

Development Review Committee  
Government Center Complex Conference Room, Building A  
September 28, 2005 - 4:00 p.m.

- A. Roll Call
- B. Minutes
  - 1. Minutes - September 7, 2005
- C. Public Comment
- D. Cases and DRC Discussion
  - 1. S-78-05. Stonehouse, Fairmont Sections 1-4
  - 2. SP-103-05/S-79-05. Colonial Heritage Phase 4
  - 3. Z-8-05. Williamsburg Wicker and Rattan Retail Center
  - 4. C-123-05. Ironbound Village
  - 5. S-37-04/SP-123-05. Michelle Point
  - 6. S-91-05. Windmill Meadows
- E. Public Comment
- F. DRC Recommendations
- G. Adjournment

**DEVELOPMENT REVIEW COMMITTEE ACTIONS REPORT  
MEETING OF SEPTEMBER 28, 2005**

**Case No. S-78-05 Stonehouse, Fairmont Sections 1-4**

Mr. Ronnie Orsborne of LandMark Design Group applied on behalf of Fairmont Investment, LLC for approval of 127 residential lots on 174.7 acres and for an exception to Section 19-52 of the James City County Subdivision Ordinance to allow cul-de-sac street lengths greater than one thousand feet. The property is located at 9301 Six Mount Zion Road and can be further identified as parcels (1-5), (1-6), (1-7), and (1-8) on James City County Tax Map (5-4). DRC review is required for any ordinance exception and because more than 50 lots are proposed.

**DRC Action:** The DRC unanimously recommended preliminary approval subject to agency comments and contingent upon modifications to the storm water management facilities to provide the required attenuation as approved by the Environmental Division.

**Case No. SP-103-05/S-79-05 Colonial Heritage Phase 4**

Mr. Richard Smith of AES Consulting Engineers applied on behalf of U.S. Home Corp. for approval of 137 residential lots on 103.7 acres. The property is located at 6175 Centerville Road and can be further identified as parcel (1-11) on James City County tax map (31-1). DRC review is required because more than 50 lots are proposed.

**DRC Action:** The DRC voted unanimously to defer the case until the November 2, 2005 DRC meeting.

**Case No. Z-8-05 Williamsburg Wicker and Rattan Retail Center**

Mr. Tom Derrickson of AES Consulting applied for approval of a 13,700 square foot commercial building. The property is specifically located at 7414 Richmond Road and can be further identified as parcel (2D-1A) on James City County tax map (23-2). DRC review is required because the applicant is requesting several setback reductions to section 24-393 of the zoning ordinance.

**DRC Action:** The DRC recommended approval of the setback reductions along Richmond Road, Peninsula Street Northeast and Peninsula Street Northwest conditioned upon approval of the rezoning application by the Planning Commission and Board of Supervisors.

**Case No. C-123-05 Ironbound Village, Landscape Modifications**

Mr. Bernie Farmer of James City County applied for DRC approval to allow use of up to 2 feet of the required perimeter setback area along Ironbound Road to construct a parking expansion at Ironbound Village. The property is located at 5300 Palmer Lane and can be further identified as parcel (13-1A) on James City County tax map (39-1). DRC review is required because the applicant is requesting a waiver to Section 24-527 of the Zoning Ordinance.

**DRC Action:** The DRC recommended approval of a setback modification for the parking lot up to a maximum of two feet.

**Case No. S-37-04/SP-123-05 Michelle Point**

Mr. Jay Epstein of Michelle Point, LLC applied for approval of 20 townhouse units and 90 residential lots on 38.7 acres. The applicant resubmitted plans because preliminary approval for the initial submittal expired on July 12, 2004. The property is located at 9001 Barhamsville Road and can be further identified as parcel (1-3) on James City County tax map (12-1). DRC review is required because more than 50 lots are proposed.

**DRC Action:** The DRC recommended preliminary approval subject to remaining agency comments.

**Case No. S-91-05 Windmill Meadows**

Mr. Henry Stephens of Associated Developers applied on behalf of Powhatan Olde Towne Square LLC for approval of 78 residential lots on 43.4 acres. The property is located at 6001 Centerville Road and can be further identified as parcel (1-3) and (1-36) on James City County tax map (31-1). DRC review is required because more than 50 lots are proposed.

**DRC Action:** The DRC voted unanimously (3-0) to recommend preliminary approval of the subdivision subject to agency comments and contingent on the Board of Supervisor's approval of the street width reduction request.