

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 28th DAY OF MARCH TWO THOUSAND SEVEN.

ROLL CALL

Mr. Jack Fraley
Ms. Mary Jones
Ms. Shereen Hughes
Mr. George Billups

ABSENT

Mr. Jim Kennedy

ALSO PRESENT

Mr. Matthew Smolnik
Mr. Jose Ribeiro

MINUTES

Following a motion by Ms. Jones and seconded by Mr. Billups, the DRC approved the minutes from the January 31, 2007 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

CASES AND DRC DISCUSSION

C-1-07: New Town Section 2 & 4 Shared Parking Update

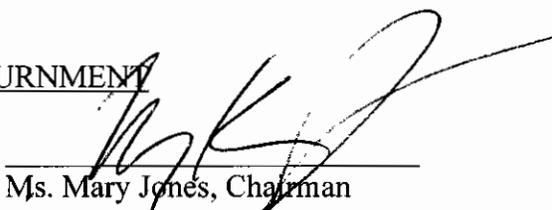
Mr. Smolnik presented the case stating that the DRC deferred action on the shared parking update at their January 2007 meeting due to concerns between New Town Associates, LLC and several business owners and the location of several permanent carports within the Block 8 parking lot. Mr. Smolnik stated that Mr. Larry Salzman had met with the business owners of New Town and their issues have been resolved as outlined in the letter attached to the staff report. Staff indicated that the locations of the carports were an issue that the DRC had to vote on as Staff did not have any objection to their current location. At this point, Mr. Smolnik recommended that the DRC approve the shared parking update, the locations of the carports and requested that the next shared parking update be heard at the September 5th DRC meeting. Mr. George Billups asked staff who participated in the shared parking agreement. Mr. Smolnik stated that all those who park within Sections 2 & 4 of New Town participate in this agreement. Mr. Salzman presented his case with a brief history of the shared parking concept and discussed the resolution with the business owners of New Town. Mr. Jack Fraley then followed up with a short overview of how the DRC reviews the shared parking updates to two of the newest appointees to the DRC. Mr. Fraley explained what was discussed at the January DRC meeting and how the locations of the carports had changed from what the DRC had previously approved. He confirmed that the private matter between New Town Associates, LLC and the business owners had been resolved. Mr. Fraley asked Mr. Salzman to explain on record what the final solution

was, as outlined in his letter. Mr. Salzman stated that the DRC should ask New Town Associated, LLC and Mr. John Hagee if there is still adequate parking within Block 8 before any plans of development are approved for Block 11 in Section 2 & 4. Mr. Billups expressed his concern that there may not be adequate parking at the time of build out. At this time Ms. Mary Jones asked if there was anyone from the public who would like to speak. A citizen asked Mr. Salzman that if a parking deck was needed in the Town Center, when would it be needed and who would pay for this feature? Mr. Salzman stated that he was very confident that a parking deck would not be needed in his lifetime and that if it was ever needed that the merchants and Commercial Association would be responsible for the cost. Mr. Andy Piplico, owner of the carports mentioned that the New Town Design Review Board, New Town Associates and James City County had all approved the location of the carports in their current location. A motion was made by Ms. Jones for approval of the shared parking update, the relocation of the carports and for a deferral of the next shared parking update until the September 5th DRC meeting, which was seconded by Mr. Fraley. The motion passed by a voice vote of 4-0.

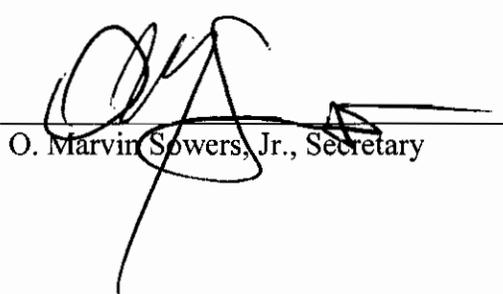
SP-007-07: Williamsburg Community Chapel Nursery Wing

Mr. Ribeiro presented the case stating that a site plan for a 3,300 square feet expansion to an existing nursery wing at the Williamsburg Community Chapel site was before the DRC for a determination of Master Plan consistency. Mr. Ribeiro outlined the proposal and stated that staff believed that the 3,300 square feet addition to the exiting nursery wing was consistent with the intent of the original and approved master plan and that it did not altered the character of the approved Master Plan for the church. Mr. Billups inquired as to the purposes of the expansion. Mr. Rob Campbell, executive administrator for the church responded that the expansion would mainly allowed for additional interior space facilitating the internal traffic flow of parents dropping children in and out during church services. Ms. Hughes asked if the applicant was aware that approval of this proposed expansion would affect and potentially compromise approval of subsequent expansion to the church site. Mr. Grimes of AES, responded that the applicant was aware of this fact. Mr. Billups asked if the current expansion could in the future become a multi-use space structure. Mr. Frye, representing the church, responded that the expansion is intended only to better organize internal space of the existing nursery and other uses are being considered at the moment. Ms Hughes noted her concern with the high degree of impervious surface already existent on the site and if there were any impervious surfaces addition to the site in the future that it should require more scrutiny from plan reviewers. Ms. Jones concurred with Ms. Hughes and further expressed that the Williamsburg Community Chapel has been an asset to James City County. There being no further discussion, and following a motion by Mr. Billups and a second by Ms. Jones, the DRC voted to recommend approval of a finding of Master Plan consistency by a vote of 3-0.

ADJOURNMENT



Ms. Mary Jones, Chairman



O. Marvin Sowers, Jr., Secretary