

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 7th DAY OF SEPTEMBER, TWO THOUSAND FIVE.

ROLL CALL

Mr. Jack Fraley, Chair  
Mr. Don Hunt  
Mr. Wilford Kale

ALSO PRESENT

Mr. Scott Thomas, Environmental Engineer  
Mr. William Cain, Environmental Engineer  
Mr. Mike Woolson, Watershed Planner  
Ms. Ellen Cook, Senior Planner  
Mr. Matthew Arcieri, Senior Planner  
Mr. Matthew Smolnik, Planner  
Mr. Jose Ribeiro, Planner  
Mr. Joel Almquist, Planner

MINUTES

Following a motion by Mr. Fraley, the DRC approved the minutes from the July 27, 2005 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

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

CASES AND DRC DISCUSSION

C-102-05 3406 N. RIVERSIDE OVERHEAD UTILITY WAIVER

Mr. Ribeiro presented the staff report, stating that the applicant, Mr. Greg Findlay, submitted a request to extend overhead utilities services within his property. There being no further discussion and on a motion by Mr. Fraley the DRC unanimously recommended approval of the exception request.

SP-21-05 POWHATAN PHASE 5 AMENDMENT AND SIDEWALK WAIVER

Ms. Cook presented the staff report stating that the applicant is requesting a modification of the sidewalk requirements found in Section 24-35 of the Zoning Ordinance. Specifically, the applicant proposed to eliminate approximately 80

feet of sidewalk and replace it with approximately 180 feet of pedestrian trail to connect with other planned pedestrian trails in the development, as well as installing trailhead signs to assist residents in locating the trails. Mr. Fraley asked if sidewalk modification requests were typical. Ms. Cook responded that staff has processed a number over the last few years, and that the DRC had approved some but not others. Mr. Kale asked who the sidewalk would have served. Ms. Cook stated that the sidewalk would have only served residents along Turnberry Drive and that beyond the 80 foot segment, no sidewalks were required by ordinance for the remainder of Turnberry Drive. There being no further discussion, and on a motion by Mr. Fraley, the DRC unanimously recommended approval of the sidewalk modification contingent upon installation of the additional pedestrian path and installation of walking trail signs at trailheads.

#### SP-84-05 NEW TOWN, CDA CONDOS- BLOCK 8, PARCEL E

Mr. Smolnik presented the staff report stating that Mr. Kenneth Jenkins of LandTech Resources has submitted a site plan for a four-story building in New Town that exceeds 30,000 square feet in size. Mr. Fraley asked if the building was going to be used for residential or retail. Mr. Smolnik responded by stating that there will be retail on the first floor and residential uses on the three other floors. Mr. Fraley asked if the entire first floor would be retail. Mr. Jenkins stated that the first floor will consist of limited retail, but will also contain some residential units. Mr. Hunt and Mr. Kale had no questions and Mr. Kale made a motion for preliminary approval subject to agency comments. This was seconded by Mr. Hunt. Mr. Fraley asked for a voice vote and preliminary approval was granted by a vote of 3-0.

#### SP-100-05 IRONBOUND SQUARE, BAY AGING

Mr. Almquist presented the staff report stating that Mr. Vaughn Poller has submitted a site plan for a 67 unit apartment building along Ironbound Road that exceeds 30,000 square feet and that has modified/reduced setbacks. Mr. Fraley asked why there was no Environmental report attached to the staff report. Mr. Thomas responded that they had not finished the technical review but he was confident in giving it preliminary approval subject to agency comment. Mr. Fraley stated that in the future there were to be no cases brought before the DRC that had not been completely reviewed and the notes included. Mr. Kale asked why the setbacks needed to be modified. Mr. Almquist responded that it is part of the Ironbound Square revitalization project and that it was consistent with the surrounding buildings. Mr. Almquist also offered that the setbacks were going to be consistent along Ironbound Road after the road widening process is complete. Mr. Fraley stated that since no members of the public were present they were using modified voting rules. There being no further discussion, and on a motion by Mr. Kale, the DRC voted to unanimously recommend approval of the setback modifications and to give preliminary approval to the site plan.

#### S-78-05 STONEHOUSE, FAIRMONT SECTIONS 1-4

Mr. Arcieri presented the staff report stating Landmark Design Group has submitted a 127 lot subdivision for review and approval. Environmental staff was working to resolve outstanding issues and recommended deferral of this case until September 28<sup>th</sup>. Mr. Arcieri outlined the master plan consistency issues and the request for cul-de-sac exceptions and recommended approval of both. A brief discussion of the master plan issues and location of the proposed park in Land Bay 32 occurred. Regarding the cul-de-sac exceptions, Mr. Kale inquired if there was a certain length street at which the fire department would object to an exception. Mr. Arcieri responded that he did not know this answer but noted the fire department had yet to object to an exception request and that most requests were no greater than 200 to 300 feet over the 1,000 foot limit. There being no further discussion and on a motion by Mr. Kale the DRC unanimously recommended that the proposal be found consistent with the Stonehouse Master Plan and recommended approval of the cul-de-sac exceptions. The DRC deferred action on preliminary approval for this case until the September 28, 2005 DRC meeting.

#### SP-103-05/S-79-05 COLONIAL HERITAGE PHASE 4

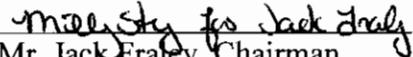
Mr. Smolnik presented the staff report stating AES Consulting Engineers has submitted a 194 lot subdivision for review and approval. Mr. Smolnik stated that at the time the Environmental Division had not submitted a full set of comments; however based on the checklist provided with the DRC report, staff did not recommend preliminary approval be granted at this time due to environmental deficiencies with the submitted plan. Mr. Fraley asked Mr. Cain to give an overview of the environmental checklist. Mr. Cain stated that there are inconsistencies with the submitted stormwater master plan for this project with the approved overall stormwater master plan for Colonial Heritage. Mr. Woolson elaborated on the environmental inventory aspects and stated that specific permitting would be required for this project. Mr. Smith of AES stated that the stormwater master plan for this project will be revised. Mr. Kale asked whether or not all wetlands were left off of the site plan. Mr. Price of AES stated that all wetlands have been delineated and that he contacted the Environmental Division to discuss what changes will be required. Mr. Thomas reiterated the primary reason that preliminary approval was not being granted at this time was due to the fact that there are inconsistencies with the stormwater master plan for this project with the approved overall stormwater master plan and also noted that preliminary approval has not been granted at the first DRC meeting for previous Colonial Heritage projects. The DRC deferred action on preliminary approval for this case until the September 28, 2005 DRC meeting.

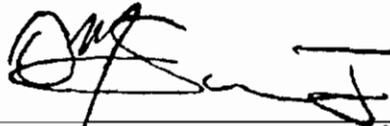
#### PUBLIC COMMENT

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

ADJOURNMENT

There being no further business, the September 7, 2005, Development Review Committee meeting adjourned at 4:45 P.M.

  
Mr. Jack Fraley, Chairman

  
O. Marvin Sowers, Jr., Secretary