

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 30th DAY OF MAY TWO THOUSAND TWELVE.

ROLL CALL

Mr. Chris Basic
Mr. Rich Krapf
Mr. George Drummond
Mr. Mike Maddocks

STAFF

Ms. Leanne Reidenbach
Mr. Chris Johnson
Mr. Luke Vinciguerra

MINUTES

Following a motion by Mr. Richard Krapf, the DRC approved the minutes from the April 25, 2012 meeting by a vote of 3-0 (Abstain: Basic).

SP-0037-2012/S-0015-2012 The Settlement at Powhatan Creek Ph. 3

Mr. Luke Vinciguerra presented the staff report stating that the case was before the DRC because it proposed buildings in excess of 30,000 square feet and more than 50 lots. He stated Mr. Ryan Stephenson has proposed 54-single family lots and 29 attached units. Staff finds that the remaining agency comments are unlikely to have significant impacts to the layout of the plan and revisions to the plans should be easy to address by the applicant. Staff recommends preliminary approval subject to agency comments (with the exception of lots 221 & 222 as they will be removed to provide a safer turn around area).

Mr. Krapf noted there would be minor changes to the turn-around adjacent to lots 221 & 222.

Following a motion by Mr. Mike Maddocks, the DRC voted 4-0 to recommend preliminary approval of the plan subject to agency comments (with the exception of lots 221 & 222 as they will be removed to provide a safer turn around area). The Committee recommended the County's engineers review future revisions of the turn-around to avoid the need for returning to the DRC.

SP-0038-2012 New Town Section 9 (Settlers Market) Walmart Market

Ms. Leanne Reidenbach presented the staff report stating that Mr. Matt Horne of Kimley Horn and Associates applied on behalf of Walmart for a 41,285 square foot Walmart Neighborhood Market and 20,000 square foot retail anchor store located at 4541, 4670 and 4680 Casey Blvd. She said that the DRC previously reviewed and endorsed a conceptual plan for this project that removed the two retail buildings at the corner of Casey Blvd. and the parking lot access road. The DRC found this consistent with the master plan. The site plan required DRC review because the building is in excess of 30,000 square feet and requires DRC review for preliminary approval. She also noted that since the staff report was provided, staff received VDOT comments noting that they were comfortable with preliminary approval for this project. Staff recommended that the DRC grant this project preliminary approval subject to addressing agency comments.

Mr. Chris Basic asked whether the recently proposed landscape ordinance amendments had been adopted. He noted that those amendments added a requirement for soil amendments within landscape islands in parking lots and that he did not see this item on the plan set or in staff comments.

Ms. Reidenbach noted that the ordinance changes had been adopted and Mr. Horne agreed that he would incorporate that requirement into the site plan.


Following a motion by Mr. Krapf, the DRC voted 4-0 to recommend preliminary approval of this site plan subject to agency comments and the inclusion of excavating the landscape islands in accordance with Sec. 24-99(e) of the landscaping ordinance.

ADJOURNMENT

Following a motion by Mr. Maddocks, the meeting was adjourned at 4:06 p.m.



Mr. Chris Basic, Chairman



Mr. Christopher Johnson, Acting Secretary