

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING C, AT 4:00 P.M. ON THE 29TH DAY OF DECEMBER, NINETEEN HUNDRED AND NINETY-NINE.

1. ROLL CALL

Mr. Alex Kuras, Chairman  
Mr. Martin Garrett  
Mr. John Hagee

ALSO PRESENT

Mr. Paul D. Holt, III, Senior Planner

2. Case No. SP-123-99. Pocahontas Retirement Community

Mr. Holt presented the staff report for Ms. Jill Schmidle and stated that staff recommended that preliminary approval be granted. Mr. Holt pointed out that staff, per comments raised during the public hearing for the rezoning to allow for this project, recommended that 5-6 additional handicapped parking spaces be provided over the ordinance minimums due to the nature of the proposed use. Mr. Mel Hopkins of Rickmond Engineers stated that the owner would provide sufficient space to allow for additional handicapped spaces, but that the additional spaces would not be striped and signed until after the facility began accepting tenants, and the owner could determine whether or not the additional spaces were needed and/or desired by the residents at that time. Mr. Holt also noted that landscaping shown on the plans appeared to be excessive, but that the actual landscaping proposed met only the ordinance minimums. Mr. Holt stated that there appeared to be a significant amount of landscaping only because there were significant areas on the site that could not be otherwise landscaped due to utility easements. Mr. Holt also noted the special use permit conditions that required additional landscaping along the Route 60 road frontage. The DRC, without further discussion, recommended that preliminary approval be granted.

3. Case No. SP-124-99. Williamsburg Dodge

Mr. Holt presented the staff report and stated that, due to the nature of the agency review comments, staff recommended that preliminary approval be granted *only after* re-submission of plans that adequately address comments made by the reviewing agencies. The DRC, without further discussion, concurred with staff's recommendation.

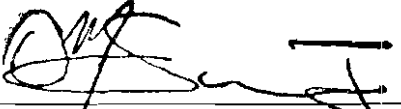
4. Case No. SP-127-99. Prime Outlets Expansion - Phase 5

Mr. Holt presented the staff report and stated that staff recommended that preliminary approval be granted. Mr. Holt noted that staff recommended that in addition to landscaping, a fence consisting of a solid material be constructed to separate the proposed additions from the Williamsburg Memorial Park. Mr. Hagee stated that he believed this shouldn't be required. Mr. Steve Romeo of Langley & McDonald stated that the owner did not object to such a fence. The DRC, without further discussion, recommended that preliminary approval be granted.

5. Adjournment.

There being no further business, the December 29, 1999, Development Review Committee meeting adjourned at approximately 4:20 p.m.

  
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Alex Kuras, Chairman

  
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D. Marvin Sowers, Jr., Secretary