

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 27th DAY OF JULY, TWO THOUSAND FIVE.

ROLL CALL

Mr. Jack Fraley, Chair  
Ms. Ingrid Blanton  
Mr. Don Hunt  
Mr. Wilford Kale

ALSO PRESENT

Mr. Darryl Cook, Environmental Director  
Mr. Allen Murphy, Principal Planner  
Mr. Tim Fortune, JCSA Civil Engineer  
Ms. Ellen Cook, Planner  
Mr. Jason Purse, Planner  
Mr. Jose Ribeiro, Planner  
Mr. Joel Almquist, Planner  
Mr. Jason Grimes, AES Engineer

MINUTES

Mr. Fraley and Ms. Blanton noted that they had previously submitted minute corrections to Mr. Geoff Cripe, Development Management Assistant. Ms. Blanton added two additional clarifications. Following a motion by Mr. Fraley, the DRC approved, as amended, the minutes from the July 6, 2005 meeting by a unanimous voice vote.

Mr. Fraley then noted that Mr. Leo Rogers, County Attorney, had advised him that seconds on motions were not a necessary part of the Development Review Committee procedures. Mr. Kale made a motion to conduct DRC meetings using Roberts Small Committee Rules, and the motion passed by a unanimous voice vote.

PUBLIC COMMENT

There being no speakers, Mr. Fraley closed the public comment period.

CASE NO. SP-017-05. WILLIAMSBURG COMMUNITY CHAPEL EXPANSION

Ms. Cook presented the staff report, stating that the site plan had been under review for a number of months, but that there had been a number of Environmental Division comments which had prevented that agency from

recommending that the plan receive preliminary approval. With the most recent submittal of the plan on July 18, 2005, Environmental Division review of the plan resulted in that agency being satisfied that the major issues had been addressed. Staff therefore recommends preliminary approval be granted subject to agency comments.

Mr. Fraley stated his concern that the DRC review process be properly managed, and that full agency comments be provided to committee members prior to the meeting. Mr. Kale concurred with this sentiment. Ms. Cook explained the circumstances that had resulted in the staff report having less than a full set of agency comments and stated that staff regretted the oversight.

Mr. Kale questioned what the environmental issues were, and whether stormwater control and run-off were a problem. Mr. Cook, Environmental Director, and Mr. Grimes, AES Engineer, spoke to the possibility of flooding and referenced the drainage patterns on the site. Ms. Blanton questioned whether these were the issues that had been referred to in the e-mail attached to the staff report. Mr. Cook confirmed that that was the case, and further stated that with the most recent plan submittal, Environmental staff felt that the major stormwater issues critical to preliminary approval had been addressed. Mr. Kale, referring to Environmental comment #10, questioned whether the swale would be wet most of the time. Mr. Cook confirmed that it would due to the type of soil. Mr. Fraley questioned what Low Impact Design (LID) techniques were being used. Mr. Cook stated that the swales, the dry detention facility and the timber holding structure were considered LID techniques. Mr. Fraley asked if the property was unusual in any way or presented any major issues. Mr. Cook responded that it was only unusual in that it had developed in stages over a number of years, but that otherwise it was a standard type of property.

Mr. Kale and Ms. Blanton questioned several of the landscaping comments and the timeframe over which they were being addressed. Ms. Cook stated that the comments were not unusual in scope or scale and that staff expected that the applicant would address the comments prior to final plan approval. Mr. Kale asked the applicant to comment on the landscaping. Mr. Grimes stated that AES was providing landscaping beyond the minimum and that the major issue that remained unresolved was an interpretation of the landscaping ordinance related to tree spacing which could affect the applicant's desired pedestrian route through the site. Mr. Allen Murphy, Principal Planner, elaborated on Mr. Grimes statement and described the various procedural options for resolution of the landscape ordinance interpretation issue. Mr. Grimes stated that it was the applicant's intention to continue to work with staff to bring this issue to resolution.

Mr. Kale questioned the timeframe for the expansion. Mr. Grimes stated that while he was not involved in that aspect of the development, he thought the expected timeframe was somewhere in the two to three year range.

PUBLIC COMMENT

There being no speakers, Mr. Fraley closed the public comment period.

DRC RECOMMENDATIONS

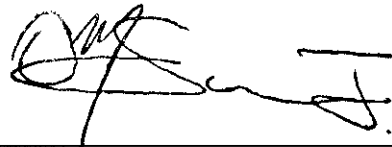
Mr. Hunt stated that he had no objections to granting preliminary approval. Ms. Blanton concurred, noting that despite some reservations regarding not having had a full set of agency comments prior to the meeting, she felt she could support preliminary approval based on what she had heard from staff. Mr. Kale and Mr. Fraley also concurred.

There being no further discussion, Ms. Blanton made a motion for preliminary approval subject to agency comments. The motion carried 4-0.

ADJOURNMENT

There being no further business, the July 27, 2005, Development Review Committee meeting adjourned at 4:30 P.M.

*M. Kelly Stang for Jack Fraley*  
Mr. Jack Fraley, Chairman

  
O. Marvin Sowers, Jr., Secretary