

Development Review Committee Government Center Complex Conference Room, Building A

May 30, 2007 - 4:00 p.m.

A. Roll Call

B. Minutes

1. Minutes - April 25, 2007

C. Public Comment

D. Cases and DRC Discussion

- A. S-101-03. Ford's Colony Section 35: Consistency Review - David German
- B. SP-124-07. Weatherly at White Hall Design Guidelines - Leanne Reidenbach
- C. SP-45-07. Rawls Byrd Parking Lot Expansion - Luke Vinciguerra
- D. SP-27-07. Handel's Ice Cream: Consistency Review - Leanne Reidenbach
- E. SP-47-07 Nicewood Building Expansion

E. Public Comment

F. DRC Recommendations

G. Adjournment

DEVELOPMENT REVIEW COMMITTEE ACTIONS REPORT
05/30/07

SP-124-06 Weatherly at White Hall Design Guidelines

Ms. Sarah Ellington and Mr. Dan Mason of HHHunt have submitted design guidelines for approval for Weatherly at White Hall. The property is located at 3225 Old Stage Road and 8716, 8724, and 8720 Barhamsville Road and can be further identified as tax maps 1210100021, 1210300002, 1210300001, and 1220100021. Review is required because proffer #12 from JCC case number Z-10-05/SUP-17-05/MP-8-05 states that the DRC must approve the design guidelines prior to final site plan approval for the development.

DRC Action: The DRC voted 3-0 to recommend approval of SP-0124-2006, Weatherly at White Hall Design Guidelines.

SP-0027-07 Handel's Ice Cream and Yogurt

Mr. Jason Grimes of AES Consulting Engineers has applied on behalf of Dr. Mark Newman of Handel's Homemade Ice Cream for a 2,018 sq. ft. ice cream store and 7,200 sq. ft. specialty retail store located at 4501 Noland Boulevard. This proposal is part of the Lightfoot Mixed Use plan which was approved by the Board of Supervisors as case Z-6-04/MP-6-04 on January 11, 2005.

DRC Action: The DRC voted 3-0 to find SP-0027-2007, Handel's Ice Cream and Yogurt, consistent with the approved master plan.

SP-0045-07 Rawls Byrd Parking Lot Expansion

Mr. Bruce Abbott of AES Consulting Engineers has applied on behalf of Williamsburg and James City County Public Schools (WJCC), to extend Rawls Byrd Elementary school's parking lot by 43 parking spaces and to create a new paved play area. This proposal was based on the Rawls Byrd Parking lot master plan which was approved by the Board of Supervisors as case SUP-34-06 on April 10th 2007.

DRC Action: The DRC voted 3-0 to find SP-0045-2007, Rawls Byrd Parking Lot expansion, consistent with the approved master plan.

SP-0047-2007, Nicewood Building Expansion

Reason for DRC Review: Section 24-147 (a)(1)(a) states that a site plan which proposes a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet shall be considered by the DRC.

DRC Action: The DRC voted 3-0 for a 1 month deferral of SP-0047-2007, Nicewood Building Expansion, to address outstanding issues.

SUBDIVISION S-101-03. Ford's Colony, Section 35
Staff Report for the May 30, 2007, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Jason Grimes, AES Consulting Engineers

Land Owner: Drew R. Mulhare, Realtec, Incorporated

Proposed Use: 102 Lot Single-Family Home Residential Subdivision

Location: Near the intersection of Jolly Pond Road and Centerville Road, across from the existing Section 3 of Ford's Colony, southwest of the James River Baptist Church

Tax Map/Parcel No.: 3040100007, 3620100001, 3620100002, 3620100003, 3620100004, 3620100004A, 3620100001A, 3620100001B, 3620100056

Primary Service Area: Predominantly Outside; (Roughly 20% Inside)

Parcel Size: Approximately 457 Acres in totality

Zoning: A-1, (General Agriculture)

Comprehensive Plan: Rural Lands and Low Density Residential

Reason for DRC Review: This project was previously reviewed and approved by the DRC on February 2, 2004, under Section 19-23(b) of the James City County Subdivision Ordinance which requires major subdivisions of more than fifty lots to be reviewed by the DRC. The project has been brought before the DRC a second time for a determination of consistency with the plan that was originally approved by the DRC, as provided for under Section 19-5 of the Subdivision Ordinance.

Project History:

- Planning Commission: None
- Development Review Committee: This project was previously submitted to and approved by the DRC as Subdivision S-101-03 on February 2, 2004. It has been brought before the DRC a second time for the determination outlined previously.

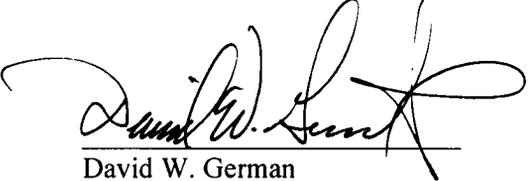
Staff Contact: David W. German

Phone: 253-6685

STAFF RECOMMENDATION

Staff finds that the newest iteration of this project, which was first brought before the Planning Division on March 30, 2007, represents a substantial change from what was originally approved by the DRC in 2004. While Staff acknowledges that the changes that were made to the plan were generally made in response to agency comments received by the applicant, it is felt that the changes are significant enough to warrant a separate consideration by the DRC. These changes are summarized by Staff as follows: a.) the overall total acreage of the project has been increased, and by a substantial margin (twenty plus acres); b.) the total number of lots in the subdivision have been increased (from ninety-eight to one-hundred-two); c.) the means of ingress and egress for the subdivision have changed (one less entrance); and d.) the new plan will likely engender substantial changes in drainage patterns from the overall stormwater management plan that was included in the prior construction drawings that received Preliminary Approval. Staff recommends that the DRC find the

newest version of this project to be a substantial departure from what was originally approved. Staff further recommends that the DRC require that the new version of the plan be separately reviewed and considered by the DRC at such time as agencies have been able to provide an adequate review of the new plan.



David W. German

Attachments:

1. Overall Land Plan (Under separate cover)
2. Letter from Mr. Drew Mulhare, Property Owner
3. Agency Comments

AGENCY COMMENTS

James City County Planning Division:

- 1.) ***The New Plan is Inconsistent:*** The Planning Division finds that the newly submitted plan (“new plan”) is not consistent with the plan that currently has Preliminary Approval from the Development Review Committee (DRC) of the James City County Planning Commission (“existing plan”). We find the new plan to be inconsistent because a.) the overall total acreage of the project has been increased; b.) the total number of lots in the subdivision have been increased; c.) the means of ingress and egress for the subdivision have changed (one less entrance); and d.) the new plan will likely engender substantial changes in drainage patterns from the overall stormwater management plan that was included in the prior construction drawings that received Preliminary Approval;
- 2.) ***Consistency to be Determined by the DRC:*** Regardless of the Planning Division’s determination, if it is Realtec’s / AES’ desire to pursue the new plan rather than the existing plan, we will take the new plan before the DRC for the sole purpose of determining whether the DRC finds the new plan to be consistent with the existing plan, pursuant to Section 19-5 of the Subdivision Ordinance. In this event, Staff will explain why it finds the new plan to be inconsistent with the existing plan, and Realtec / AES may offer any explanations that it may have to the contrary, or present any other information that it wishes for this determination. If the DRC finds the new plan to be consistent with the existing plan, then the new plan will simply replace the existing plan with no lapse in Preliminary Approval. If, however, the DRC finds that the new plan is inconsistent with the existing plan, then Realtec / AES may elect to pursue either the new plan or the existing plan, as follows:

