

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 1ST DAY OF MAY, TWO THOUSAND TWO.

1. ROLL CALL

Mr. John Hagee
Mr. Joe McCleary
Mr. A. Joe Poole, III
Ms. Peggy Wildman

ALSO PRESENT

Ms. Karen Drake, Planner
Mr. Chris Johnson, Senior Planner

2. MINUTES

Upon unanimous voice vote, the DRC approved the minutes from the February 27, 2002 and March 28, 2002, meetings.

3. Consent Case No. C-48-02 Overhead Utility Waiver, 257 Neck-O-Land Road

Mr. Johnson provided a brief description of the staff report and staff's recommendation to grant an exception to the subdivision ordinance to allow the extension of an overhead utility line and placement of a single utility pole to the residence currently under construction at 257 Neck-O-Land Road. There being no further questions, the DRC recommended approval of the exception request.

4. Case No. S-36-01 McKinley Office Building

Ms. Drake presented the staff report and stated that when the Planning Commission was reviewing the Special Use Permit for the McKinley Office Building, a condition was added that the DRC review the site plan to ensure that adjacent property owner concerns were addressed. Mr. Hagee questioned what the concerns were and Ms. Drake noted that there were three main concerns. First, there was a concern that delivery trucks to the building to the south would encounter problems with the McKinley BMP. The proposed BMP for the McKinley Office Building is located entirely on the McKinley property at a higher elevation, thus preventing problems. Second, Midpoint Office Building to the north was concerned about landscaping and lighting for the McKinley Property. Mr. Rich Costello, of AES Consulting Engineers and of Midpoint Office Building reviewed the site plan and had no comments about the proposed landscaping or lighting, but did have comments about the 24 foot wide entrance road that staff also questioned. Mr. Mark Rinaldi, the applicant, noted that the existing entrance and proposed exit was 24 feet wide and that it did not make sense to have a variable width entrance. Financially, they would have preferred the narrow width road if it had been feasible. Also, Mr. Rinaldi noted that the wider road's curb and gutter had been designed to address drainage problems affecting the retail shops located in front of the McKinley Office Building, the

third concern. Finally, Ms. Drake noted that VDOT was requiring a left turn lane and a right turn taper into the shared entrance serving the McKinley building, primarily warranted because of the existing volume of traffic on Olde Towne Road. VDOT is willing to review a new traffic study by the applicant to verify if turn lanes are warranted. There being no further discussion, and following a motion by Mr. McCleary, the Development Review Committee recommended unanimously that preliminary approval be granted contingent on agency comments being addressed, including a landscape modification request be submitted and approved that did not depend on reducing the entrance road to 20 feet.

5. Case No. SP-27-02. Stonehouse, Section 5-A Lisburn

Mr. Johnson presented the staff report and stated that this development requires DRC review as it is a major subdivision as defined in the subdivision ordinance (> 50 lots) and proposes a cul-de-sac that exceeds 1,000 feet in length. Mr. Johnson reviewed the case history for this site, known as the Fernandez tract, and DRC actions on adjacent subdivisions within Stonehouse in the recent past. Mr. Johnson pointed out the unusual shape of this parcel created the need for an unusually long access road. Staff recommended that preliminary approval be granted subject to agency comments and recommended that an exception be granted to the subdivision ordinance to allow a cul-de-sac that exceeds 1,000 feet in length. Mr. Poole asked if there were any agency comments that staff had particular concern with and noted that amount of agency comments submitted with the staff report. Mr. Johnson stated that he had reviewed agency comments with Shawn Gordon and Scott Thomas prior to writing the staff report and both felt that the applicant could address agency comments upon resubmittal and had no objection to staff recommending preliminary approval. Mr. Johnson added that the proposed subdivision was rather large (109 lots) and it is not unusual to see so many agency comments on a development plan of this size. There being no further discussion, and following a motion by Mr. Poole, the DRC recommended that preliminary approval be granted for this subdivision and recommended that the DRC grant an exception to the subdivision ordinance to allow a cul-de-sac that exceeds 1,000 feet in length.

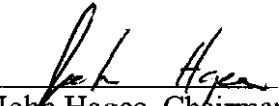
6. Case No. S-37-02. Williamsburg Crossing Lot 11

Mr. Johnson presented that staff report and stated that this proposal requires DRC review because no conceptual plan was submitted in accordance with zoning ordinance requirements and the applicant requested a ten-foot rear yard setback waiver. Mr. Johnson stated that Mr. Calvin Davis of University Square Associates would be unable to attend the meeting as he is currently out of the country on vacation. Prior to his departure, Mr. Davis met with staff to discuss the proposal. He gave staff an overview of his plans for the adjacent parcel 24, also owned by University Square, and his plans to try to alleviate some of the traffic issues on the road adjacent to the outparcels by terminating the road at Parcel 11. By doing so, Mr. Davis believes that more of the traffic within Williamsburg Crossing will use the drive aisle closest to the center, especially as the remaining outparcels get developed.. Mr. Johnson added that Mr. Davis stated that University Square would execute a shared parking agreement with

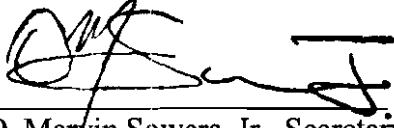
Williamsburg Crossing, LLC for the remaining required parking spaces not provided on Parcel 11. Mr. Poole asked if architectural elevations for the building had been submitted with the application. Mr. Johnson stated that no elevations had been submitted. Mr. Poole stated that he would like to see elevations for all four sides of the building given its prominent location adjacent to Route 199. Mr. Hagee stated that the parking bay adjacent to the drive aisle was not consistent with the other outparcels. Mr. McCleary added that he felt that the parking bay adjacent to the drive aisle presented safety hazards for vehicles backing out into traffic and pedestrians crossing to access the building. Mr. Hagee stated that he felt the proposed building was too big for this small site and would like to see the plans resubmitted for DRC review which provides parking consistent with the other outparcels. Mr. Johnson responded that this particular proposal requires considerable more parking than most of the other outparcels in Williamsburg Crossing and even if the building were reduced in size, some parking would have to be provided by a shared parking agreement between University Square and Williamsburg Crossing, LLC. Mr. Poole stated that there is more than enough parking in the adjacent Food Lion parking lot to accommodate the parking needs created by this proposal and suggested that the parking bay adjacent to the drive aisle be removed to give the site a look more consistent with the other outparcels. Ms. Wildman agreed with Mr. Poole and added that she was also concerned with the appearance of the building. Mr. Johnson stated that questions concerning the appearance of the building may have been resolved had the applicant submitted a conceptual plan for review in accordance with the zoning ordinance. Mr. Johnson stated that the DRC granted a rear yard setback waiver for the adjacent Bruster's Ice Cream site when they reviewed the plan last year. When the Bruster's proposal came to the DRC as a conceptual plan, the DRC did not review elevations. Mr. Poole reiterated his request to have the applicant provide elevations for DRC review. There being no further discussion, following a motion by Mr. Poole, the DRC deferred action on this proposal until the May 29 DRC meeting.

7. Adjournment

Ms. Drake notified the DRC that Case No. SP-51-02, Landmark Auto Parts had been submitted for review by the DRC and that the case was being expedited due to its location in the James River Commerce Center Enterprise Zone. An additional DRC meeting would be called within the next two weeks to review the site plan. There being no further business, the May 1st, 2002, Development Review Committee meeting adjourned at approximately 5:00 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary