistent with the adopted Comprehensive Plan. Mr. Loppacker stated that staff recommends that the Planning Commission find this application consistent with the 2045 Comprehensive Plan and recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Everson requested clarification on the traffic study and potential redistricting.

Mr. Loppacker provided clarification on the traffic study and potential redistricting.

Discussion ensued regarding the traffic patterns and parking at Clara Byrd Baker Elementary School.

Mr. Haldeman opened the Public Hearing.

Ms. Holly Adams, Alpha Corporation, 295 Bendix Road, Suite 340 Virginia Beach, VA, Applicant, gave a brief presentation to the Planning Commission.

Mr. Edward Evans Jr., Architect, 15013 Pine Vista Lane Chester, VA, gave a brief presentation to the Planning Commission.

Mr. Polster raised a question to the applicant regarding construction standards.

Mr. Evans provided clarification on the construction standards.

Discussion ensued regarding construction standards.

Mr. Daniel Keever, WJCC Schools Deputy Superintendent, 914 12th Street Newport News,

VA, added clarification on the School System's commitment to incorporating energy efficient designs into the construction.

Further discussion ensued.

Mr. Polster raised a question regarding the difference in staffing between Clara Byrd Baker Elementary School and Norge Elementary School.

Mr. Keever stated that staffing is based on the needs of the students, which may vary across campuses. Mr. Keever also noted the request for increased parking accommodation at the Norge location due to the space available at the site.

Mr. Polster raised a question regarding the traffic flow at the elementary school sites.

Mr. Evans and Mr. Keever provided clarification on the proposed traffic patterns as well as possibly staggering hours of operation between the preschool and the elementary school.

Further discussion ensued regarding projected attendance and waitlists.

As no one further wished to speak, Mr. Haldeman closed the Public Hearing.

Mr. Everson made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-240002/SUP-24-0002. Bright Beginnings Pre-K Center at Clara Byrd Baker Elementary School. (6-0)

Mr. Polster made a motion that the Planning Commission find the application consistent with the 2045 Comprehensive Plan.

On a roll call vote, the Commission voted to find Z-24-0002/SUP-24-0002. Bright Beginnings Pre-K Center at Clara Byrd Baker Elementary School consistent with the 2045 Comprehensive Plan. (6-0)

3. Z-24-0003/SUP-24-0003. Bright Beginnings Pre-K Center at Norge Elementary School

Mr. Ben Loppacker, Planner I, stated that Ms. Holly Adams of Alpha Corporation, had applied on behalf of WJCC Public Schools to rezone approximately 0.23 acres located at 7311A Richmond Road from R-2, General Residential to PL, Public Lands. Mr. Loppacker stated that Ms. Adams also applied for a corresponding SUP to allow a 42,000-square-foot Pre-K Center at 7311 and 7311A Richmond Road.

Mr. Loppacker stated that staff found the proposed conditions would mitigate impacts to surrounding properties and development. Mr. Loppacker further stated that staff found this proposal to be compatible with surrounding zoning and development and consistent with the 2045 Comprehensive Plan and Zoning Ordinance.

Mr. Loppacker stated that Section 15.2-2232 of the Code of Virginia states, in part, that no public facility be allowed unless the Planning Commission finds the location of the facility "substantially" consistent with the adopted Comprehensive Plan. Mr. Loppacker stated that staff recommends that the Planning Commission find this application consistent with the 2045 Comprehensive Plan and recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Haldeman opened the Public Hearing.

Ms. Adams stated she was available for questions.

Mr. Haldeman asked for clarification on the proposed traffic pattern for the site.

Ms. Adams provided clarification.

As no one further wished to speak, Mr. Haldeman closed the Public Hearing.

Mr. Polster made a motion to find the application consistent with the 2045 Comprehensive Plan.

On a roll call vote, the Commission voted to find Z-24-0003/SUP-24-0003. Bright Beginnings Pre-K Center at Norge Elementary School consistent with the 2045 Comprehensive Plan. (6-0)

Mr. Polster made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-240003/SUP-24-0003. Bright Beginnings Pre-K Center at Norge Elementary School. (6-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report May 2024

Ms. Istenes stated that she had nothing in addition to the report provided in the Agenda Packet. Ms. Istenes stated that Mr. O'Connor, Planning Commission Chair, made a request to postpone the Joint Work Session with the Board of Supervisors.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Everson raised a question to the Commission about formally requesting the Board of Supervisors allow the Commission to review and make recommendations on the Zoning Ordinance regarding Solar Energy Generating Facilities that had previously been on the Commission's March 6, 2024, Agenda.

Discussion ensued.

Mr. Polster stated that the Commission should wait for a directive from the Board of Supervisors regarding solar.

J. ADJOURNMENT

Mr. Haldeman made a motion to adjourn.

The meeting was adjourned at approximately 7:22 p.m.

Susan Istenes, Secretary

Jack Haldeman, Vice Chair