If the new plan is being pursued:

- a.) Fully engineered subdivision construction plans that support the new plan shall be produced and submitted for review as a completely new and separate submittal. Once these plans are deemed to be ready for review by the DRC, they will be taken to the DRC for purposes of being considered for Preliminary Approval;
- b.) A new application and new fees will need to be submitted with the new construction plans. A new case number will be assigned to these plans, and they will be administered completely independently of the existing plans;
- c.) Preliminary Approval for the existing plans ***will remain in place*** during this time, being unaffected by the new submittal;
- d.) Once the new Subdivision Construction Plans receive Preliminary Approval from the DRC, then Realtec / AES may elect to proceed with ***either the new or existing*** development plan, (and

corresponding Construction Plans), both of which would have Preliminary Approval at this juncture. The other, unused plan of development and corresponding construction plans would be closed out at this point, with no further action required on them.

If the existing plan is being pursued:

- a.) Realtec / AES may simply continue to make new construction plan submissions to address outstanding comments and issues on the existing plan / existing construction plans, as normal;
- b.) No further action will be taken on the new plan in this event.

James City County Environmental Division:

- 1.) The new plan will likely engender substantial changes in drainage patterns from the overall stormwater management plan that was included in the prior construction drawings that received Preliminary Approval.



Mr. David German
Senior Planner
James City County
P.O. Box 8784
Williamsburg, Virginia 23187-8784

March 29, 2007

Re: Section XXXV
Ford's Colony at Williamsburg

Dear Mr. German:

The purpose of this letter is to provide information regarding the changes to the proposed plan for Section XXXV, Ford's Colony at Williamsburg. Preliminary Approval was granted in February 2004 with a substantial list of comments. While JCSA, VDOT, and other JCC department comments required response and more details, analysis of the comments made by the Environmental Department determined that revisions to the plans would be necessary. Realtec Incorporated has been pursuing solutions to several of the comments considered critical to obtaining Final Approval. Solutions to the plan-critical comments were obtained by additional land acquisitions and changes enabled by those acquisitions. Realtec submits these plan changes with the intention of improving the plan and in reaction to Staff concerns. While details of the plan have changed in an attempt to appropriately evaluate and respond to Staff comments, the concept of the plan has not changed. The revised plan should not be considered a new plan. Realtec respectfully requests that the status of Preliminary Approval not be penalized beyond the significant delay in time and extra expense already incurred in pursuit of improving the plan to achieve staff support.

The primary improvements are related to improving the environmental aspects of the plan. While the plan may have taken advantage of provisions in regards to key assumptions on the RPA, made with Staff's written concurrence in January 2004, Realtec chose a path of voluntarily incorporating Resource Protection Area (RPA) buffers with respect to perennial streams, while also redesigning the plan to minimize road and BMP impacts to both wetlands and RPA buffers.

For example, the 2004 Plan had a road crossing an area upland of the RPA wetlands as shown on James City County maps at the time. The crossing entailed slopes and non-RPA wetlands fill. The land area available for such a crossing for the internal road network was restricted by a twenty-acre wedge shaped parcel owned by the Hawthorne family heirs. Realtec acquired the Hawthorne parcel in the fall of 2004 to provide alternative routing for the internal roadway. Initially, the new alignment of that Road "H" (Forest of Arden) moved upland to a narrower wetland crossing; still upland of the RPA wetlands shown on the plan approved in February 2004. However, the voluntary incorporation of perennial streams in the definition of RPA areas suggested that further study of potential RPA issues would be appropriate. Consequently, the plan has been revised to route the internal road to an area upland of a new RPA delineation. The area previously planned for the crossing has been changed to cul-de-sacs on either side of the ravine. Steeper slopes, wetlands, and RPA issues have been avoided in regards to this new road alignment. Another change evolved in wet ponds, formerly in non-RPA ravines, being revised to dry ponds.

Secondly, the 2004 plan has two road access points to Centerville Road. VDOT concurred that one road access would be sufficient and recommended for a subdivision of this size. Concurrently, Realtec worked on a plan to align the existing Manchester Drive with the new subdivision access Road "A" (Westport). James City County approved a lot line amendment for the Wilson parcel that enabled Realtec to enter into an agreement with Mrs. Wilson to plan a new home for her and family and to create a new roadway alignment with Manchester Drive. The new home was completed in March 2007. The former residence and accessories will be removed. Traffic access and egress on/off Centerville Road will be significantly improved. Turn lanes and entry orientation will be coordinated with the alignment of Manchester Drive. Realtec also proposes to improve the entry into Manchester Drive to dual lanes to help relieve traffic congestion.

The location of the central well and water storage facilities moved in a site plan approved by James City County in 2006. The site plan provides better site topography and improved access to Centerville Road for construction and JCSEA's subsequent operation and maintenance. This change was made possible by the Hawthorne acquisition. The well water withdrawal permit is in the technical review phase with DEQ.

Lot line adjustments were made in correlation with the above, the soils studies for septic fields, and analysis of adequate building sites. The lot count was revised accordingly.

Realtec's revised plan adds recreational facilities in the area formerly designated as Open Area 3. Both Staff and representatives from the Ford's Colony Homeowner's Association questioned the original plans intentions for

recreational areas. A park for canoe type access to Gordon Creek is still planned for the terminus of Westport at a location of a former dock facility. Other recreation parks are planned for nature trails, picnic areas, birding platforms, and other respite activities. Realtec is working with a Committee appointed by the Association's Board of Directors to discuss economic and facility impacts to existing Association assets.

The land area of Section XXXV was subjected to the Ford's Colony at Williamsburg Homeowner's Association's (FCHOA) Declaration of Protective Covenants in the year 2005. A sub-association is planned for Section XXXV with the FCHOA as the Master Association.

Subsequent to the Final Approval of Section XXXV, Realtec may resubmit a rezoning application for the fifty acres inside the Primary Service Area. Initial plans are for approximately 110 units in a mix of single family and townhomes.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Mulhare', with a long horizontal flourish extending to the right.

Drew R. Mulhare
Vice President
Realtec Incorporated

Cc: Jason Grimes
Vernon Geddy



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Drew R. Mulhare
Vice President
Realtec Incorporated

Cc: Jason Grimes
Vernon Geddy

**SITE PLAN 124-06. Weatherly at White Hall Design Guidelines
Staff Report for the May 30, 2007, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Ms. Sarah Ellington, HHHunt
Mr. Dan Mason, HHHunt

Land Owner: HHHunt Communities

Proposed Use: 79 single family attached residential units

Location: 3225 Old Stage Road and 8716, 8724, and 8720 Barhamsville Road

Tax Map/Parcel No.: (12-1)(1-21), (12-1)(3-2), (12-1)(3-1), and (12-2)(1-21)

Primary Service Area: Inside

Parcel Size: 23.35 acres total

Zoning: R-2 with cluster

Comprehensive Plan: Low Density Residential

Reason for DRC Review: Proffer #12 states that the DRC must approve the design guidelines for Weatherly at White Hall prior to the granting of final site plan approval.

Project History:

- Planning Commission: The Planning Commission recommended approval of case Z-10-05/SUP-17-05/MP-8-05 on August 1, 2005.
- Board of Supervisors: The Board of Supervisors approved case Z-10-05/SUP-17-05/MP-8-05 on September 13, 2005.
- Development Review Committee: The DRC recommended preliminary approval of the site plan subject to agency comments at the November 11, 2006 meeting. The DRC recommended deferral of the guidelines at their April 25, 2007 meeting.

Staff Contact: Leanne Reidenbach

Phone: 253-6685

STAFF RECOMMENDATION

Proffer #12 states that the “owner shall prepare and submit design review guidelines to the County setting forth design and architectural standards for the development of the Property attempting to capture the architectural character of the Toano area and generally consistent with the architectural styles embodied in “Villages at Whithall, Supplemental Community Information”... and incorporating appropriate and suitable sustainable building practices as recommended in the Sustainable Building Sourcebook of the city of Austin.”

At the meeting on April 25, 2007, the DRC recommended to defer consideration of the design guidelines to give the applicant additional time to incorporate responses to Environmental Division comments. The

guidelines have been resubmitted and references are provided below which detail the sections that have been altered since the DRC's meeting on April 25. The Environmental Division has reviewed the changes and recommends approval of the guidelines.

At this time, staff finds the attached guidelines for Weatherly to be consistent with the proffer and recommends that the DRC recommend approval.



Leanne Reidenbach

Attachments:

1. Design Guidelines
2. Villages of White Hall Supplemental Community Information
3. Toano Architecture Document

Changes Since DRC Review on April 25, 2007

1.1.2: Reference to the Site Plan and the Stormwater Plan added.

1.2.1 (a): Reference to the Site Plan and the Stormwater Plan added.

1.2.3: Reference to the Site Plan and the Stormwater Plan added.

2. 1.2 B: (2) and (4): Added statement that the drainage should be directed to the rear of the site or landscape areas. Number 4 was also added.

2.2.2: Changed "side and rear setbacks" to "location." Section now states that the location of accessory buildings must be approved.

2.3.2: Added language regarding rain barrels/water conservation.

2.6.2: Added language prohibiting high intensity lights, with the exception of those shown on the approved site plan.

2.7: Deleted "rear property line" and changed it to "rear fence line" which is defined in the first paragraph of 2.7.1.

3.1: Changed the last sentence to "Both documents are on file with the Homes Owners Association"

3.4.6 (b): Updated section with the rain barrel/water conservation language and added a reference to Section 2.1.2 (b) (4).

SITE PLAN 0027-2007. Handel's Ice Cream and Yogurt: Master Plan Consistency Staff Report for the May 30, 2007, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Jason Grimes, AES Consulting Engineers

Land Owner: Dr. Mark Newman, Handel's Homemade Ice Cream

Proposed Use: 2,200 square foot ice cream store and 7,200 square feet specialty retail

Location: 4501 Noland Boulevard

Tax Map/Parcel No.: 2430900001

Primary Service Area: Inside

Parcel Size: 1.90 acres

Zoning: MU with proffers

Comprehensive Plan: Mixed Use

Reason for DRC Review: The applicant has requested a deviation from the master plan for the Lightfoot Mixed Use Area dated September 3, 2004. Section 24-518(a) of the Zoning Ordinance stipulates that development plans that differ from the approved master plan may be approved if the DRC concludes that the plan does not significantly alter the character of land uses or other features or conflict with any conditions.

Project History:

- Planning Commission: The Planning Commission recommended approval of case Z-6-04/MP-6-04 on December 6, 2004.
- Board of Supervisors: The Board of Supervisors approved case Z-6-04/MP-6-04 on January 11, 2005.
- Development Review Committee: N/A

Staff Contact: Leanne Reidenbach

Phone: 253-6685

STAFF RECOMMENDATION

The phase of development depicted on SP-0027-2007 is shown as area 1B on the master plan for the Lightfoot Mixed Use Area. Based on the master plan, 8,000 square feet of commercial/office uses was allocated to this area and an 8,000 square foot sit-down restaurant was proposed at the public hearing phase of the project; however, the submitted site plan currently proposes a total of 9,400 square feet of commercial space. Staff has received additional information from the applicant that the building design has been revised slightly since the last submittal and the new footprint will total 9,218 square feet. Staff has evaluated the impacts proposed with this project compared to the original proposal and has found that the uses will generate fewer peak hour vehicle trips and require fewer parking spaces to meet Ordinance requirements.

Additionally, the master plan designated 40,000 square feet of commercial/office/wholesale and warehouse use for area 1A, but the approved site plan utilizes only about ¾ of the allotted square footage, leaving a surplus of 10,455 square feet. The applicant has proposed to reallocate 1,218 square feet of this surplus for use in area

1B, which would leave an excess of 9,237 square feet remaining in the master plan's allowance for the other commercial area. The proposal was found not to conflict with any existing proffers or conditions imposed on the property.

Staff recommends that the DRC find this proposal to be consistent with the character of the master plan.

