

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 5<sup>th</sup> DAY OF MARCH TWO THOUSAND THIRTEEN.

ROLL CALL

Mr. Tim O'Connor  
Mr. Rich Krapf  
Mr. Chris Basic  
Mr. George Drummond  
Mr. Mike Maddocks (absent)

STAFF

Mr. Jose Ribeiro  
Mr. Luke Vinciguerra  
Mr. Scott Whyte  
Mr. Christopher Johnson

MINUTES

Following a motion by Mr. Krapf, the DRC approved the minutes from the January 30, 2013 meeting.

SP-0087-2012, Village at Candle Station

Mr. Ribeiro presented the staff report stating that the case was deferred by the applicant at the last DRC meeting on January 30<sup>th</sup> in order to allow the applicant time to provide additional details regarding the proposed revisions to the master plan. Mr. Ribeiro summarized the changes which included: wider single-family detached lots, relocation of seventeen townhome units from the perimeter of the residential area to the interior, and information which addressed staff concerns regarding the adequacy of garage and on-street parking spaces meeting the requirements of the Zoning Ordinance. Mr. Ribeiro indicated that staff was supportive of the proposed revisions with the exception of the relocation of ten townhome units from its original location as shown on the approved master plan. Mr. Ribeiro indicated that the location of these units served as a transitional element between single-family detached lots and townhome units. Mr. Ribeiro recommended the DRC recommend approval of the master plan consistency request contingent on at least five of the townhome units remaining in the location shown on the adopted master plan.

Mr. Krapf thanked the applicant for the time and energy put into the revision of the materials. Mr. Krapf asked staff if there were other transitional elements which could be acceptable in place of the five townhome units. Mr. Ribeiro stated that there were other ways to provide a transitional element between these two residential sections but staff finds that the attached residential structures were a symbolic element between the different residential densities within the community.

Mr. Grimes indicated that the applicant is considering a more natural buffer transition such as an open area with landscaping. Mr. Grimes also indicated that to build an alley system for only five townhome units would create a design constraint. Mr. Costello indicated that during the rezoning of the property he was not aware of any discussions related to transitional areas and that a natural transitional buffer would be more appropriate. Mr. Costello also indicated that the new subdivision layout reduces impervious surfaces by proposing smaller units, fewer driveways and pavement and additional open space.

Mr. Krapf asked the applicant to elaborate on the type of landscape area proposed as a transitional element. Mr. Peters indicated that the area will likely be an open space area which will complement a proposed park located directly across the street.

Mr. Basic stated that he would prefer an architectural feature as an element of transition but that given the smaller number of units in the overall development a more natural transitional element could also be appropriate. Mr. Basic stated that he would be supportive of this revised proposal as submitted by the applicant.

Mr. O'Connor asked the applicant if the townhomes would have a separate home owners association. Mr. Henderson indicated that there would be a separate association for the townhomes.

Mr. Krapf stated that he thought that the proposed revisions were consistent with the approved master plan. Mr. Krapf also indicated that he understood staff's concern for maintaining a transitional element linking the two styles of residential housing within the community. However, if only five units were to be left at its original location these would be the only townhome units facing the main road. Mr. Krapf was supportive of an open space/landscape area as a transitional element instead.

Mr. Basic indicated that he thought that the proposed revisions were more desirable than what was shown at the last DRC meeting. Mr. Basic made a motion to approve site plan SP-0087-2012 and subdivision S-47-2012 based on agency's comments.

Mr. O'Connor indicated that the DRC is making a recommendation for master plan consistency and not for the site plan/subdivision preliminary approval. Mr. Basic withdrew the previous motion.

Mr. Holt asked the DRC if there were any concerns regarding the change in parking style at the rear of the townhomes. Staff stated that information presented during the rezoning process regarding parking style such as attached or detached rear ended garages was different from the current revisions. However, the proposed number of parking spaces would meet and exceed the Zoning Ordinance parking requirements.

On a motion made by Mr. O'Connor the DRC voted 4-0 recommending approval of master plan consistency based on revised parking areas and the new layout of the subdivision.

SP-0037-2012, The Settlement at Powhatan Creek Ph. 3

Mr. Vinciguerra presented the staff report stating that Mr. Howard Price submitted a proposal to disturb up to 1,940 sqft of land within a 100' buffer between Powhatan Crossing and The Settlement at Powhatan Creek for the purpose of constructing a retaining wall. He stated the proposal requires DRC review per a proffer requiring DRC consideration of any proposed disturbance to the buffer. Mr. Vinciguerra recommended the DRC recommend approval of the proposal.

