

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 26TH DAY OF APRIL, TWO THOUSAND SIX.

ROLL CALL

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

ALSO PRESENT

Ms. Ellen Cook, Senior Planner
Mr. Jose Ribeiro, Planner
Mr. Matthew Smolnik, Planner
Mr. William Cain, Environmental Engineer
Mr. Mike Woolson, Environmental Engineer
Mr. Scott Thomas, Environmental Engineer
Mr. Tim Fortune, JCSA Engineer
Mr. Craig Pittman, JCSA Engineer

MINUTES

Following a motion by Mr. Fraley and seconded by Ms. Jones, the DRC approved the minutes from the March 29, 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-37-06 NEW TOWN SHARED PARKING

Mr. Matthew Smolnik presented the staff report stating that there have been only minor changes in the shared parking situation from the January DRC review. The DRC review of Section 2 & 4 shared parking had been postponed by one month, from March until April, because the County and New Town Associates mutually agreed that there were no changes in the parking calculations and there was no need to review this case at the March DRC meeting. Mr. Smolnik stated that there may be a few additional minor adjustments to Block 2 due to the possibility of a dumpster being located in the existing parking lot for a potential tenant. Mr. Smolnik stated that the annual review was due in July 2006 and at this time staff recommends that the DRC approve the shared parking for New Town Sections 2 & 4. Ms. Jones asked staff and New Town Associates to investigate the afternoon parking count as she believes the 2:00 p.m. count may miss a

majority of the lunch crowd and she suggested a 1:00 p.m. traffic count instead. Ms. Jones also urged the applicant to investigate the use of a parking garage or parking deck to accommodate the future parking demands for these sections of New Town. There being no further discussion and following a motion by Mr. Hunt and seconded by Mr. Fraley, the DRC voted unanimously to recommend approval of the quarterly review of New Town Section 2 & 4 shared parking.

SP-005-06 GOVERNOR'S GROVE

Ms. Cook presented the staff report stating that the case had previously been before the DRC on March 29, 2006, at which time the case was deferred based on outstanding environmental issues. The applicant had since submitted additional materials to address environmental staff concerns and staff now recommended preliminary approval subject to agency comment. Mr. Kennedy opened the hearing to any comments. There being no comments, and following a motion by Mr. Fraley, seconded by Mr. Hunt, the DRC unanimously recommended preliminary approval subject to agency comments.

SP-004-06 NEW TOWN SECTIONS 3 & 6, BLOCK 15, PARCEL B SETBACK MODIFICATIONS

Mr. Jose Ribeiro presented the staff report requesting a modification to Section 24-527-Setback requirements for the three proposed office buildings located at the intersection of New Town Avenue and Discovery Park Boulevard at New Town. Mr. Jose Ribeiro noted that Planning staff and the New Town DRB were working together toward a comprehensive plan for the layout of Section 3 and 6 at which point staff would request a blanket setback waiver for the entire section. He added that until such time, staff will request for a setback waiver on a case by case basis. Mr. Fraley asked staff to reconsider granting setback waivers on a case by case basis. Mr. Matthew Smolnik stated that currently staff had a good grasp of how everything will be laid out in Section 3 and 6, specifically blocks 14, 15, and 17 and that it was just a matter of time until staff could request a setback waiver for all of Section 3 and 6. Mr. Fraley requested that staff consult with senior staff and the DRC's chairman. Mr. Kennedy asked if the proposed setback reduction request differed from the original Master Plan. Mr. Smolnik stated that it did not. Mr. Ribeiro stated that the proposed setback reduction was in accordance with the New Town DRB Guidelines. There being no further discussion and following a motion by Mr. Fraley and seconded by Mr. Kennedy, the DRC voted unanimously to recommend approval of the setback modification request.

SP-29-06 NEW TOWN BLOCK 10, PARCELS E & F

Ms. Cook presented the staff report, stating that this plan was before the DRC due to the fact that it proposed more than 50 residential units. Ms. Cook further stated that this was one of the last plans in Sections 2 and 4, and that during plan review it appeared to Environmental Division staff that opportunities for Low Impact Development (LID) existed on-site and that these opportunities were not sufficiently addressed. Staff therefore recommended deferral of the case in order to allow time to resolve outstanding

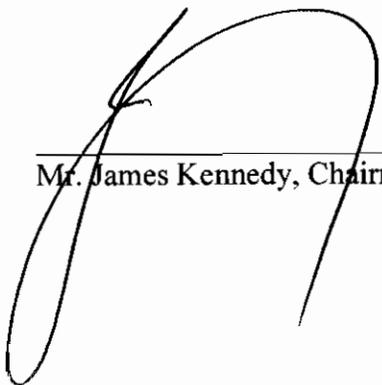
issues. Ms. Cook noted that the applicant did not appear to be present to speak on the case. Mr. Fraley noted that he expected applicants to cooperate in the process and only bring forward cases that were ready for DRC review. He further noted that in the future he would recommend denial in order to avoid the pattern of deferring cases. Mr. Kennedy concurred, stating that he thought it was important that cases meet a list of basic requirements before being accepted and forwarded to the DRC. He stated that in this instance staff had recommended deferral, and that was the motion he was looking for. Mr. Fraley so moved, and Mr. Hunt seconded. The vote to defer the case to the May 31, 2006 DRC meeting was approved by unanimous voice vote.

PUBLIC COMMENT

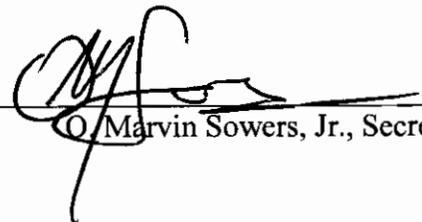
There being no speakers, Mr. Kennedy closed the second public comment period
At 4:23 P.M.

ADJOURNMENT

There being no further business, the April 26, 2006 Development Review Committee meeting adjourned at 4:25 P.M.



Mr. James Kennedy, Chairman



O. Marvin Sowers, Jr., Secretary