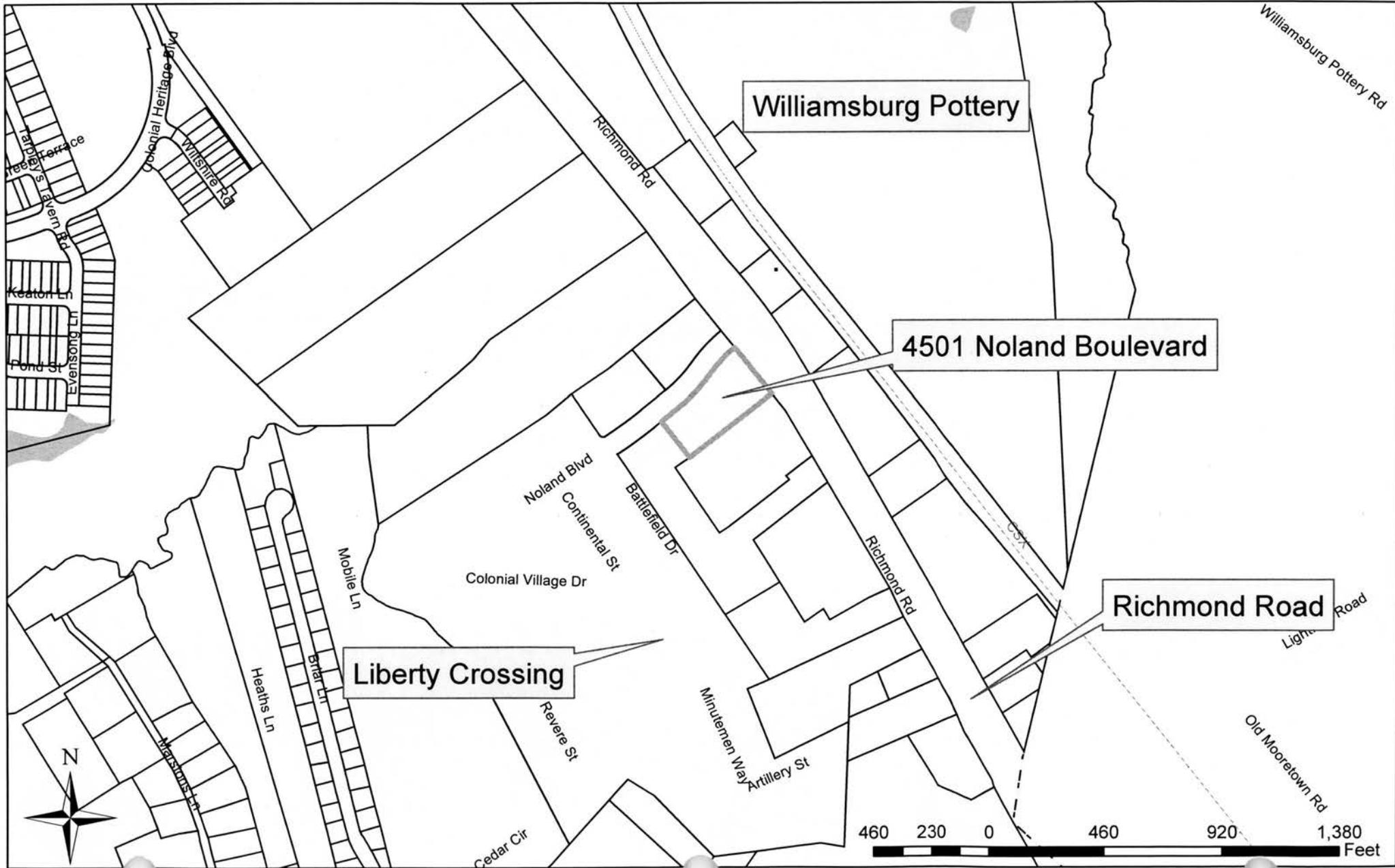

Leanne Reidenbach

Attachments:

1. Site Plan (under separate cover)
2. Location Map

JCC-SP-27-07

Handel's Ice Cream and Yogurt



**Site Plan SP-45-07 Rawls Byrd Parking Lot Expansion
Staff Report for the May 30, 2007, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Bruce Abbott
Land Owner: WJCC Schools
Location: 112 Laurel Lane.
Tax Map/Parcel No.: 4810600171A
Primary Service Area: Inside
Parcel Size: Approximately 12.6 acres
Zoning: R-2, General Residential
Comprehensive Plan: Federal State and County Land

Reason for DRC Review: The adopted SUP conditions require DRC review for general consistency with the Master Plan.

Project History:

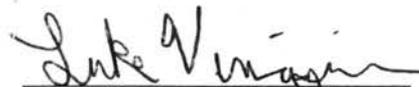
- On March 7th 2007 the Planning Commission voted 7-0 recommending approval of the proposed parking lot expansion with conditions

Staff Contact: Luke Vinciguerra

Phone: 253-6685

STAFF RECOMMENDATION

The additional parking spaces will be created in what is currently a paved play area that is also used as an overflow parking lot. The plan would solely designate this area for parking and provide a new area for play. The proposed expansion requires a Special Use Permit (SUP) and DRC review of the site plan for consistency with the Master Plan. Staff finds the outstanding issues to be minor and the Site Plan to be consistent with the Master plan. Staff recommends that the DRC approve of the Site Plan.


Luke Anthony Vinciguerra

Attachments:

1. Site Plan
2. Master Plan
3. SUP Conditions
4. Location Map
5. Staff Comments

RESOLUTION

CASE NO. SUP-34-06. RAWLS BYRD ELEMENTARY SCHOOL

PARKING LOT EXPANSION

WHEREAS, the Board of Supervisors of James City County has adopted by ordinances specific land uses that shall be subjected to a Special Use Permit (SUP) process; and

WHEREAS, Mr. Bruce Abbott of AES Consulting Engineers has applied for an SUP to expand the parking lot at Rawls Byrd Elementary School by 43 parking spaces and relocate the paved play area; and

WHEREAS, the property is currently zoned R-2, General Residential, and is designated State, Federal, and County Lands on the 2003 Comprehensive Plan Land Use Map; and

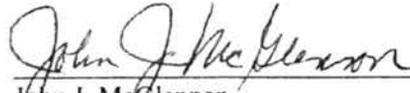
WHEREAS, the property is located at 112 Laurel Lane on property more specifically identified as Parcel No. (6-171A) on James City County Real Estate Tax Map No. (48-1); and

WHEREAS, on March 7, 2007, the Planning Commission recommended approval of the application by a vote of 7-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-34-06 as described herein with the following conditions:

1. This SUP shall be valid for the expansion of the south side parking lot and proposed paved play area (the "Project") as shown on the conceptual plan titled "Conceptual Plan Rawls Byrd Elementary Bus Loop and Additional Parking for WJCC Public Schools" dated December 21, 2006, and prepared by AES Consulting Engineers (the "Master Plan"). Development of the Project shall be generally in accordance with the Master Plan as determined by the Development Review Committee of the James City County Planning Commission (the "DRC"). Minor changes may be permitted by the DRC as long as they do not change the basic concept or character of the Project.
2. Any new exterior site or building lighting shall be comprised of recessed fixtures with no bulb, lens, or globe extending below the fixture housing. The housing shall be opaque and shall completely enclose the light source in such a manner that all light is directed downward, and that the light source is not visible from the side of the fixture. Pole-mounted fixtures shall not be mounted in excess of 15 feet in height above the finished grade beneath them. Light trespass, defined as light intensity measured at 0.1 footcandle or higher extending beyond any property line, shall be prohibited.

3. If construction has not commenced on the substantiated Project within 36 months from the issuance of this SUP, this SUP shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation that have passed required inspections.
4. Existing perimeter vegetation along the south property line shall not be removed (except where necessary for construction of the Project) unless prior written approval has been obtained from the Planning Director.
5. Plans for fencing shall be provided for the proposed play area. The fence shall be compatible with the architectural features of the site and be approved by the Planning Director prior to final site plan approval.
6. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:


