

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 2nd DAY OF FEBRUARY, TWO THOUSAND FIVE.

ROLL CALL

Mr. Jack Fraley, Acting Chair
Ms. Ingrid Blanton
Mr. Don Hunt

ALSO PRESENT

Ms. Mary Jones, Planning Commission
Mr. Matthew Arcieri, Senior Planner
Ms. Karen Drake, Senior Planner
Ms. Ellen Cook, Planner
Mr. Bill Cain, Civil Engineer
Mr. Scott Thomas, Civil Engineer
Mr. Mike Woolson, Environmental Division

MINUTES

Ms. Blanton noted one spelling error and Mr. Fraley wished one sentence to be clarified. Following a motion by Mr. Hunt, the DRC approved the amended minutes from the January 12, 2005 meeting by a unanimous voice vote.

CONSENT AGENDA

NEW TOWN SECTION 2&4, BLOCKS 1-9 BUILDING SETBACK WAIVER

Ms. Karen Drake presented the staff report stating that this issue had been before the DRC in March, 2004 when instead of on a case by case basis, a waiver had been granted for three blocks in New Town. Now, there are development plans in various stages of design for blocks 1, 3, 4, 6, 7 and 9 with various proposed building setbacks. The New Town Master Plan and Design Guidelines do not require all buildings to be set back 50 feet from public roads as required in the Mixed Use zoning district. Ms. Drake clarified for Ms. Blanton that the waiver applied to the buildings on the perimeter of New Town as well as buildings internally to New Town. Ms. Blanton also questioned if the building setbacks impacted the landscape building perimeter requirements. Ms. Drake noted that staff was working with the New Town DRB to develop a new urbanist landscaping guide similar to what is found at Merchants Square in the City of Williamsburg. Mr. Hunt questioned if emergency access was an issue if the building setbacks were reduced. Ms. Drake noted that site plans for the each building would still have to be reviewed by the Fire Department for emergency

access. Per Mr. Fraley requests, Ms. Drake provided a summary of the site plan review procedure between the Development Review Committee and the New Town Development Review Board. There being no further questions or discussion, the building setback waiver for New Town Section 2&4, Blocks 1-9 subject to the building proposals being in accordance with the New Town Design Review Guidelines was unanimously approved on a voice vote following a motion by Mr. Hunt.

CASES

CASE NO. SP-116-03. STONEHOUSE GLEN, SECTION 2

Mr. Matt Arcieri presented the staff report stating Mr. Ronnie Orsborne has proposed approval of 62 lots in Section 2 of Stonehouse Glen. Staff recommended deferral of this case in order for the applicant and the Environmental Division to resolve several issues with lot buildability, lot-to-lot drainage issues, and deficiencies in the stormwater management plan. There being no further discussion, the case was unanimously deferred on a voice vote following a motion by Mr. Hunt that was seconded by Ms. Blanton.

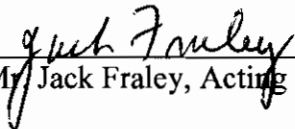
CASE NO. SP-130-04. ABE'S MINI STORAGE

Ms. Ellen Cook presented the staff report stating that the applicant proposed approximately 70,000 square feet of mini storage space and a combined property office and caretaker apartment. Due to several serious Environmental Division issues, staff recommended deferral of the case until the March 2nd DRC meeting. Mr. Bill Cain stated that the most serious issue was whether there was an adequate receiving channel for the BMP, and that the situation needed to be brought into compliance with Virginia Code. Mr. Scott Thomas noted that there have been other cases in the past where the lack of an adequate channel has been an issue, and that his Division had already had some discussion with the applicant prior to their development plan application. Mr. Al Ramsey of LandMark Design made the case that there was an adequate channel based on his site observations, but thanked the Environmental Division for their comments and desire to resolve the issue. Mr. Ramsey also noted that his firm was still waiting for soil site analysis which would allow them to investigate whether infiltration would be an alternative option. Environmental Division staff and Mr. Ramsey agreed to meet in the field, and Mr. Fraley and Ms. Blanton requested that Ms. Blanton be notified when the meeting was going to take place. Ms. Blanton asked about the tributary that Mr. Ramsey had referred to in his remarks. Mr. Ramsey and Mr. Cain provided additional information about the channel. Ms. Blanton then asked about the environmental merit of the very small conservation easements shown on the plan. Mr. Ramsey and Mr. Thomas provided information about the water quality point system, the role of conservation easements in the point system, and the reservations Environmental Division staff had about the small size of the proposed easements. Mr. Fraley confirmed that all parties would work to resolve

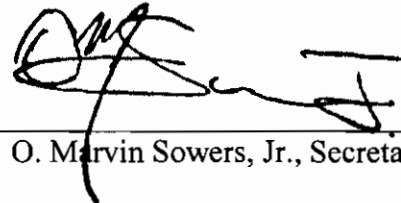
the outstanding issues prior to the next DRC meeting. There being no further discussion, the case was unanimously deferred on a voice vote following a motion by Mr. Hunt that was seconded by Ms. Blanton.

Adjournment

There being no further business, the February 2, 2005, Development Review Committee meeting adjourned at 4:40 p.m.



Mr. Jack Fraley, Acting Chairman



O. Marvin Sowers, Jr., Secretary