

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C CONFERENCE ROOM AT 3:00 P.M. ON THE 31<sup>ST</sup> DAY OF OCTOBER TWO THOUSAND SEVEN.

ROLL CALL

ABSENT

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

ALSO PRESENT

Ms. Ellen Cook, Senior Planner  
Ms. Leanne Reidenbach, Planner  
Mr. William Cain, Chief Civil Engineer  
Mr. Barry Moses, Civil Engineer  
Mr. Mike Woolson, Senior Watershed Planner  
Mr. Bernard Farmer, Capitol Projects Coordinator  
Ms. Julia Veal, Greenways Planner

MINUTES

Following a motion by Ms. Hughes, seconded by Mr. Fraley, the DRC approved the minutes from the September 26, 2007 meeting.

SP-0056-2007: White Hall Clubhouse

Ms. Ellen Cook presented the staff report, stating that the case was before the DRC due to having two entrances on the same road, and due to a proffer specifying DRC review of the recreation facilities. She stated that the case had previously been before the DRC at their July 5, 2007 meeting and had been deferred at that meeting due to remaining Environmental concerns related to items that had the potential to affect the recreation facilities. Since that meeting the plan had been resubmitted and several changes had been made to address those concerns as outlined in the staff report; staff therefore recommended preliminary approval and approval of the recreation facilities. Mr. Billups asked how this plan fit in with the rest of the recreational amenities within the Villages at Whitehall. Ms. Cook stated that this plan shows a large proportion of the amenities that are required by proffer, and that by having this plan in, the majority of the planned recreation would be a "known quantity" as other development plans for future sections were turned in. Mr. Fraley asked the status of the Waverly Farmhouse preservation plan and stated that he felt the DRC should have a role in reviewing it. Ms. Cook, Mr. Small, and Mr. Mason provided an update on the status of the plan. Ms. Hughes asked whether items for the preservation plan would affect the site layout; Ms. Cook stated that they should not have an affect. Upon request by Mr. Fraley, Mr. Moses discussed the changes that had been made to the site plan to address Environmental Division concerns. Ms. Hughes asked several clarification questions about compaction in the overflow parking area and fill in the area next to the tennis

courts, which were addressed by Mr. Moses and Mr. Small. Ms. Hughes stated that Planning Commissioners had had concerns in the past about the need for places for children to play and asked whether this plan met that goal. Mr. Small stated that he felt the plan did, and that while more play area could potentially be provided, the plan as it was now had a balance of addressing recreational and environmental goals. Ms. Hughes asked about preservation of the 36' pecan tree; Mr. Small explained how the sidewalk would be designed to save it. Mr. Fraley made a motion for preliminary approval and approval of the recreation facilities subject to agency comments and to preservation of the pecan tree and DRC review of the Waverly Farmhouse preservation plan. The motion was seconded by Ms. Hughes, and passed 5-0.

#### SP-0039-2005: Ironbound Park

Ms. Leanne Reidenbach presented the staff report indicating that Mr. Aaron Small of AES Consulting Engineers has applied on behalf of James City County for improvements to Ironbound Park including a trail, tot lot, picnic shelter, parking lot, and the resurfacing of basketball courts. The park is located at 150 Magazine Road and 100 Carriage Road and is part of the Ironbound Square Ph 1 master plan. The site plan was before the DRC for a determination of master plan consistency due to the relocation of several facilities, setback modification along Magazine Road from 50 feet to 15 feet, and sidewalk waiver for the property's frontage along Magazine Road. Staff recommended that the DRC find the proposed site plan consistent with the approved master plan and also recommended that the DRC approve the setback modification and sidewalk waiver as proposed. Ms. Jones asked if staff had heard from any members of the public. Ms. Reidenbach stated that there were community members present if they chose to speak. Mr. Billups and Ms. Reidenbach then discussed the merits of waiving the sidewalks, including minimizing environmental impacts, preserving trees, and promoting pedestrian connectivity in other areas of the site. They also discussed how the plan was being held to the same ordinance standards as if it were a private developer. Mr. Fraley noted that environmental features were being protected and asked about the aesthetics of the development and that elimination of the sidewalk would decrease the site's overall impervious coverage. Mr. Small stated that several of the trees in the buffer along Magazine Road and along the line with the Banks property would be preserved. Ms. Hughes asked why trees adjacent to the basketball court were slated for removal. Mr. Small replied that the root systems were destroying the surface of the basketball court and one was diseased. Mr. Fraley, Mr. Small, and Ms. Reidenbach then discussed recent citizen concerns about trail maintenance and clarified that the trail section was a County standard and would be 8 foot wide and paved and maintained by the Parks and Recreation Division rather than a private developer or an HOA. Mr. Billups and Mr. Small also discussed the weight factors for the trail construction and noted that maintenance vehicles would be able to access the field by using the trail. Ms. Hughes asked whether the area for the Bay Aging bioretention pond had been already cleared. Mr. Small said that it should be and that the field as seen now is what will be provided. Julia Veal, Greenways Planner for Parks and Recreation, also stated that the way the area was presently fenced for Bay Aging construction actually made the field appear smaller now than it would ultimately be. Ms. Jones restated the three items the DRC was considering and Mr. Fraley made a motion for approval of all three. Ms. Hughes clarified that the approval was based on tree preservation and extension of the trail between the picnic shelter and the bus pick-up on Magazine Road and then seconded the motion. The DRC voted 5-0 to recommend approval of the setback modification and sidewalk