Sanford B. Wanner
Clerk to the Board

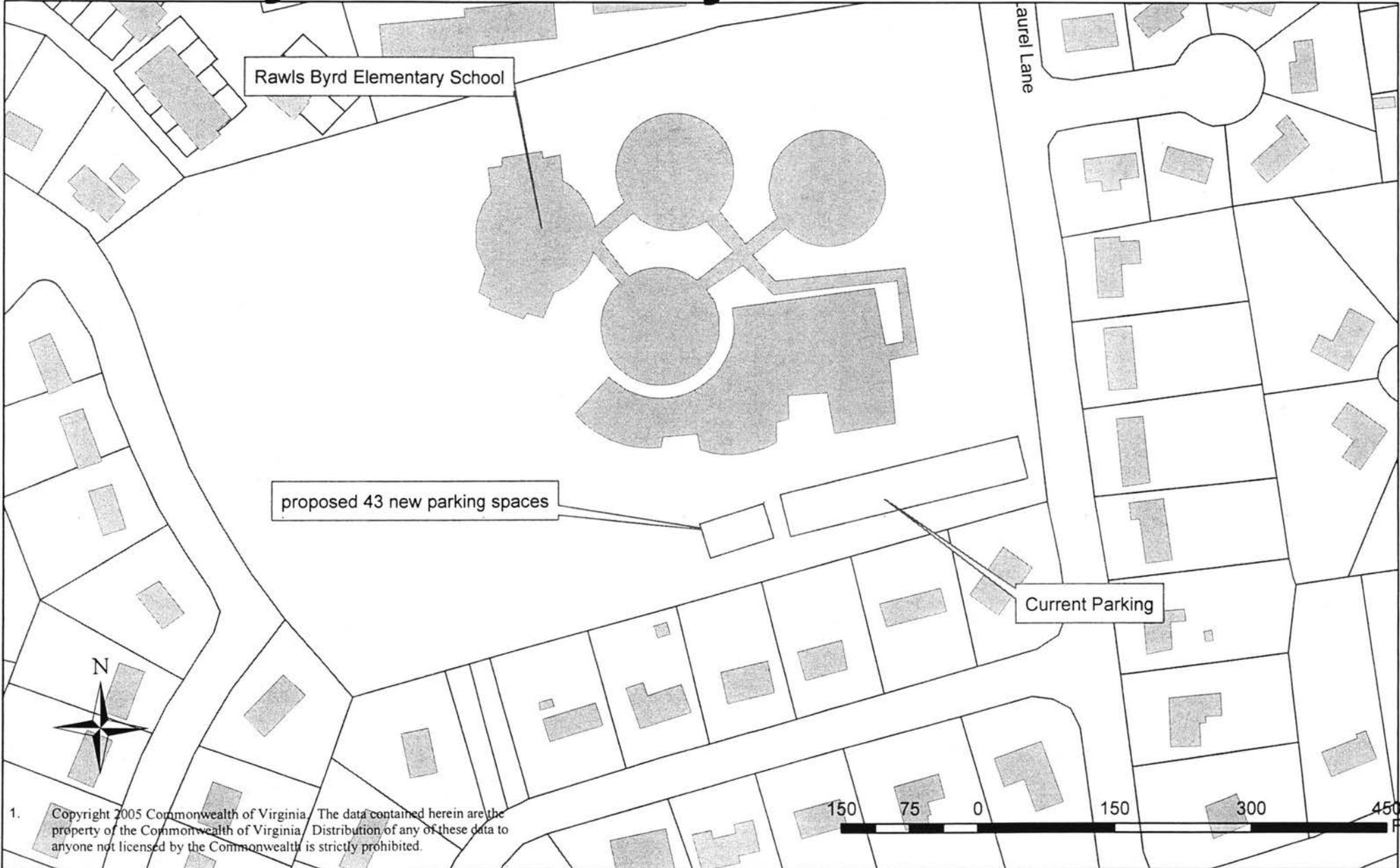
<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
BRADSHAW	AYE
GOODSON	AYE
ICENHOUR	AYE
MCLENNON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of April, 2007.

SUP-34-06_2.res

JCC -SP-45-07

Rawls Byrd Elementary School



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DEVELOPMENT MANAGEMENT

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planning@james-city.va.us

COUNTY ENGINEER
(757) 253-6678

INTEGRATED PEST MANAGEMENT
(757) 259-4116

May 24, 2007

Bruce Abbott
5248 Olde Towne Road Suite 1
Williamsburg, VA 23188

RE: SP-45-07, Rawls Byrd Parking Lot Expansion

Dear Mr. Abbott:

Staff has reviewed the site plan for the above referenced case and offers the following comments:

Planning:

1. SUP condition # 2 prohibits new lighting fixtures from exceeding 15' above grade, please revise your lighting plan accordingly.
2. Please show LxW of all parking islands.
3. Please show the distance between the proposed landscape island and the dumpster pad.
4. Please refer to this site plan as SP-45-07.
5. Please add a general note mentioning the Master Plan (SUP-34-06).

Environmental

Please see attached comments.

County Engineer

Approved as submitted.

Fire Department

Approved as submitted.

Landscaping

Approved as submitted.

This case is scheduled to be reviewed by the Development Review Committee (DRC) on May 30th, 2007 at 4pm in James City County Complex Building A. Your attendance at this meeting is strongly encouraged. When the above comments have been incorporated into the plans, please submit 10 sets of revised plans and a letter noting what action was taken to correct the above comments. Please contact me at 253-6685 should you have any questions or concerns.

Sincerely,

Luke Vinciguerra
Planner



Initial Plan of Development Screening for DRC - Preliminary Approval Purposes

Environmental Division - Tel. No. 253-6670 Fax No. 259-4032

Project Name: Rawls Byrd Parking Lot Expansion

County Plan No.: SP-45-07 Date of Review: May 15, 2007

<u>Ok</u>	<u>Not OK</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completeness of application (checklist, plans, design report, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consistency with previously approved Master Stormwater Management Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impervious cover for site less than 60 percent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Inventory completeness
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impacts to RPA, RPA Buffer or Steep Slope areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Perennial Stream Determination
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County 10-point BMP Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County's Stream Channel Protection Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum Standard # 19 - Channel Adequacy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Plan concept
<input type="checkbox"/>	<input type="checkbox"/>	Drainage Plan concept
<input type="checkbox"/>	<input type="checkbox"/>	Lot-to-lot drainage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMPs outlet into defined natural or man-made receiving channel.
<input type="checkbox"/>	<input type="checkbox"/>	Other, please describe. _____

The Environmental Division hereby: Recommends Does not recommend
granting preliminary approval for this project for the May 30, 2007 Development Review Committee
(DRC) meeting.

If not OK, give specific reasons or examples:

Name William A. Cain Title Senior Civil Engineer
Signature  Date 05/15/2007

ENVIRONMENTAL DIVISION REVIEW COMMENTS
Rawls Byrd Parking Lot Expansion
County Plan Number SP-045-07
May 8, 2007

General:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project
2. Plan Number. Please reference the assigned County plan number on all subsequent submissions.
3. A Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and Stormwater Management/BMP facilities associated with this project.
4. Professional seal and signature is required on final and complete approved stormwater management plans, drawings, technical reports and specifications.
5. Watershed. Provide a note on the cover sheet of the plans indicating which County watershed, sub-watershed and/or catchment for which the project is situated in. It appears this project is situated in the Mill Creek Watershed.

Erosion & Sediment Control Plan:

6. Silt Fence. The location of the proposed silt fence is currently outside the limits of disturbance. Please revise the plan to re-locate the proposed silt fence inside the limits of disturbance.
7. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) or indicate on the plans that none are anticipated for the project site.
8. Slope Stabilization. In accordance with James City County standard erosion and sediment control note # 13, all slopes steeper than 3H:1V require use of erosion control blankets installed in accordance with the minimum standards of the VESCH. No slopes shall be created steeper than 2H:1V. The slopes that are proposed for the expansion of the current stormwater basin are shown to be 3:1. Provide the provision for EC-2 matting in these areas.
9. Rock Check Dams. Be advised that the use of rock check dams may be warranted in the existing grass ditch line on the south side of the project. Please provide the proper drainage calculations for this ditch for review.

