

AT A REGULARLY SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4 P.M. ON THE 26th DAY OF MARCH TWO THOUSAND EIGHT.

ROLL CALL

ABSENT

Mr. Jack Fraley  
Mr. Joe Poole  
Mr. George Billups  
Mr. Tony Obadal  
Mr. Rich Krapf

STAFF

Mr. Allen Murphy  
Mr. Jason Purse  
Ms. Melissa Brown  
Ms. Leanne Reidenbach  
Mr. Bill Cain  
Mr. Mike Woolson

MINUTES

Following a motion by Mr. Poole, seconded by Mr. Obadal, the DRC approved the minutes from the February 27, 2008 meeting.

SP-0104-2006/S-0078-2006, Walnut Grove

Ms. Melissa Brown presented the staff report stating that Mr. Richard Smith of AES Consulting Engineers has applied on behalf of Health E Communities for preliminary site plan approval for the Walnut Grove Subdivision. This community consists of 75 single family dwellings, 10 townhomes and a business zoned parcel upon which the Anderson Hughes House will be located. The site, located at 7375 and 7345 Richmond Road, was further identified on JCC RE tax maps 2320100030 and 2320100030A. Preliminary approval was previously granted on November 1, 2006 and later expired. The case was before the DRC for renewal of preliminary approval. Mr. Fraley asked if there were any alterations between this site plan and the plan previously approved. Ms. Brown replied that there were no changes. The reason for the delay was that the applicant was working with county staff and the Board of Zoning Appeals to resolve a setback issue related to the Anderson-Hughes House.

Mr. Poole moved that the DRC recommend the site plan for preliminary approval. Mr. Fraley seconded the motion. The DRC recommended 5-0 to grant preliminary approval.

S-0031-2007, McFarlin Park Driveway Access Exception Request

Ms. Leanne Reidenbach presented the staff report stating that Mr. Ryan Stephenson of AES Consulting Engineers had applied on behalf of Mr. Henry Stephens of Associated Developers for a driveway access exception request for lot 47 of the McFarlin Park subdivision. The site plan was before the DRC because the applicant has requested exceptions to Sections 19-43, Double frontage lots, and 19-45, Lot frontage, of the Subdivision Ordinance. The exception would allow the existing house on lot 47 to continue to gain access off an arterial road, Neck O Land Road, rather than relocating the existing driveway to gain access from an internal subdivision street. Ms. Reidenbach noted staff recommended that the exceptions be granted and that the DRC may wish to consider prohibiting any future access from that lot to Neck O Land Road. Mr. Poole asked about whether VDOT had approved the entrance to McFarlin Park being offset from the entrance to The Colony and whether a buffer would be retained along Jamestown Road. Ms. Reidenbach noted that VDOT had approved the entrance location and a 150 foot buffer was required.

Mr. Krapf asked if any members of the public wished to speak. A citizen noted that he was generally opposed to the subdivision and didn't feel Neck O Land could handle the additional traffic. He also noted that he would like to see a bike path added to the road. Ms. Reidenbach clarified that the subdivision was by-right and was not under consideration at this meeting. Mr. Obadal noted that the upcoming BOS budget hearings would be the appropriate time to bring up funding for a bike path and Mr. Poole noted that he would not likely be in support of the development had it been a legislative hearing.

Mr. Fraley moved that the DRC recommend approval of the exception request with the condition that access for any future development on lot 47 be prohibited from Neck O Land Road. Mr. Obadal seconded and the DRC unanimously supported the motion (5-0).

#### S-0055-2006, Burlington Woods

Mr. Purse presented the staff report and stated that Mr. Michael Smith, of Tidewater Partners Property and Development, LLC had requested that the DRC approve the location and design of the recreation amenities as required by the approved proffers for the case, as well as for placing BMPs in the perimeter buffer of the site. The parcel is further identified on JCC RE Tax Map 3130100020, and is located at 3931 Longhill Road. This case had been deferred from the last DRC meeting in order to give the applicant time to amend the plan based on DRC comments. Mr. Purse recommended that the DRC approve the requests subject to agency comments.

Mr. Fraley asked Mr. Woolson of the Environmental Division if the application met the criteria listed in the zoning ordinance for having BMPs located in the buffer, as well as how this application had come to need the waiver request. Mr. Woolson stated that originally LID features were shown in the right-of-way, but VDOT would not approve those locations. Since those features were proffered, they were required to be moved elsewhere. Mr. Woolson noted that the BMPs were now located in areas that picked up more of the sites' runoff than if they were located along the right-of-way.

Mr. Fraley asked about the depth of the swale, and Mr. Woolson stated that this swale would be around 18".

Mr. Fraley asked about the adequacy of the landscaping around these BMPs, and Mr. Whyte of the Planning Department stated that the zoning ordinance requires screening of BMPs and that he was working with the applicant to provide the best possible screening. The applicant noted that they were willing to work with Mr. Whyte and his recommendations for plant sizes and types.

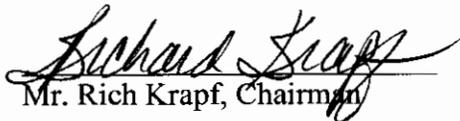
Mr. Krapf asked about maintenance of the BMPs, and Mr. Woolson noted that the HOA for the subdivision would have a maintenance agreement.

Mr. Fraley thanked the applicant for making the changes to the recreation facilities that the DRC had recommended at the previous meeting. There being no further discussion, and on a motion by Mr. Fraley, which was seconded by Mr. Poole, the DRC voted 5-0 to approve the Burlington Woods recreation location and design, as well as the location of the BMPs in the perimeter buffer, subject to agency comments.

#### PUBLIC COMMENT PERIOD

No comments.

#### ADJOURNMENT

  
Mr. Rich Krapf, Chairman

  
Mr. Allen Murphy, Secretary