

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 29th DAY OF FEBRUARY TWO THOUSAND TWELVE.

ROLL CALL

Mr. Tim O'Connor
Mr. Chris Basic

ABSENT

Mr. Rich Krapf
Mr. Mike Maddocks

STAFF

Ms. Leanne Reidenbach
Mr. Jason Purse
Mr. Christopher Johnson
Mr. Bill Cain

MINUTES

Following a motion by Mr. Tim O'Connor, the DRC approved the minutes from the January 25, 2011 meeting by a vote of 2-0.

S-0059-2005 Peleg's Point Section 6

Mr. Jason Purse presented the staff report for this application. He stated that the County had scheduled a community meeting to be held on March 14th from 6:30-7:30 in the Building C Conference Room. The meeting will allow more time for the public to hear about the proposed changes to the construction plan, prior to the DRC meeting on March 28th. In advance of that meeting, staff recommends that the DRC defer this application until March 28th. Mr. Tim Trant, representing the applicant, stated that he was not in favor of the deferral, but understood the necessity of it. Mr. O'Connor asked how the meeting would be advertised. Mr. Purse stated that all of the home owners in Peleg's Point and Gatehouse Farms would receive a letter. He also stated that HOAs for Page Landing and Powhatan Shores would be notified, along with a number of homeowners from those neighborhoods. A press release will also be sent to the papers and the Planning list serve. There being no further discussion, and on a motion by Mr. O'Connor, the DRC deferred this application until March 28, 2012.

C-0004-2012 New Town Sec. 9 Ph. 2 Walmart Market

Ms. Leanne Reidenbach presented the staff report stating that Mr. Matt Horne of Kimley-Horn requested a master plan consistency review. The master plan showed build-to lines and parking lot locations. The original site plan for the Walmart included smaller retail buildings at the corner of Casey Blvd. and the shared access drive to the north of the property; however, the plan has been changed to remove the smaller retail buildings. In their place, the applicant is proposing a pedestrian feature/pavilion in order to satisfy the build-to line requirement. Ms. Reidenbach stated that the New Town Design Review Board (DRB) had reviewed and approved the elevation and design of the pavilion, but requested that the flag pole be removed. Staff recommended that the DRC find the conceptual plan and pedestrian pavilion to be consistent with the master plan subject to the DRB's comments.


Mr. Tom Klein, attorney for Walmart, discussed the process that the applicant went through in terms of design and discussions with the DRB.

Mr. Basic agreed with the DRB and noted that the corner feature should be substantial to anchor the space. He noted that it appeared that the applicant had met that satisfactory requirement.

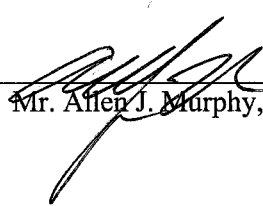
Following a motion by Mr. O'Connor, the DRC voted 2-0 to find the proposed change to be consistent with the master plan subject to the New Town Design Review Board's comments.

ADJOURNMENT

The meeting was adjourned at 4:12 p.m.



Mr. Chris Basic, Chairman



Mr. Allen J. Murphy, Jr. Secretary