10. Seeding and Mulching Specification. Provide a seeding and mulching specification or reference an appropriate mixture for the coastal plain region per the VESCH, Minimum Standard 3.32. Address both temporary and permanent stabilization requirements for the site.
11. Sequence of Construction. Amend the current sequence of construction to include and/or adjust the following information. Step number five in the sequence should include the provision that all debris from the site shall be disposed of at a state approved facility. Please also revise note number seven in the management strategies section of the maintenance plan for the erosion and sediment controls. The provision for the use of EC-2 matting needs to be added to this section.

Stormwater Management and Drainage:

12. Existing Conditions. The information provided on plan sheet 2 appears to be a representation of the existing and proposed conditions. This being the case, the modifications cannot be fully understood. This can lead to confusion in the field and change orders by the contractor should additional items be required for demolition that are not clearly indicated on the site plan. With the next submittal, provide the existing conditions and demolition plan on plan sheet 2. All other improvements should be shown on the remaining sheets.
13. Forebay. Reference plan sheet 5 from plan sheet 3 in the location of the proposed forebay.

SITE PLAN 47-07: Nicewood Building Expansion
Staff Report for the May 30, 2007, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Nicholas Botta
Land Owner: Mr. David Nice
Proposed Use: Industrial
Location: 9001 Westmont Drive
Tax Map/Parcel No.: 1210100043
Primary Service Area: Inside
Parcel Size: 4.6 acres
Zoning: PUD-C, with proffers
Comprehensive Plan: Mixed Use

Reason for DRC Review: Section 24-147 (a)(1)(a) states that a site plan which proposes a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet shall be considered by the DRC.

Project History:

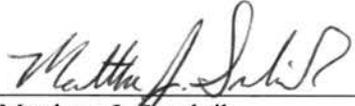
- Planning Commission: None
- Development Review Committee: The DRC reviewed the current building on site and recommended preliminary approval on February 6, 1998.

Staff Contact: Matthew J. Smolnik

Phone: 253-6685

STAFF RECOMMENDATION

Agency comments, as attached, do not represent significant issues that need to be addressed prior to preliminary approval and Staff believes all remaining issues can be worked out with the applicant prior to final site plan approval. Staff recommends that the Development Review Committee recommend preliminary approval for this project subject to agency comments.


Matthew J. Smolnik

Attachments:

1. Site Plan
2. Agency Comments

AGENCY COMMENTS

Planning:

1. This site plan proposes an addition greater than 30,000 square feet; therefore it will be scheduled to be heard at the next DRC meeting which is on May 30, 2007 at 4:00pm in Building A of the County government complex. Your attendance is required at this meeting.
2. Please label this plan as JCC-SP-47-07 on all future submittals.
3. Please verify and show the existing handicap ramp on the existing sidewalk adjacent to the proposed handicap parking space.
4. Please show a detail of the proposed retaining wall on the north side of the existing building. What will be the height of the retaining wall?
5. Please screen the proposed dumpster on the north side of the existing building and provide a detail of the dumpster screen.
6. Please provide the iso-footcandle diagrams for the relocated light pole and fixture shown on Drawing No. 5.

Landscaping:

1. Shrub requirements for *inside the perimeter of the parking lot* have not been met. The parking lot now contains 32 spaces, which will require 12 shrubs. This parking lot also requires 6 trees, 35% of which are required to be evergreen. Please substitute or add 2 evergreen trees in the parking lot.
2. Per ordinance 24-99 C (2) the applicant may reduce the landscape requirements for industrial use properties. The applicant can either reduce the building requirements *or* the perimeter requirements. It appears that the applicant is trying to reduce both of these requirements. Please revise using the reduction on only one of these required landscape areas.
3. Staff is concerned that the Red Maples proposed for the rear of the building will eventually achieve too big a spread and potentially interfere with emergency vehicles gaining access to the fire lane. Please revise using a more columnar shaped tree.

Environmental: Please refer to the checklist dated May 22, 2007. The Environmental Division recommends preliminary approval of this site plan.

JCSA: Please refer to memorandum dated November 21, 2006 for further details.

VDOT: Approved as submitted. VDOT recommends that a stop sign be placed at each entrance.

Fire: Approved as a site plan only.

County Engineer: Approved as submitted.



Date: May 22, 2007
To: Matthew Smolnik, Senior Planner
From: Timothy O. Fortune, P.E. - Senior Civil Engineer
Subject: SP-0047-07, Nicewood Building Expansion (Construction Plans)

James City Service Authority has reviewed these plans for general compliance with the JCSA Design and Acceptance Criteria for Water Distribution and Sanitary Sewer Systems and have the following comments for the above project you forwarded on April 26, 2007. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Criteria, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is submitted.

JCSA recommends Preliminary Approval of the plan.

General Comments:

1. Based on the plan layout submitted, water and sanitary sewer inspection fees will not be required for this project.
2. The fire hydrant locations will need to be reviewed and approved by the James City County Fire Department.
3. The Applicant shall confirm the existing grinder pump will meet the needs of the proposed expansion and that no modifications are required. If this is the case, a note shall be added on the plan clearly stating this.

Sheet 1:

1. Delete Note 21 since it is a duplicate of Note 19.

Sheet 3:

1. Label all existing JCSA force mains including size. Show the force main along La Grange Parkway to confirm the proposed fire hydrant will not conflict with the main.
2. A gate valve is not required for the La Grange Parkway fire hydrant. Per JCSA as-builts, one exists at the tee on the opposite of the roadway.

3. Dimension the fire hydrant location off the John Deere Road back of curb. Revise description to require a 12x6 wet tap and show a thrust block behind the tap. Label each hydrant as "HRPDC WD_06" on the plan or provide a note referencing where the HRPDC/JCSA Detail reference list can be found.
4. Clarify the symbol shown adjacent to the John Deer Road proposed fire hydrant. Is this a light pole, sign, etc? Relocation/removal may be required.
5. Label the existing 1-inch water meter and the 5/8-inch irrigation meter for clarity.
6. Label all right-of-way lines for clarity. If the R/W does not coincide with the property line shown, identify who owns the property. Verify if any easements/agreements are required for the proposed fire access lane.

Please call me at 253-6836 if you have any questions or require any additional information.



Initial Plan of Development Screening for DRC - Preliminary Approval Purposes

Environmental Division - Tel. No. 253-6670 Fax No. 259-4032

Project Name: Nicewood Building Expansion

County Plan No.: SP-047-07 Date of Review: May 22, 2007

Ok **Not OK**

- Completeness of application (checklist, plans, design report, etc.)
- Consistency with previously approved Master Stormwater Management Plan
- Impervious cover for site less than 60 percent
- Environmental Inventory completeness
- Impacts to RPA, RPA Buffer or Steep Slope areas
- Perennial Stream Determination
- Compliance with County 10-point BMP Criteria
- Compliance with County's Stream Channel Protection Criteria
- Minimum Standard # 19 - Channel Adequacy
- Erosion & Sediment Control Plan concept
- Stormwater Management Plan concept
- Drainage Plan concept
- Lot-to-lot drainage
- BMPs outlet into defined natural or man-made receiving channel.
- Other, please describe. _____



The Environmental Division hereby: Recommends Does not recommend granting preliminary approval for this project for the May 30, 2007 Development Review Committee (DRC) meeting.

