

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A BOARD ROOM AT 10:00 A.M. ON THE 7<sup>th</sup> DAY OF DECEMBER TWO THOUSAND SEVEN.

ROLL CALL

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

ABSENT

Mr. Jim Kennedy

ALSO PRESENT

Mr. William Cain, Chief Civil Engineer, Environmental Division  
Mr. Allen Murphy, Principal Planner  
Ms. Kathryn Sipes, Senior Planner

MINUTES

The minutes for the 11/28/07 DRC Meeting and the 12/7/07 Special DRC Meeting will be considered by the Committee Members at the January DRC Meeting.

PUBLIC COMMENT

Ms. Jones opened the Public Comment period to start the meeting. Seeing and hearing no parties wishing to speak, she closed the Public Comment period, and asked Ms. Sipes for her Staff Report on the case being considered, C-0130-2007, Prime Outlets Expansion Revisions.

CASES AND DRC DISCUSSION

C-0130-2007, Prime Outlets Expansion Revisions

Ms. Sipes presented the staff report, stating that the site plan for the Prime Outlets Phases 7 & 8 Expansions, SP-0025-2006, was recommended for preliminary approval by the DRC at their meeting on September 26. Per SUP-0032-2007, any questions as to the compliance of site plans with the approved master plan (MP-11-06) shall be determined by the DRC. Ms. Sipes explained the applicant was proposing the following changes to the site plan: transferring square feet from Building B to Building C, transferring associated parking spaces, removing the sidewalk behind Building E, relocating 43 linear feet of water line, and modifying storm structures.

Ms. Sipes stated the Environmental Division, James City Service Authority, Codes Compliance Division, County Engineer, and Fire Department had no objections to the proposed changes. Planning staff found the changes to be consistent with the master plan.

Ms. Hughes inquired as to the reason for the changes. Ms. Sipes deferred to the applicant. Mr. Steve Romeo of LandMark Design Group responded that his client had to expand the public area in Building D due to a Codes requirement with the public restrooms and this resulted in a decrease in leasable square footage in that building. The increase in size to Building C was intended to offset the reduction in Building D and meet Phase 7 tenant agreements.

Ms. Jones requested an update on the overall environmental features for the site and Mr. Cain provided a summary of the proposed improvements on the site. Mr. Fraley asked if re-circulating runoff to be used for irrigation of landscaping had been successfully achieved. Mr. Romeo responded that three tanks were being planned to capture the runoff for that purpose. Mr. Fraley asked if the pervious concrete was still a valid plan despite maintenance concerns that had been previously raised. Mr. Romeo offered that the pervious material was planned for appropriate areas on the site and the industry accepted maintenance standards would be implemented.

Ms. Hughes asked what percentage of the site was infiltration and recharge for stormwater. Mr. Romeo responded 13% of the site was planned for pervious concrete. Ms. Hughes then asked for confirmation that the areas of pervious concrete were the recharge areas on the site and this was confirmed by Mr. Romeo.

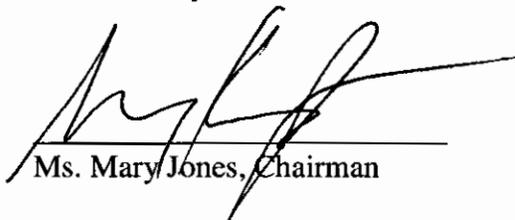
#### SECOND PUBLIC COMMENT

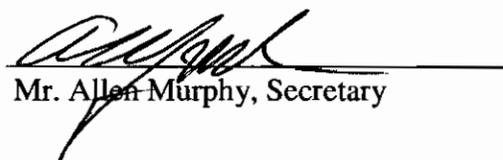
A member of the public, Ms. Phieffer, inquired as to the status of the planters for the Phase 5 area of the site. Mr. Emmer, representing Prime Retail, responded that they were scheduled for a Spring installation. Ms. Phieffer then asked about oils and other automobile pollutants and their impact on the pervious concrete material. Mr. Emmer responded that the experts they have consulted on the material have incorporated those site conditions into the suggested maintenance standards.

Mr. Fraley moved to approve the changes subject to staff review and agency comments. Ms. Hughes seconded the motion. The changes were found to be consistent with the master plan by a vote of 4-0.

#### ADJOURNMENT

Ms. Hughes moved for adjournment, which was seconded by Mr. Billups and unanimously approved with a voice vote by the members. The meeting was adjourned at 10:45 AM by Ms. Jones.

  
Ms. Mary Jones, Chairman

  
Mr. Allen Murphy, Secretary