

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4:00 P.M. ON THE 29TH DAY OF MARCH, TWO THOUSAND SIX.

ROLL CALL

Mr. James Kennedy, Chair
Mr. Don Hunt
Mr. Jack Fraley
Ms. Mary Jones

ALSO PRESENT

Mr. Allen Murphy, Zoning Administrator
Ms. Ellen Cook, Senior Planner
Mr. Jose Ribeiro, Planner
Mr. Bradley Weidenhammer, VDOT Engineer
Mr. Mike Woolson, Environmental Engineer
Mr. Scott Thomas, Environmental Engineer

MINUTES

Following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC approved the minutes from the March 1, 2006 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

There being no speakers, Mr. Kennedy closed the public comment period at 4:02 P.M.

CASES AND DRC DISCUSSION

S-117-05 LIBERTY RIDGE

Mr. Jose Ribeiro presented the staff report stating that the applicant had incorporated into the latest revised submitted plat all the comments that were suggested by the DRC previous meeting on February 1, 2006. Mr. Fraley asked which lots could not accommodate the proposed increased 25 foot setbacks from the resource protection area. Mr. Ribeiro responded that two lots out of 139 would need reduced setbacks from the resource protection area. He added that the applicant requested that RPA setbacks for those respective lots be reduced to ten feet. Mr. Fraley voiced his support for the setback reduction on those lots and asked staff to highlight what the applicant had offered acreage-wise for open space and playing fields. Mr. Ribeiro stated that one of the two proffered open space sites was 1.9 acres and asked the applicant how he planned to leave it. Mr. Miller responded that it would be done in conjunction with development. Mr. Fraley praised the applicant for his responsiveness, and stated that his design exceeded expectations. Mr. Fraley asked Mr. Thomas if he was satisfied with the environmental

design. Mr. Thomas confirmed that the design was generally acceptable and that there were some details that would need to be worked out at the development plan stage. Mr. Fraley commented that the project was an example of a developer exceeding minimum standards and a good example to follow. He further asked if the 100 foot setback from Centerville Road could be incorporated into the homeowner covenants. Mr. Miller stated that he had no problem with that. Mr. Murphy advised that the requirement be incorporated into the covenants as a condition of preliminary approval. There being no further discussion and following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC voted unanimously to recommend preliminary approval subject to agency comments and the condition that required setbacks from Centerville Road be incorporated into the homeowner association covenants, codes, and restrictions.

SP-149-05 LIBERTY CROSSING

Ms. Cook presented the staff report and noted changes to the recreational facilities provided since the previous deferral. Mr. Fraley asked if there were any modifications to cash contributions. Ms. Cook responded that the applicant requested that the cash contributions be waived in consideration of the increased park and open space provided. Mr. Fraley asked if staff believed the tradeoff was acceptable. Ms. Cook confirmed. Mr. Fraley commended the applicant and applauded the developer's responsiveness. Mr. Hunt stated that he seconded Mr. Fraley's comments and praised the developer's willingness to make changes. There being no further discussion and following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC voted unanimously to recommend preliminary approval subject to agency comments, and approval of the recreation facilities as outlined in the staff report.

SP-004-06 VILLAS AT FIVE FORKS

Ms. Cook presented the staff report and noted that the development plans for the case had been originally submitted in January and had been through the Development Roundtable process in order to resolve issues with JCSA and Environmental. Staff recommended preliminary approval subject to agency comments. Mr. Fraley asked Mr. Thomas to comment on steep slopes and possible impacts. Mr. Thomas stated that considering the nature of the plan with the mass grading scheme and dense cluster layout, he was concerned mainly with any steep slope impacts at the periphery bordering the RPA. He added that the applicant did a good job of avoiding those. Mr. Fraley asked Mr. Thomas if he was satisfied with the environmental design. Mr. Thomas confirmed that he was satisfied. Ms. Jones asked about the possibility of waiving curb and gutter requirements and asked how drainage could work effectively. Mr. Thomas stated that after reviewing the layout and drainage/grading plans it did not appear that eliminating curb and gutter was the best option for this site. He further stated that the drainage benefits of curb and gutter outweigh the potential benefits of ditches on this site. Mr. Small stated that curb and gutter worked better than roadside drainage ditches since it allowed room for other utilities on uncharacteristically narrow roads. Mr. Thomas stated that the other LID features proposed by the applicant for this site worked better. Mr. Fraley commended the applicant for working with the environmental division. There being no further discussion

and following a motion by Mr. Fraley and seconded by Mr. Kennedy, the DRC voted unanimously to recommend preliminary approval subject to agency comments.

S-005-06 GOVERNOR'S GROVE AT FIVE FORKS

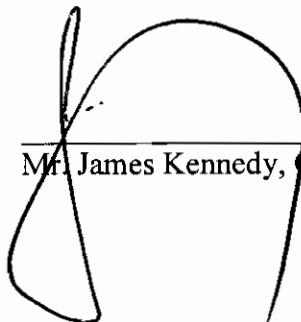
Ms. Cook presented the staff report, stating that the applicant was still working out environmental issues and stated that staff was recommending deferral. Mr. Hunt asked if it was appropriate to discuss outstanding issues. Mr. Kennedy asked if there was anything that staff would like to address. Mr. Fraley referenced the issues listed on the Environmental screening sheet attached to the staff report, noting that they were all very important issues. Mr. Fraley asked if Mr. Cain would want to comment. Mr. Cain stated that the pond was not routed right, and that the volume of the pond was not sufficient to allow proper attenuation for a 24 hour storm volume. He added that there were issues with obtaining stormwater BMP points on site, addressing both Special Stormwater Criteria and Low Impact Development, and addressing removal of fecal coliform. Mr. Price stated that he had taken the proposal to development roundtable and further noted that they were currently trying to resolve the proffer condition and achieve ten-points, LID, and SSC compliance. He stated the applicant's intent to meet with the Environmental division on Thursday, March 30 to reach a final resolution on these issues. Upon questioning by Mr. Fraley, Mr. Price agreed that a deferral would be needed to allow time to reconcile the issues. There being no further discussion and following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC voted unanimously to defer action until the May 1st Development Review Committee meeting.

PUBLIC COMMENT


There being no speakers, Mr. Kennedy closed the second public comment period
At 4:26 P.M.

ADJOURNMENT

There being no further business, the March 29, 2006 Development Review Committee meeting adjourned at 4:26 P.M.



Mr. James Kennedy, Chairman



Mr. Marvin Sowers, Jr., Secretary