If not OK, give specific reasons or examples:

Name Barry E. Moses Title Civil Engineer

Signature *Barry E. Moses* Date 05/22/2007

**Site Plan SP-45-07 Rawls Byrd Parking Lot Expansion
Staff Report for the May 30, 2007, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Bruce Abbott
Land Owner: WJCC Schools
Location: 112 Laurel Lane.
Tax Map/Parcel No.: 4810600171A
Primary Service Area: Inside
Parcel Size: Approximately 12.6 acres
Zoning: R-2, General Residential
Comprehensive Plan: Federal State and County Land

Reason for DRC Review: The adopted SUP conditions require DRC review for general consistency with the Master Plan.

Project History:

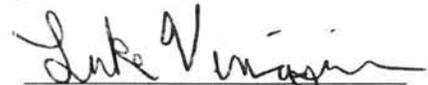
- On March 7th 2007 the Planning Commission voted 7-0 recommending approval of the proposed parking lot expansion with conditions

Staff Contact: Luke Vinciguerra

Phone: 253-6685

STAFF RECOMMENDATION

The additional parking spaces will be created in what is currently a paved play area that is also used as an overflow parking lot. The plan would solely designate this area for parking and provide a new area for play. The proposed expansion requires a Special Use Permit (SUP) and DRC review of the site plan for consistency with the Master Plan. Staff finds the outstanding issues to be minor and the Site Plan to be consistent with the Master plan. Staff recommends that the DRC approve of the Site Plan.


Luke Anthony Vinciguerra

Attachments:

1. Site Plan
2. Master Plan
3. SUP Conditions
4. Location Map
5. Staff Comments

RESOLUTION

CASE NO. SUP-34-06. RAWLS BYRD ELEMENTARY SCHOOL

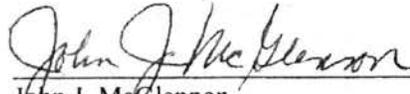
PARKING LOT EXPANSION

- WHEREAS, the Board of Supervisors of James City County has adopted by ordinances specific land uses that shall be subjected to a Special Use Permit (SUP) process; and
- WHEREAS, Mr. Bruce Abbott of AES Consulting Engineers has applied for an SUP to expand the parking lot at Rawls Byrd Elementary School by 43 parking spaces and relocate the paved play area; and
- WHEREAS, the property is currently zoned R-2, General Residential, and is designated State, Federal, and County Lands on the 2003 Comprehensive Plan Land Use Map; and
- WHEREAS, the property is located at 112 Laurel Lane on property more specifically identified as Parcel No. (6-171A) on James City County Real Estate Tax Map No. (48-1); and
- WHEREAS, on March 7, 2007, the Planning Commission recommended approval of the application by a vote of 7-0.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of SUP-34-06 as described herein with the following conditions:

1. This SUP shall be valid for the expansion of the south side parking lot and proposed paved play area (the "Project") as shown on the conceptual plan titled "Conceptual Plan Rawls Byrd Elementary Bus Loop and Additional Parking for WJCC Public Schools" dated December 21, 2006, and prepared by AES Consulting Engineers (the "Master Plan"). Development of the Project shall be generally in accordance with the Master Plan as determined by the Development Review Committee of the James City County Planning Commission (the "DRC"). Minor changes may be permitted by the DRC as long as they do not change the basic concept or character of the Project.
2. Any new exterior site or building lighting shall be comprised of recessed fixtures with no bulb, lens, or globe extending below the fixture housing. The housing shall be opaque and shall completely enclose the light source in such a manner that all light is directed downward, and that the light source is not visible from the side of the fixture. Pole-mounted fixtures shall not be mounted in excess of 15 feet in height above the finished grade beneath them. Light trespass, defined as light intensity measured at 0.1 footcandle or higher extending beyond any property line, shall be prohibited.

3. If construction has not commenced on the substantiated Project within 36 months from the issuance of this SUP, this SUP shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation that have passed required inspections.
4. Existing perimeter vegetation along the south property line shall not be removed (except where necessary for construction of the Project) unless prior written approval has been obtained from the Planning Director.
5. Plans for fencing shall be provided for the proposed play area. The fence shall be compatible with the architectural features of the site and be approved by the Planning Director prior to final site plan approval.
6. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
BRADSHAW	AYE
GOODSON	AYE
ICENHOUR	AYE
MCCLENNON	AYE

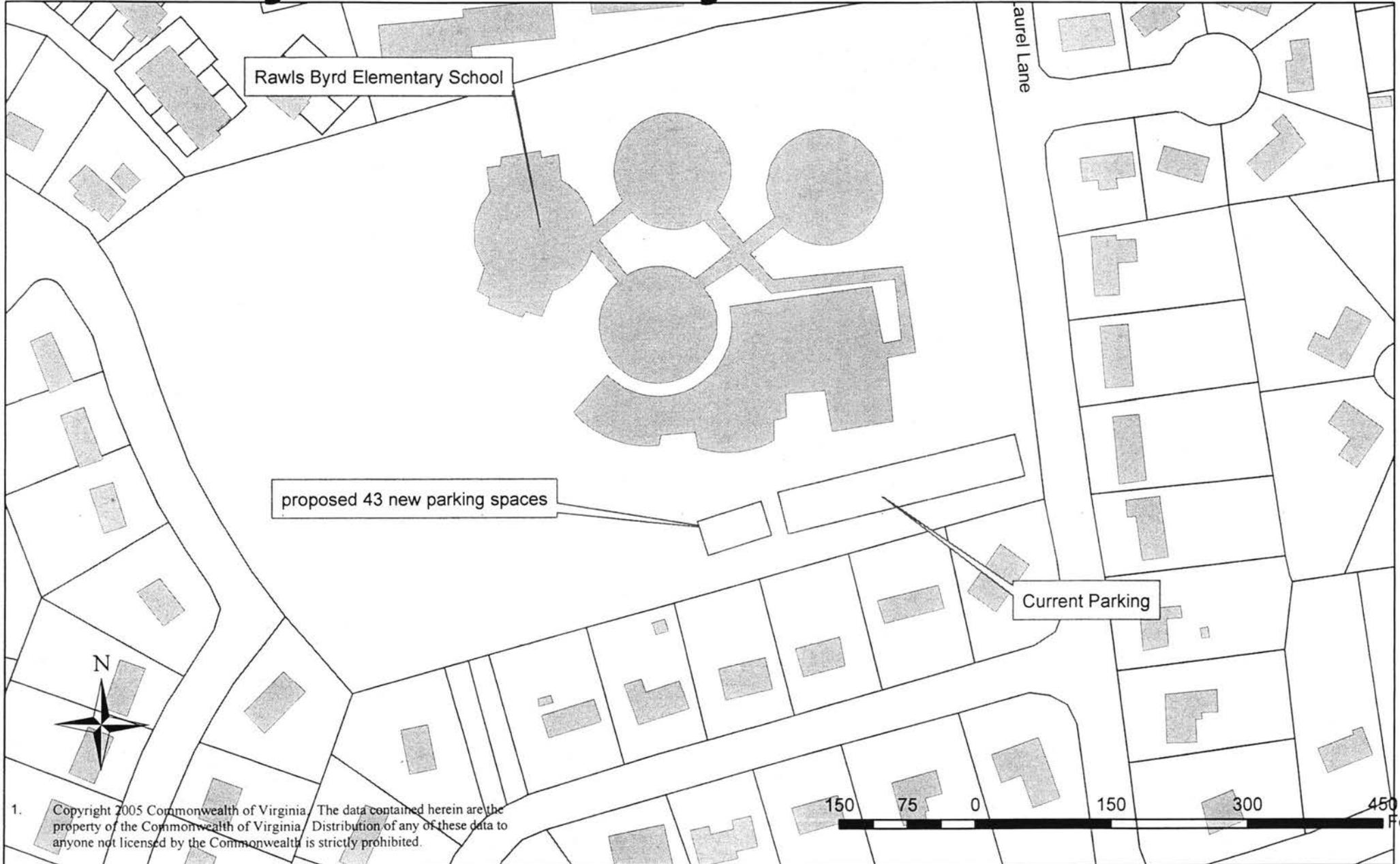
Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of April, 2007.

