

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 1st DAY OF DECEMBER, TWO THOUSAND FOUR.

ROLL CALL

Mr. Jack Fraley
Mr. Joe McCleary
Mr. Don Hunt

ALSO PRESENT

Mr. Matthew Arcieri, Planner
Mr. Trey Davis, Planner
Ms. Karen Drake, Senior Planner
Mr. Christopher Johnson, Senior Planner
Mr. Scott Thomas, Civil Engineer

MINUTES

Following a motion by Mr. Fraley, the DRC approved the minutes of the October 27, 2004 meeting by a unanimous voice vote.

CASE NO. SP-110-04. Christian Life Center Expansion, Phase 1

Ms. Karen Drake presented the staff report stating that this case had been deferred from the November DRC meeting to allow time for the applicant, VDOT and staff to review the configuration of the right-only exit that will be built in conjunction with the building expansion of the Christian Life Center. Ms. Drake presented the revised drive-way configuration that staff and the applicant found acceptable as well as distributing a November 29, 2004 letter from VDOT, who also found the revisions acceptable. Staff recommended that the DRC grant preliminary approval subject to agency comments. Ms. Drake confirmed for Mr. Fraley that VDOT's request for additional right-only exit signage was to help prevent left turns onto Longhill Road. There being no further discussion and following a recommendation from Mr. Fraley, the DRC recommended unanimously by a voice vote that preliminary approval for Christian Life Center Expansion, Phase I site plan be granted subject to the revised driveway configuration being incorporated into the final approved site plan, agency comments listed in the staff report and comments in the November 29th VDOT letter be satisfactorily addressed.

CASE NO. S-80-04. Williamsburg Winery

Mr. Matthew Arcieri presented the staff report stating this case was deferred in

order for the applicant to resolve issues related to access for these lots off of Jockey's Neck Trail. Mr. Vernon Geddy, on behalf of the applicant stated that an agreement with Sue Tarley, the Vineyards attorney was nearing completion and asked that the DRC grant preliminary approval subject to approval by the County Attorney's office of that agreement resolving legal access to Jockey's Neck Trail. Mr. Arcieri noted that staff had no objection to this request. There being no further discussion and following a motion by Mr. Fraley, the DRC voted unanimously to grant preliminary approval subject to agency comments and approval by the County Attorney's office regarding legal access to Jockey's Neck Trail.

CASE NO. SP-121-04. Williamsburg Crossing, Parcel 23

Mr. Christopher Johnson presented the staff report stating that the project requires DRC review because the proposal exceeds 30,000 square feet of total floor area. Mr. Johnson provided a brief summary of the agency comments and recent conversations between staff and the applicant on the issues of off-site development authority and impervious cover calculations. Staff recommended that the DRC grant preliminary approval subject to agency comments and grant a waiver of the rear setback requirement for the proposed building. Mr. Marc Bennett of AES Consulting Engineers, representing the applicant, stated that they had reviewed the agency comments and were confident that all issues could be resolved in a timely matter. There being no further discussion, the DRC voted unanimously to grant preliminary approval subject to agency comments and grant a waiver of the rear setback requirement.

CASE NO. C-128-04. Greensprings Trailhead Parking

Mr. Trey Davis presented the staff report stating that the project requires DRC review under Section 15.2-2232 of the Virginia State Code because it is a public facility not shown on the County's Comprehensive Plan. Mr. Davis provided a brief overview of the proposed parking area and facilities adjacent to the tennis courts at Jamestown High School. The applicant, Mr. Paul Tubach of James City County Parks and Recreation, said that a good partnership for this project has developed with Williamsburg James City County Schools. Mr. McCleary said he found the use to be in accordance with the Comprehensive Plan and thought it would be good for the community. Mr. Fraley moved to find the project substantially in accordance with the Comprehensive Plan and was seconded by Mr. Hunt. There being no further discussion, the DRC voted unanimously to find the proposal substantially in accordance with the Comprehensive Plan.

