

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 25th DAY OF JUNE TWO THOUSAND EIGHT.

ROLL CALL

ABSENT

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

STAFF

Ms. Ellen Cook  
Mr. Luke Vinciguerra  
Mr. William Cain  
Mr. William Porter

MINUTES

No minutes were available for approval.

S-0017-2008 Kingsmill River Bluffs

Mr. Vinciguerra presented the staff report stating that Mr. Mark Richardson of AES Consulting Engineers on behalf of Busch Properties has submitted a proposal for 9 lots on 6.11 acres of property located at 210 Wareham's Pond Road East in Kingsmill. The application required DRC review as it proposes a density that was less intense than the Kingsmill master plan designation of the property. Section 24-276(b) of the Zoning Ordinance permits a less intense or lesser category of use should the DRC find that the plan does not alter the basic character of the planned community.

Mr. Obadal asked if Kingsmill was moving the excess density to another location.

Mr. Vinciguerra responded that staff was not aware of any intention of Kingsmill to do that and that should a category or density of use be higher than what is proposed on the master plan, it would need to go to the Board for a master plan amendment.

Mr. Billups asked if there was any open land left in Kingsmill that could support high density development.

Mr. Tim O'Conner of Kingsmill responded that they had no intension to move density within Kingsmill and that there wasn't available space there to support high density development.

Mr. Obadal asked if that statement could be noted in the minutes.

Mr. Krapf said he is comfortable approving single family in this area.

Mr. Poole stated he prefers this use over the master plan's recommendation.

Mr. Fraley stated it's not often the DRC reviews applications like this that propose lowering densities.

Mr. Fraley asked if the applicant would like to comment on the shore stabilization.

Mr. O'Conner stated that the shore stabilization was at Spencer's Grant which is unrelated to this location.

Mr. Fraley asked if there was any historical relevance.

Mr. O'Conner said no.

Mr. Krapf opened the public comment period.

Mr. Krapf closed the public comment period.

Following a motion by Mr. Fraley and seconded by Mr. Poole, the DRC recommended 5-0 to grant approval subject to agency comments and found the plan does not vary the basic concept or character of the planned community.

#### C-0031-2008 Stonehouse Tract 12

Ms. Cook presented the staff report stating that this case was before the DRC for conceptual plan review in accordance with Proffer 12. Ms. Cook stated that the concept plan was for 58 single family lots along Fieldstone Parkway near the entrance to Stonehouse Glen.

Mr. Krapf asked about the Environmental Division comment on lot to lot drainage. Mr. Cain explained why the comment had been made, noting that the Environmental Division does not want to see drainage from one lot causing problems on another lot, and that staff had discussed the issue with the applicant.

Mr. Billups asked if the reviewing agencies had major concerns. Mr. Cain explained the process the Environmental Division goes through in reviewing a concept plan, looking for general conformance to the regulations and bringing any potential issues to the applicant's attention so they are addressed early in the process. Mr. Billups asked about the site soil conditions and what impact the soils might have on the development layout. Mr. Cain stated that he did not see the soil types impacting this project and compared this area to other areas of Stonehouse where soil issues are known to occur. Mr. Billups asked whether the applicant would add lots to maximize the site at the development plan level. Mr. Cain stated that the concept plan showed what was likely the maximum number of lots, and that given site conditions, it is possible that the number shown would be reduced by a few lots at the development plan level.

Mr. Fraley discussed the positive aspects of having a concept plan review. Mr. Fraley recommended to the applicant that they look carefully at lots with regard to the issues raised by Mr. Cain in the Environmental Division comment letter, and also encouraged the applicant to incorporate Low Impact Development wherever possible. Further, Mr. Fraley discussed clearing, asking the applicant to be careful in showing the clearing limits on the plans and when clearing occurs in the field. Mr. Fraley noted that clearing for projects often exceeds what he had envisioned during the plan review stage. Mr. Poole concurred with Mr. Fraley.

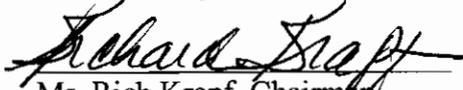
Mr. Krapf asked if there were any questions from the audience. Mr. Robert Richardson asked about the status of the reclaimed water system. Mr. Ross Massey spoke on behalf of the applicant, stating that more information is being provided by the applicant to the consultant to see if some different scenarios would lead to a more feasible situation. Mr. Massey said that the applicant was very interested in pursuing the system, and was working closely with JCSA and HRSD. Mr. Fraley complemented the applicant and provided a summary of the history of the reclaimed water system studies to date. Mr. Tom Page, project manager for GS Stonehouse, provided some additional information on their activities related to the reclaimed water system.

Mr. Fraley brought up the topic of cellular coverage in Stonehouse and recommended development of a system to serve the community. The DRC members and the applicant discussed provision of cellular coverage.

Following a motion by Mr. Fraley which was seconded by Mr. Poole, the DRC voted unanimously to approve the concept plan subject to satisfying agency comments.

#### ADJOURNMENT

Motion to adjourn made at 4:40 pm

  
Mr. Rich Krapf, Chairman

  
Mr. Allen Murphy, Secretary