

AT A SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4 P.M. ON THE 23rd DAY OF FEBRUARY TWO THOUSAND ELEVEN.

ROLL CALL

Mr. Joe Poole, Chair
Mr. Tim O'Connor
Mr. Rich Krapf (absent)
Mr. Mike Maddocks (absent)

STAFF

Ms. Leanne Reidenbach
Mr. Chris Johnson
Mr. Steven Hicks
Ms. Christy Parrish

MINUTES

Following a motion made by Mr. Joe Poole, the DRC approved the minutes from the January 26, 2011 meeting by a vote of 1-0 (O'Connor abstaining).

SP-0003-2011, Wellington Ridge

Ms. Leanne Reidenbach presented the staff report and stated that Mr. Marc Bennett of AES Consulting Engineers applied on behalf of Boca Land Investors for a 96 lot single-family subdivision. The subdivision is located adjacent to Mirror Lakes and existing Wellington Sections 1-5 off of Rochambeau Road and is before the DRC because it proposes over 50 lots. The DRC previously granted preliminary approval to this application in 2005, but because no final plat was recorded for any lots, preliminary approval has since expired. This proposal is also subject to restrictive covenants as a result of a rezoning that can be enforced by the County. The covenants include a requirement for street tree plantings along all roads. Since the staff report was forwarded, most missing street trees in Sections 4 and 5 have been installed, with a few exceptions where the developer was unable to contact the homeowner. Staff recommended that the DRC grant preliminary approval of these plans subject to agency comments and subject to trees being planted or agreements signed for the few outstanding homes prior to final construction plan approval.

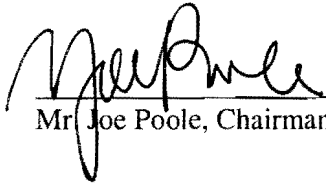
Mr. Tim O'Connor asked what would happen with the street trees if a homeowner did not want them planted on their yard. Ms. Reidenbach noted that the tree requirement was based on location and that staff would accept a written agreement from the homeowner stating they did not want them planted on the lot. Mr. Dick Ashe of Boca Land Investors stated that the trees would be planted on either the respective lot or on a future lot.

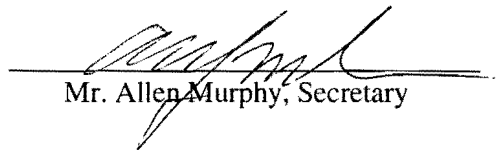
Mr. O'Connor asked about the 25-foot pond buffer that is dedicated to the homeowner's association (HOA) and whether the HOA would be protected if a property owner cleared into the buffer area. Staff and the applicant noted that the pond buffer would mainly be to provide the County with access to the pond and the HOA documents may include provisions for this. The area around the lake is also largely cleared already. Ms. Christy Parrish noted that the person who conducted the work would be the subject for enforcement action, rather than the HOA.

On a motion made by Mr. O'Connor, the DRC recommended preliminary approval of S-0003-2011, Wellington Ridge subject to agency comments and tree planting on the remaining two lots in Section 4 (2-0 – Krapf, Maddocks absent).

ADJOURNMENT

The meeting was adjourned at 4:13 p.m.


Mr. Joe Poole, Chairman


Mr. Allen Murphy, Secretary