CASE NO. S-91-04. Marywood

Mr. Arcieri presented the staff report stating that AES consulting engineers has submitted a major subdivision for 115 lots located behind the Kingswood and Druid Hills neighborhoods. The project is zoned R-1, therefore the proposal is

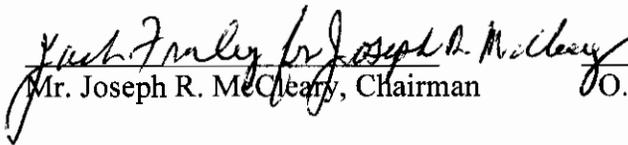
by-right and requires no legislative approval from the Board of Supervisors. The project requires DRC review because it proposes more than fifty lots. In addition the applicant has requested an exception to 1,000 limit on cul-de-sac streets and an exception to the sidewalk requirements in the ordinance. Finally, in accordance with the R-1 ordinance, the DRC must approve the recreation facilities proposed. Due to outstanding issues raised by Environmental and VDOT staff recommended a deferral of the case until the January DRC meeting. Mr. Hunt asked if the applicant had considered providing access to the project off of John Tyler Highway. Mr. Arcieri stated that VDOT did not support this option because the properties frontage on John Tyler Highway would not create a safe intersection. Mr. McCleary noted that a large number of residents were in attendance to discuss this project and asked for three representatives to discuss the concerns of the neighborhood. The residents chosen were Ms. Ingrid Jahn of 118 Dover Road, Mr. Brian Watts of 109 Braddock Road and Mr. James Waldeck of 102 North Sulgrave Court. Mr. Waldeck spoke to residents concerns over the environmental impact of the project including displacement of wildlife. He noted that as this project was contiguous to existing neighborhoods the residents would like for there to be consistency with existing development. Residents do not believe the high number of flag lots, the small lot size and long streets are compatible. There is also concerns over new traffic the project will generate. A brief discussion over the origins and purposed of the cul-de-sac regulations took place. Mr. Arcieri noted that staff's analysis of an exception to this requirement would depend largely on recommendations of VDOT and the Fire Department. He further noted that exceptions to this requirement are routinely granted. Ms. Jahn asked the DRC to look closely at the environmental impacts of the project especially on steep slopes and the Mill Creek/Lake Powell watershed. Mr. Watts spoke to traffic safety concerns and the need for the project to provide an acceptable level of public safety and emergency access. He also noted that the project proposed several large stormwater maintenance facilities and inquired as to whom would be responsible for maintenance of these structures. Mr. Hunt thanked the residents for their comments and stated the DRC would listen and discuss their options for this case. Mr. Fraley inquired further into the nature of the cul-de-sac waiver. Mr. Marc Bennett of AES consulting engineers stated that if a waiver were not granted, the project could be redesigned to include the same number of lots currently proposed. The current road configuration takes advantage of the topography on the site. Mr. Fraley stated that he needed to look closely at agency recommendations before making decisions and he would look to staff for guidance on the more complicated environmental issues. He stated the project needed to take into consideration whether it was harmonious development and did not overdevelop the site. Mr. Hunt stated that he was especially concerned with traffic and potential road improvements and the possible need for signalization of the intersection of Spring Road and Jamestown Road. Mr. McCleary noted that there was limited room under the ordinance for action on this case. There being no further discussion, the DRC deferred this case to its January meeting.

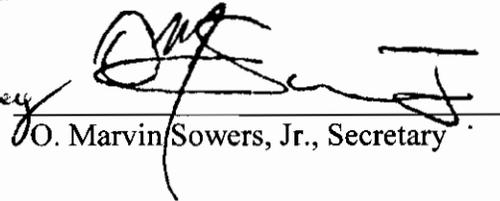
CASE NO. SP-127-04. New Town, Phase One Retail

Mr. Trey Davis presented the staff report stating that the project requires DRC review because the proposal exceeds 30,000 square feet of total floor area. Mr. Davis provided a brief overview of the four buildings which will surround Village square in front of the theater. He noted that the New Town DRB had approved the project at its October 21, 2004 meeting and that there were no major outstanding agency comments. Staff recommended that the DRC grant preliminary approval subject to agency comments. Mr. Bob Cosby of AES Consulting Engineers, representing the applicant, stated that he would be happy to answer any questions. Mr. Fraley moved to grant preliminary approval subject to agency comments and was seconded by Mr. Hunt. There being no further discussion, the DRC voted unanimously to grant preliminary approval subject to agency comments.

Adjournment

There being no further business, the December 1, 2004, Development Review Committee meeting adjourned at 5:00 p.m.


Mr. Joseph R. McCleary, Chairman


O. Marvin Sowers, Jr., Secretary