waiver and to find the proposal consistent with the existing master plan subject to the trail being extended to connect the picnic shelter to Magazine Road and the preservation of existing trees.

C-0107-2007: McDonalds Signage

Ms. Leanne Reidenbach presented the staff report stating that Ms. Cindy LeHew and Mr. Jason Hill of Fine Signs have applied to relocate existing signage for the McDonalds in Five Forks to a location closer towards the intersection of Ironbound Road and Route 5. Along with the relocation, the applicant has agreed to eliminate the internal illumination of the sign, use a brick base (rather than the existing white stone base), and decrease the overall height of the sign to under 8 ft. The plan was before the DRC because proffer #12 approved with the development of the Governor's Green Shopping Center requires DRC approval of any signage to be located within the 50' greenbelt buffer along Route 5. Staff recommended that the DRC recommend approval of C-107-07, McDonald's signage relocation. Ms Hughes asked whether the existing sign was to be replaced regardless of whether or not it was moved. Ms. LeHew said that it would only be a new sign if relocated and the relocation was solely to increase visibility. On a motion by Mr. Fraley and a second by Mr. Kennedy, the sign relocation was approved 4-1 (Hughes, No). Mr. Hill and Ms. Hughes discussed why she voted against the relocation. Ms. Hughes stated that she felt the existing sign was visible enough and that the relocation conflicted with the Governor's Green area and surrounding signage and that the buffer of Route 5, a scenic byway, should not be cluttered with signs. Mr. Fraley said he felt the relocation was acceptable and preferred the revised features of the sign because it had a lower profile, a brick pedestal, and the sign was already located within the greenbelt buffer.

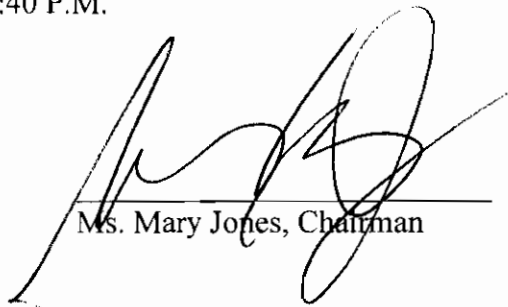
PUBLIC COMMENT PERIOD

Ms. Jones opened the public comment period.

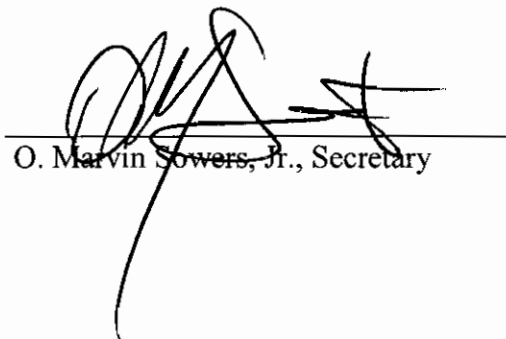
Mr. Kennedy stated that he would prefer that future DRC meetings be held in Building A due to the mustiness and moldiness of Building C. Ms. Jones suggested that meetings be held in Building A by default but that if turnout is anticipated to be large, move the meeting to Building C.

ADJOURNMENT

Following a motion by Mr. Fraley and a second by Mr. Billups, the meeting was adjourned at 3:40 P.M.



Ms. Mary Jones, Chairman



O. Marvin Sowers, Jr., Secretary