Mr. Krapf asked if the proposed handrail would be at the same grade as Powhatan Crossing. Mr. Price responded affirmatively.

On a motion made by Mr. Drummond the DRC voted 4-0 recommending approval of up to 1,940 sqft of disturbance within the buffer for the purpose of constructing a retaining wall.

#### C-0011-2013, Marywood Subdivision Walking Trails Amendment

Mr. Scott Whyte presented the staff report stating that Mr. Kenneth Stubenhofer of Pulte Homes has submitted a request on behalf of the Marywood Subdivision's Board of Directors to eliminate two of four proposed trails within the subdivision.

Mr. Basic asked about the make up of the Marywood HOA and Mr. Whyte responded that the HOA transitioned a year and a half prior and that the majority of the HOA is now under homeowner control.

Mr. Krapf inquired about how the trails became part of the development agreement and whether or not it was consistent with any master plans or other requirements. Planning Director Holt responded that it was a by-right application with no master plan or other requirements that are usually associated with legislative cases. The request for the trails came from the DRC at the time of the application, and that is why it was brought forward as a consideration item at this meeting. He explained that no action is required at this time, and that staff wanted to get any upfront input from the committee before it came back at a future meeting.

Mr. Basic also recalled that it was a by right case with the additional requirements of the trails imposed by the DRC.

Mr. Krapf wanted to see the layout of the eliminated trails and express concern that agreements made during the development process are now being eliminated. He expressed that at this time he was not sure he could support the application.

Mr. Basic explained that it was not the same to him since the requirements were imposed by the DRC on a by-right case and that he has less concern since the HOA is homeowner driven and no longer controlled by the developer.

Mr. Krapf acknowledged that Mr. Basic made some good points.

Mr. O'Connor stated that since the request was from the homeowners he has a lot less heartburn as he would if it were a developer driven request.

No vote was taken or decision made since it was a consideration item but the request would likely return to the DRC for action at the next DRC meeting.

C-0012-2013, JCSA Rt. 199 Water Tower, HRSD Pressure Reducing Station

Mr. Christopher Johnson introduced Mr. Matthew Poe of HRSD and stated that the applicant has submitted a conceptual to add a pressure reducing station (PRS) to the existing JCSA water storage tank site on Route 199 adjacent to the County Government Center Complex and across the street from the Quarterpath Commons shopping center. The PRS would include piping, pumps and diesel fuel tanks and would significantly reduce sanitary sewer overflows in the HRSD, JCSA, City of Williamsburg and York County sewer systems. Given that the proposal will require an amendment to an existing special use permit on the property, the applicant submitted the conceptual plan for DRC consideration and was requesting feedback in advance of submitting a special use permit application.

Mr. Basic asked questions regarding the types, size and location of proposed plantings intended to help screen the proposed improvements from view from Route 199. He stated that a mixture of deciduous and evergreen trees approximately 8'-10' in height at time of planting and shrubs 2.5'-3' in width at time of planting would be preferred and suggested that the applicant work with Mr. Whyte to identify the best locations for plantings on the site to achieve screening of the proposed improvements.

Mr. Krapf stated that he agreed with Mr. Basic's suggestions and added that given the recent clearing of plants and trees within the existing HRSD easement along Route 199 he would like to see staff draft a condition which offered some type of assurance that all new plantings would be replaced for a reasonable amount of time.

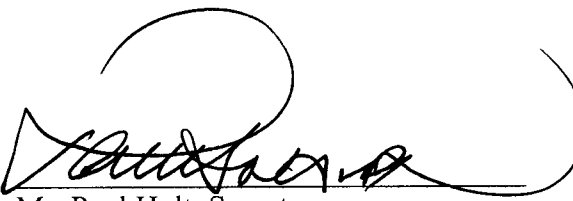
Mr. O'Connor stated that he would like to see the equipment painted to match the color of the adjacent water storage tank and suggested that fencing not be included as a screening tool as it would draw more attention to the site than plant material which would help make the screening appear more natural.

Mr. Poe thanked the DRC for their feedback and stated that their comments and suggestions would be incorporated into the forthcoming special use permit application.

ADJOURNMENT

The meeting was adjourned at 5:00 p.m.

  
Mr. Tim O'Connor, Chairman

  
Mr. Paul Holt, Secretary