

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C CONFERENCE ROOM AT 4:00 P.M. ON THE 29<sup>th</sup> DAY OF SEPTEMBER, TWO THOUSAND FOUR.

ROLL CALL

Mr. Jack Fraley  
Mr. Don Hunt

ALSO PRESENT

Mr. Chris Johnson, Senior Planner  
Mr. Matthew Arcieri, Planner

MINUTES

Following a motion by Mr. Fraley, the DRC approved the amended minutes from the September 8<sup>th</sup> and September 13, 2004 meetings by a unanimous voice vote.

CASE NO. C-111-04. St. Bede Catholic Church

Mr. Chris Johnson presented the staff report stating that the church is proposing to construct a rectory building on the south side of the looped entrance road in front of the church. The adopted SUP conditions for the church require DRC review of any proposed changes to the Master Plan. Mr. Johnson stated that the proposed rectory building is consistent with the basic concept and character of the church and is unlikely to create any negative impacts on adjacent properties in the Foxes. Staff recommended that the DRC find the proposal consistent with the adopted Master Plan. Mr. Fraley asked who would make the decision to allow the rectory to be constructed in an area previously dedicated as open space. Mr. Johnson stated that the County Engineer would review the proposal and the church would dedicate open space elsewhere on the site to compensate for the encroachment. Mr. Fraley asked if staff had any opposition to the additional parking bays on the south side of the church. Mr. Johnson replied that the parking bays are shown on the adopted Master Plan and staff was aware that they would be constructed at a future date. There being no further discussion and following a motion by Mr. Fraley and a second from Mr. Hunt, the DRC recommended that the proposed rectory building be deemed consistent with the adopted Master Plan.

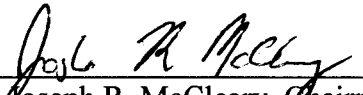
CASE NO. SP-098-04. Warhill Green

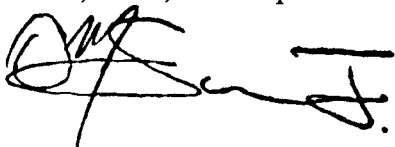
Mr. Matthew Arcieri presented the staff report stating that a site plan had been deferred at the last meeting in order for the Environmental Division to resolve issues related to the design of the BMP for this site. Specifically, the BMP lacks a natural path to discharge water, which might negatively affect adjacent property

owners in the Mulberry Place subdivision. Since the last DRC meeting Environmental staff and the applicant met in the field and have come to a consensus on how to address the drainage issue. Mr. Arch Marston of AES Consulting Engineers provided an overview of the solution and noted that it will also address drainage problems in Mulberry Place. There being no further discussion and following a motion by Mr. Fraley that was seconded by Mr. Hunt, the DRC unanimously recommended preliminary approval be subject to all agency comments and the applicant obtaining necessary easements for the offsite storm drainage system through Mulberry Place.

Adjournment

There being no further business, the September 29, 2004, Development Review Committee meeting adjourned at 4:17 p.m.

  
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Mr. Joseph R. McCleary, Chairman

  
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O. Marvin Sowers, Jr., Secretary