

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 2nd DAY OF AUGUST, TWO THOUSAND SIX.

ROLL CALL

Mr. Don Hunt
Mr. Jack Fraley, acting Chair
Ms. Mary Jones

ABSENT

Mr. Jim Kennedy

ALSO PRESENT

Ms. Ellen Cook, Senior Planner
Ms. Leanne Reidenbach, Planner
Mr. William Cain, Environmental Engineer
Mr. Mike Woolson, Environmental Engineer
Mr. Scott Thomas, Environmental Engineer
Mr. Bradley Weidenhammer, VDOT Engineer
Mr. Khoi Nguyen, VDOT Engineer

MINUTES

Following a motion by Mr. Hunt and seconded by Ms. Jones, the DRC approved the minutes from the July 5, 2006 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

There being no speakers, Mr. Fraley closed the public comment period at 4:05 P.M.

CASES AND DRC DISCUSSION

SP-077-06, WILLIAMSBURG LANDING WOODHAVEN EXPANSION

Ms. Leanne Reidenbach presented the staff report stating that Mr. Nicholas Botta of AES Consulting Engineers was requesting preliminary approval to expand the Williamsburg Landing assisted living facility by 55,312 square feet. The case was before the DRC due to the plan proposing more than 30,000 square feet of building area. Ms. Reidenbach further stated that staff recommended that the Development Review Committee grant preliminary approval subject to agency comments. Ms. Jones expressed her concerns regarding the sole access to the warehouse through the general parking area. Mr. Tim Mills, representative of the owner, said the purpose of the warehouse was to consolidate storage facilities for the Williamsburg Landing complex and stated that the only increase in parking lot traffic would be due to the addition of assisted living units. Mr. Hunt asked if delivery trucks would make one or multiple stops in the complex to which Mr. Mills replied that food would be delivered to other buildings but other supplies would come to

the proposed warehouse. Mr. Fraley asked why there could be no rear access. Mr. Mills stated that loading docks at this site have historically been accessed through the parking lot and that a rear road is impractical due to steep topography and other environmental features. He also stated that truck traffic would be between 2 and 4 trips per day. Mr. Fraley asked for clarification of staff's comment regarding parking spaces. Ms. Reidenbach replied that 111 spaces were required by Ordinance and the applicant had proposed 157 spaces. Mr. Mills said that existing parking was inadequate and that the additional spaces would be to alleviate the existing problem in addition to providing for the added units and employees. He also said that some of the spaces proposed in the front of the building may be phased in or not constructed at all. Mr. Fraley asked about environmental issues. Mr. William Cain stated there was some minor steep slope disturbance but that the existing BMP would be improved. Mr. Nicholas Botta of AES Consulting Engineers stated the BMP was originally short on design and that they planned to enlarge it to correct past problems and cover the proposed expansion.

There being no further discussion and on a motion by Mr. Hunt and a second by Ms. Jones the DRC unanimously recommended preliminary approval subject to agency comments.

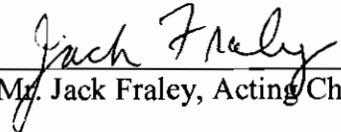
SP-076-06, NEW TOWN SECTIONS 3&6, BLOCK 14, PARCELS C & D (DISCOVERY BUILDINGS)

Ms. Cook presented the staff report, stating that Mr. Bob Cosby had submitted a site plan that proposed approximately 55,000 square feet of professional space known as the Discovery Buildings. The case was before the DRC due to the plan proposing more than 30,000 square feet of building area. Ms. Cook stated that since the staff report had been sent to the DRC members, VDOT had made staff aware of concerns about the secondary access onto Ironbound Road, as outlined in an e-mail that had been sent to DRC members. Planning staff was concerned about the issue to the extent that the applicant be aware that this entrance is not a certain element of the plan, but felt that with a clear condition to this effect, staff was able to recommend preliminary approval. Mr. Hunt asked staff to confirm that the access to the site from Ironbound Road was not the only entrance to the parcel. Ms. Cook confirmed that there are other entrances to the site, one from Discovery Park Boulevard and one from New Town Avenue. Mr. Bob Cosby stated that the entrance from Ironbound was important to New Town Associates and that the access was shown on the Master Plan. Mr. Fraley asked Mr. Weidenhammer for comment, and Mr. Weidenhammer discussed VDOT's concerns about the entrance and stated that VDOT would need to continue to work with the applicant and County staff. Mr. Fraley asked whether this issue had been examined when the Sections 3 & 6 Rezoning was processed. Ms. Cook stated that she did not know the level of discussion that had occurred regarding this entrance at the time of rezoning. Ms. Jones stated the general concern over pedestrian features in the New Town area, and asked why the entrance wasn't shown on the Ironbound Road plan and whether the additional entrance would present an impediment to walkers or bikers. Mr. Weidenhammer stated that pedestrian impacts would be one of the things VDOT would evaluate when considering the second entrance, and stated that as for the Ironbound Road plan not showing the

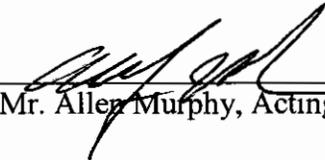
entrance, there had been some lack of coordination. Ms. Jones suggested that good coordination was essential. Mr. Fraley made VDOT staff aware of the upcoming Planning Commission work session where one of the topics of discussion would be pedestrian facilities. Mr. Fraley then discussed the DRC's typical philosophy regarding when a plan could go forward with preliminary approval, and the fact that generally significant agency comments should not be outstanding. There being no further discussion, and following a motion by Mr. Hunt, seconded by Ms. Jones, the DRC unanimously recommended preliminary approval subject to agency comments and subject to VDOT and County staff approval of the secondary access point onto Ironbound Road.

ADJOURNMENT

There being no further business, the August 2, 2006 Development Review Committee meeting adjourned at 4:30 P.M.



Mr. Jack Fraley, Acting Chairman



Mr. Allen Murphy, Acting Secretary