

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 1ST DAY OF NOVEMBER TWO THOUSAND SIX.

ROLL CALL

ABSENT

Mr. Jim Kennedy
Mr. Jack Fraley
Ms. Mary Jones
Mr. Don Hunt

ALSO PRESENT

Ms. Melissa Brown, Zoning Administrator
Mr. Jason Purse, Planner
Mr. Jose Ribeiro, Planner
Mr. Scott Whyte, Landscape Planner
Mr. Joel Almquist, Health-E-Communities
Mr. Michael Ware, Health-E-Communities
Mr. Bob Cosby, AES Design Group

MINUTES

Following a motion by Mr. Fraley and seconded by Mr. Hunt, the DRC approved the minutes from the September 27, 2006 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

CASES AND DRC DISCUSSION

C-110-06 Overhead Utility Waiver, John Tyler Highway – Melissa Brown

Ms. Brown presented the staff report stating that Mr. Jimmy Hughes of Turzac Construction Corporation requested a waiver for overhead utility lines to provide service to 5041 and 5031 John Tyler Highway. The conceptual plan was before the Development Review Committee because Section 24-200 of the Zoning Ordinance requires Development Review Committee review for all utilities not placed underground. Most of the adjacent parcels are served by overhead utility lines and there are no negative agency comments. Upon favorable recommendation of the Development Review Committee, the Planning Commission may waive requirements for underground utilities. There being no further discussion, and on a motion by Mr. Fraley, seconded by Ms. Jones, the Development Review Committee voted to unanimously (4-0) recommend approval of the overhead utility waiver.

C-114-06 Brandon Woods Fence – Jason Purse

Mr. Purse presented the staff report stating that Ms. Pat Jakubowski on behalf of the Brandon Woods home owners association has applied to receive approval to allow for entrance features to be placed along the Ironbound Entrance of Brandon Woods. The entrance features are to include white vinyl fencing approximately 5 feet in height to be placed along both sides of the entrance and to include the existing signage for the development. Mr. Purse stated that this project was before the DRC because proffers for this project require DRC approval of any features placed in the buffer area along the edge of the property. Similar cases were reviewed and approved by the DRC in 2001 and 2002 for the entrance along John Tyler Highway. The applicant had enclosed drawings of the location of the fence as well as pictures depicting the appearance of the fence for your review as well. Mr. Fraley asked if any public comment had been received on this case and Mr. Purse stated that he had not received any. There being no further discussion, and on a motion by Ms. Jones, which was seconded by Mr. Hunt, the DRC voted to unanimously (4-0) approve the Brandon Woods entrance features along Ironbound Road.

SP-104-06/S-78-06 Walnut Grove (Formerly Jennings Way) – Melissa Brown

Ms. Brown presented the staff report stating that the subdivision plan is before the Development Review Committee because Section 19-23 of the Subdivision Ordinance requires Development Review Committee review for major subdivisions of more than 50 lots. Also, Proffer #12 states that the exact location of the recreation facilities and the exact equipment provided shall be subject to the review and approval of the Development Review Committee. Ms. Brown outlined the proposal and asked for questions from the committee. Ms. Jones inquired about the fitstops used on the walking trail and wondered if they were necessary on such a short trail. Mr. Epstein commented that he could remove the fit-stops. Mr. Fraley inquired about whether the proposed recreational amenities for this development were in compliance with the Parks and Recreation Master Plan. Ms. Brown responded that they were in compliance with the master plan. Ms. Jones inquired about the components of the landscape modification request. Scott Whyte outlined which components were approved and which components were objectionable. There being no further discussion, and following a motion by Mr. Fraley seconded by Mr. Hunt, the Development Review Committee voted unanimously (4-0) to recommend preliminary approval of the subdivision and proposed recreation amenities.

SP-125-06 New Town Block 14 Parcel E (Sentara Building) – Jose Ribeiro

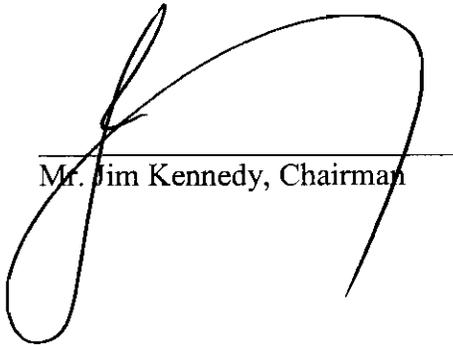
Mr. Ribeiro presented the staff report citing Section 24-147 of the Zoning Ordinance requires Development Review Committee review for a site plan that proposes a single building with a total floor area that exceeds 30,000 square feet. Mr. Ribeiro outlined the proposal and asked for questions from the committee. Ms. Jones inquired if the applicant provided the number of practitioners working at the proposed medical office/clinic. Mr. Ribeiro responded that the number was not provided. Mr. Cosby confirmed that he didn't know the number of practitioners. Ms. Jones expressed her concern in recommending preliminary approval to this site plan without knowing the number of practitioners since this was important information necessary to calculate the required number of parking spaces for this proposal. Mr. Fraley asked for clarification to staff's comment on the Staff Report pertaining to the number of parking areas provided by the applicant. Mr. Cosby responded that there was a note on the site plan indicating that the owner's parking requirement was greater than the County's requirement. Mr. Fraley also expressed

concern that the number of practitioners was not provided. Staff responded that this site plan would not be approved if the number of parking spaces were not in accordance with the Zoning Ordinance parking requirements. Mr. Fraley stated that the numbers of practitioners necessary to calculate parking requirements should have been provided prior to the DRC meeting. Mr. Kennedy asked Staff if the most recent revision of the Yarmouth and Powhatan Creek Watershed Management Plan approved by the Board of Supervisors applied to this development. Mr. Thomas from the Environmental Division replied that the revision and re-adoption of the Powhatan and Yarmouth Creek Management Plan applied to legislative cases only and not to by right developments. There being no further discussion, and following a motion by Mr. Fraley seconded by Ms. Jones, the Development Review Committee voted unanimously (4-0) to defer action on this case.

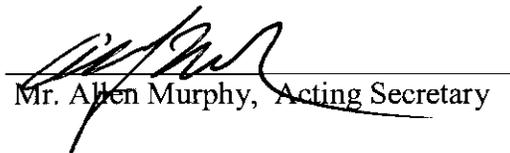
SP-123-06 HR Development Endeavor Drive – Jason Purse

Mr. Purse presented the staff report stating that Mr. Doug Coenen of PHR&A on behalf of Joe Ritchie has applied to receive approval to allow for an approximately 69,000 sq. ft. light industrial and warehouse building located on 5.609 acres in the James River Commerce Center on Endeavor Drive. The site plan is before the DRC because Section 24-147 of the Zoning Ordinance requires DRC review for all site plans with buildings more than 30,000 sq ft. Mr. Purse also noted that the site plan currently proposes two entrances along the frontage of the property, but based on VDOT comments the applicant will be removing the entrance on the south side of the property. Staff recommended the DRC grant preliminary approval subject to the attached agency comments and subject to the removal of the second entrance on the subsequent submittals. Mr. Fraley noted the James River Design Review Board granted preliminary approval for this project as well. There being no further discussion, and on a motion by Mr. Fraley, which was seconded by Ms. Jones, the DRC voted to unanimously (4-0) grant preliminary approval of this site plan subject to agency comments and subject to the applicant's removal of the second entrance from the subsequent plans.

ADJOURNMENT



Mr. Jim Kennedy, Chairman



Mr. Allen Murphy, Acting Secretary