

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 9:00 A.M. ON THE 8<sup>th</sup> DAY OF JUNE TWO THOUSAND SEVEN.

ROLL CALL

ABSENT

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

STAFF PRESENT

Kate Sipes, Planner  
Mike Woolson, Environmental Division  
Barry Moses, Environmental Division  
John Horne, Development Manager  
Aaron Small, AES  
Dan Mason, HHHunt

PUBLIC COMMENT

There being no speakers, Ms. Jones closed the public comment period.

CASES AND DRC DISCUSSION

SP-143-06 White Hall Section 1

Kathryn Sipes presented the case which was before the DRC because the development proposed more than 50 dwelling units and an approved proffer required DRC approval of recreation facilities. Furthermore, Ms. Sipes indicated a separate approved proffer required DRC approval of Design Guidelines; however action was not being requested on this matter at this time. Ms. Sipes noted a draft of the Design Guidelines was attached to the staff report for review and comment by committee members.

Ms. Sipes explained the case was deferred at the January 31, 2007 DRC meeting due to questions raised about the master plan. Following that meeting staff discovered the proposed changes to the master plan had, in fact, not been appropriately reviewed and approved. Ms. Sipes explained that staff had since worked with the applicant, along with members of the Planning Commission and Board of Supervisors, to review the proposed changes to the project. An amended master plan for the White Hall development was approved administratively in March of this year, after several modifications were made to address specific concerns raised. Ms. Sipes indicated the site plan before the committee was based on the amended master plan; she further noted that several revisions had been made to the site plan since March to address agency comments offered on the plan. Ms. Sipes stated all agencies support preliminary approval at this time and staff's recommendation was that preliminary approval be granted.

Ms. Hughes asked Environmental staff if wetlands on the western side of the project were considered to be perennial. Mr. Woolson answered they were not found to be perennial by staff.

Mr. Dan Mason of HHHunt asked to address the committee in response to several questions that had been provided to him in advance by Mr. Fraley. He explained from early 2006 through the present he and his team had been working with staff toward construction of this project. He provided an overview of the changes in the master plan: First, the grid pattern of the streets, which are preferred because they are more representative of a traditional village layout than the curvilinear streets shown on the original plan. Mr. Mason cited Philadelphia, Alexandria, and Savannah as examples of communities laid out using the grid pattern. He also stated the change allowed for a large area in Section 2 to be opened up and left in a more natural state. Second, Mr. Mason discussed the orientation of the houses to face external streets, rather than having the view from external streets be backyards. Third, Mr. Mason pointed out to the committee that the buffer on Richmond Road remained the same as in the original plan. Fourth, Mr. Mason identified the price ranges of the proposed homes to be from \$275,000-\$450,000. He explained the duplexes identified on the previous plan were estimated to sell in the low \$300,000s and the product in this proposal offered the same price range. Finally, Mr. Mason stated the stormwater pond on the eastern side of the property had been relocated at the request of the environmental staff. This resulted in a reduction in the recreation area of less than 2/10 of an acre. Mr. Mason offered the benefits of this include retaining a usable recreation area, while allowing the stormwater pond to be an infiltration facility.

Ms. Hughes asked if the trails were inside the RPA. Mr. Small responded that this plan offers recreation area in excess of what the proffers require, including 2.2 miles of trail. Some sections of the trail are inside the RPA and some sections are outside the RPA limits.

Mr. Fraley noted the recreation area nearest the relocated stormwater facility was divided into two sections and suggested these two sections be joined. Mr. Moses of the Environmental Division offered this could be accomplished by creating steeper slopes in the area up to a 3H:1V slope. Mr. Moses continued that flatter slopes were preferable from an environmental perspective, as this is considered an LID technique; however, the upgrade of the stormwater pond to an infiltration facility would minimize the impact of steeper slopes on the overall site.

Mr. Billups explained his concern with the overall plan due to the deviation from the original master plan, environmental issues, an increase from 94 to 110 units in this section, and the change in the housing mix to all townhomes.

Mr. Fraley stated his preference would be for a return to the original mix of housing types of single family detached, townhomes and duplexes. He also stated his preference for fewer units. He added the master plan should have been amended through a legislative process rather than an administrative one. He added the applicant should be commended for their hard work over the past six months to accommodate staff and DRC input.

Ms. Hughes explained she was not on the Commission for the original rezoning in 2005, which caused her to research the case using the original master plan, the cluster ordinance, and the Comprehensive Plan. She stated her opinion was the original plan addressed rural goals better.

She also stated recent rezoning cases along Old Stage Road adjacent to this development were relevant. She also offered that the mixed housing types in each village as shown on the original plan better met the objectives of the cluster ordinance. She then identified several areas where she felt the amended plan was improved, including: locating homes adjacent to open space, relocating the stormwater pond to allow for infiltration, and expanded parking. She stated her preference for steep slopes to have natural vegetation rather than grass, and for a better buffer between the development and the houses along Old Stage Road.

Mr. Moses offered that grass was permitted by the County on slopes up to 3:1.

Mr. Kennedy shared his dissatisfaction with the original developer not finishing the project. He added his opinion that the fiscal impact was probably negative at full build out of the development and expressed concern over the traffic impacts, environmental concerns and the change in housing mix.

Mr. Fraley questioned Mr. Horne on a procedural matter involving the approval process of the master plan amendment.

Mr. Horne stated legal counsel would have to respond to the question officially, but his opinion was that the master plan amendment had been approved and that matter could not be reconsidered. He added that if the amended master plan does not require certain features then he did not believe the DRC could deny the site plan based on those features. Mr. Fraley disagreed, but acknowledged legal counsel should address the matter.

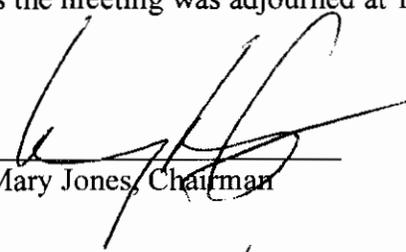
Ms. Jones offered her opinion that the mix of housing change was a significant matter and her belief that a development containing all townhouses was not appropriate for the adjacent zoning. She also indicated the change of developers was a significant issue to her.

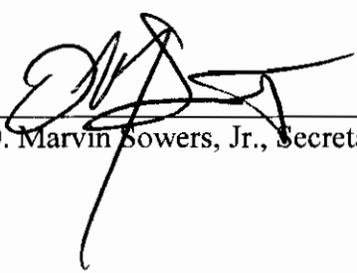
Mr. Fraley stated the DRC has the authority to judge a plan based on what's best for the context and consider the health, welfare, and safety of the public in their decisions. He suggested deferring the project.

On a motion by Kennedy and seconded by Billups the case was deferred by a vote of 5-0.

#### ADJOURNMENT

By consensus the meeting was adjourned at 11:36 am.

  
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Ms. Mary Jones, Chairman

  
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O. Marvin Sowers, Jr., Secretary