

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 1ST DAY OF MARCH, TWO THOUSAND.

1. ROLL CALL

Mr. John Hagee, Chairman
Mr. A. Joe Poole
Ms. Peggy Wildman

ALSO PRESENT

Mr. Paul D. Holt, III, Senior Planner
Mr. Scott Thomas, Environmental Civil Engineer

2. MINUTES

Upon unanimous voice vote, the minutes from the February 3, 2000, February 7, 2000, and December 15, 1999, meetings were approved.

3. Case No. C-4-00. Skiffes Creek Industrial Park, Lot 6

Mr. Holt presented the staff report. Mr. Holt stated that for reasons listed in the staff report, staff recommended approval of the proposal to locate two entrances onto Manufacture Drive. Mr. Holt also stated that he wished to receive feedback from the DRC as to whether or not the site layout should be re-engineered in such a way that the proposed loading docks would not be facing the main road. Mr. Mark Rinaldi, of Landmark Design, briefly described the project and briefly described the covenants of the James River Commerce Park as they relate to the aesthetics of loading docks. Mr. Rinaldi acknowledged the differences between Skiffes Creek Industrial Park and the James River Commerce Center. The members of the DRC noted that this site was internal to an existing industrial park on land zoned M-2, General Industry. The DRC also noted that all surrounding property was zoned M-2 and many industrial uses already exist in the area. The DRC noted that loading docks were to be expected in such a situation and in this case, the aesthetics would not be detrimental to the general public. The DRC voted unanimously to approve the proposed site layout as presented in the staff report.

4. Case No. SP-10-00. Williamsburg Plantation Section 4 - Units 39-53

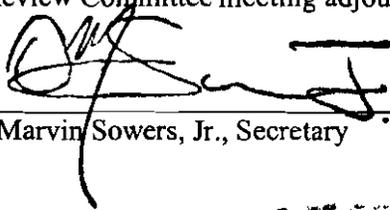
Mr. Holt presented the staff report. Mr. Holt stated that the proposal was consistent with the Williamsburg Plantation Master Plan and recommended that preliminary approval be granted subject to the agency review comments contained in the staff report. Ms. Deidre Wells, of AES Consulting Engineers, briefly described the project and its relation to the overall project. Mr. Joe Poole inquired as to the proximity of development adjacent to Route 199 and the location of stormwater management ponds. Ms. Wells briefly described Route 199 and BMP construction by VDOT. Ms. Wells stated that the masterplan was going to be adjusted in the near future to reflect additional lands acquired by VDOT and proposed changes to the existing VDOT stormwater pond located on Route 199 adjacent to Williamsburg Plantation. After no further discussion, the DRC unanimously recommended that preliminary approval be granted.

5. Adjournment

There being no further business, the March 1, 2000, Development Review Committee meeting adjourned at approximately 4:20 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary