

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING F AT 6:30 P.M. ON THE 5th DAY OF FEBRUARY TWO THOUSAND FOURTEEN.

ROLL CALL

Chris Basic
Rich Krapf
George Drummond
Tim O'Connor

STAFF

Paul Holt
Jose Ribeiro
Leanne Pollock
Mike Woolson

MINUTES

Following a motion by Mr. Chris Basic, the DRC approved the minutes from the November 13, 2013 meeting. (4-0)

C-0070-2013, 1592 Harbor Road Patio

Mr. Ribeiro presented the staff report stating that the request before the DRC is to allow certain improvements to be located within a Resource Protection Area (RPA) and an open space conservation easement within a private back yard of a single-family home. The property owner is proposing the expansion of an existing deck, placement of a stone walking path, and partial re-vegetation of existing turf grass. Mr. Ribeiro stated that an open space easement recorded in 1994 between Governor's Land Associates and the County requires Planning Commission approval of any modifications made to the open space easement. Mr. Ribeiro stated that since the back yard is also within a RPA, any proposed changes must also be approved by the Chesapeake Bay Board. Mr. Ribeiro stated that staff and the senior watershed planner, Mr. Michael Woolson, were comfortable with the proposed changes and recommended that the DRC recommend approval of the request to the Planning Commission.

Mr. Woolson noted that the Chesapeake Bay Board has already approved this application.

Mr. Krapf asked staff if the proposed re-vegetation would be better for the environment than the existing turf grass.

Mr. Krapf indicated that he had a similar question.

Mr. Woolson responded that maintaining turf grass requires fertilizers and that hazardous chemicals and nutrients may be flushed out to streams and rivers along with stormwater runoff.

Mr. Basic asked how turf grass was allowed to begin with in the RPA and conservation areas.

Mr. Woolson indicated that the development of Governor's Land occurred in the early 1990's and an exception was granted to allow the development to be built in exchange for the conservation easement on the remaining 50-foot RPA area.

There being no further discussion and on a motion by Mr. Drummond, the DRC voted 4-0 to recommend approval of the request to the Planning Commission.

SP-0090-2013, New Town Section 7 Parcel C Townhomes

Mr. Basic recused himself from the discussion and voting on this DRC item citing a conflict. Ms. Leanne Pollock presented the staff report stating that Mr. Bob Cosby had applied on behalf of Atlantic Homes for a waiver to Section 19-50 of the Subdivision Ordinance to allow one street intersection jog with an offset of less than 200 feet along Casey Blvd. Ms. Pollock stated that the ordinance was changed in 2012 to add this provision and align requirements with VDOT. She noted that decreased intersection jogs were common occurrence in New Town given the presence of alleys and new urbanist development pattern and that the offset in this circumstance was only 187 feet and had been moved as far away from the existing intersection of Casey Blvd. and Town Creek Drive without impacting the adjacent RPA. The Fire Department and VDOT had both indicated approval of the proposal and did not see any potential safety concerns. Ms. Pollock noted that a subdivision would eventually be required for this project but that the Subdivision Ordinance waiver was being considered during the site plan review to avoid potential conflicts at the end of the process.

Mr. Drummond and Ms. Pollock discussed the definition of an intersection "jog."

Mr. Krapf asked whether this waiver would become a common request. Ms. Pollock answered that it would probably be required for any future proposal in New Town. She noted that an ordinance amendment could be considered, but that a waiver was being pursued at this time to allow this project to continue to move forward.

There being no further discussion and on a motion by Mr. Krapf, the DRC voted 3-0-1, Mr. Basic abstaining, to recommend approval of the waiver to the Planning Commission.

SP-0097-2013, New Town Section 9 (Settlers Market) Townhomes

Ms. Pollock gave the staff report stating that Mr. Jason Grimes had applied on behalf of Eagle Construction for a waiver to Section 19-50 of the Subdivision Ordinance to allow three street intersection jogs with offsets of less than 200 feet along Casey Blvd., Settlers Market Blvd. and Merchant's Court. Specifically, the proposed intersection spacings were 110 feet, 180 feet and 125 feet, respectively. Ms. Pollock noted that this was a similar scenario to the previous application and that VDOT and the Fire Department had also reviewed these and indicated that they did not have any safety concerns with the proximity of the intersections.

Mr. Basic explained that he thought this would be a straightforward waiver given that the ordinance spacing requirements were geared towards more rural areas but that New Town was intended to be more urban. Thus, the ordinance did not seem applicable.

Mr. O'Connor asked whether some of the intersection arrangements were a result of previous conceptual-level conversations with the DRC related to layout and consistency with the Section 9 master plan. Mr. Grimes confirmed that this was accurate.

There being no further discussion and on a motion by Mr. Basic, the DRC voted 4-0 to recommend approval of the waiver to the Planning Commission.

C-0028-2013, New Town Shared Parking

Ms. Pollock and the DRC discussed shared parking and time limited parking in New Town. The DRC elected to defer a full update and review to its September 24, 2014 meeting when New Town Associates will have had six months to implement time limited parking on a trial basis.

ADJOURNMENT

On a motion by Mr. Krapf, the meeting was adjourned at 6:55p.m.



Mr. Tim O'Connor, Chairman



Mr. Paul Holt, Secretary