SUP-34-06_2.res

JCC-SP-45-07



Rawls Byrd Elementary School



Rawls Byrd Elementary School

proposed 43 new parking spaces

Current Parking

aurel Lane

N

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150 75 0 150 300 450



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COUNTY ENGINEER
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INTEGRATED PEST MANAGEMENT
(757) 259-4116

May 24, 2007

Bruce Abbott
5248 Olde Towne Road Suite 1
Williamsburg, VA 23188

RE: SP-45-07, Rawls Byrd Parking Lot Expansion

Dear Mr. Abbott:

Staff has reviewed the site plan for the above referenced case and offers the following comments:

Planning:

1. SUP condition # 2 prohibits new lighting fixtures from exceeding 15' above grade, please revise your lighting plan accordingly.
2. Please show LxW of all parking islands.
3. Please show the distance between the proposed landscape island and the dumpster pad.
4. Please refer to this site plan as SP-45-07.
5. Please add a general note mentioning the Master Plan (SUP-34-06).

Environmental

Please see attached comments.

County Engineer

Approved as submitted.

Fire Department

Approved as submitted.

Landscaping

Approved as submitted.

This case is scheduled to be reviewed by the Development Review Committee (DRC) on May 30th, 2007 at 4pm in James City County Complex Building A. Your attendance at this meeting is strongly encouraged. When the above comments have been incorporated into the plans, please submit 10 sets of revised plans and a letter noting what action was taken to correct the above comments. Please contact me at 253-6685 should you have any questions or concerns.

Sincerely,

Luke Vinciguerra
Planner



Initial Plan of Development Screening for DRC - Preliminary Approval Purposes

Environmental Division - Tel. No. 253-6670 Fax No. 259-4032

Project Name: Rawls Byrd Parking Lot Expansion

County Plan No.: SP-45-07 Date of Review: May 15, 2007

<u>OK</u>	<u>Not OK</u>	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Completeness of application (checklist, plans, design report, etc.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consistency with previously approved Master Stormwater Management Plan
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impervious cover for site less than 60 percent
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Environmental Inventory completeness
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Impacts to RPA, RPA Buffer or Steep Slope areas
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Perennial Stream Determination
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County 10-point BMP Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Compliance with County's Stream Channel Protection Criteria
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Minimum Standard # 19 - Channel Adequacy
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Erosion & Sediment Control Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Stormwater Management Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage Plan concept
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lot-to-lot drainage
<input checked="" type="checkbox"/>	<input type="checkbox"/>	BMPs outlet into defined natural or man-made receiving channel.
<input type="checkbox"/>	<input type="checkbox"/>	Other, please describe. _____

The Environmental Division hereby: Recommends Does not recommend
granting preliminary approval for this project for the May 30, 2007 Development Review Committee
(DRC) meeting.

If not OK, give specific reasons or examples:

Name William A. Cain Title Senior Civil Engineer
Signature Date 05/15/2007

ENVIRONMENTAL DIVISION REVIEW COMMENTS
Rawls Byrd Parking Lot Expansion
County Plan Number SP-045-07
May 8, 2007

General:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project
2. Plan Number. Please reference the assigned County plan number on all subsequent submissions.
3. A Standard Inspection / Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and Stormwater Management/BMP facilities associated with this project.
4. Professional seal and signature is required on final and complete approved stormwater management plans, drawings, technical reports and specifications.
5. Watershed. Provide a note on the cover sheet of the plans indicating which County watershed, sub-watershed and/or catchment for which the project is situated in. It appears this project is situated in the Mill Creek Watershed.

Erosion & Sediment Control Plan:

6. Silt Fence. The location of the proposed silt fence is currently outside the limits of disturbance. Please revise the plan to re-locate the proposed silt fence inside the limits of disturbance.
7. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) or indicate on the plans that none are anticipated for the project site.
8. Slope Stabilization. In accordance with James City County standard erosion and sediment control note # 13, all slopes steeper than 3H:1V require use of erosion control blankets installed in accordance with the minimum standards of the VESCH. No slopes shall be created steeper than 2H:1V. The slopes that are proposed for the expansion of the current stormwater basin are shown to be 3:1. Provide the provision for EC-2 matting in these areas.
9. Rock Check Dams. Be advised that the use of rock check dams may be warranted in the existing grass ditch line on the south side of the project. Please provide the proper drainage calculations for this ditch for review.

10. **Seeding and Mulching Specification.** Provide a seeding and mulching specification or reference an appropriate mixture for the coastal plain region per the VESCH, Minimum Standard 3.32. Address both temporary and permanent stabilization requirements for the site.
11. **Sequence of Construction.** Amend the current sequence of construction to include and/or adjust the following information. Step number five in the sequence should include the provision that all debris from the site shall be disposed of at a state approved facility. Please also revise note number seven in the management strategies section of the maintenance plan for the erosion and sediment controls. The provision for the use of EC-2 matting needs to be added to this section.

Stormwater Management and Drainage:

12. **Existing Conditions.** The information provided on plan sheet 2 appears to be a representation of the existing and proposed conditions. This being the case, the modifications cannot be fully understood. This can lead to confusion in the field and change orders by the contractor should additional items be required for demolition that are not clearly indicated on the site plan. With the next submittal, provide the existing conditions and demolition plan on plan sheet 2. All other improvements should be shown on the remaining sheets.
13. **Forebay.** Reference plan sheet 5 from plan sheet 3 in the location of the proposed forebay.

DEVELOPMENT REVIEW COMMITTEE ACTIONS REPORT
05/30/07

SP-124-06 Weatherly at White Hall Design Guidelines

Ms. Sarah Ellington and Mr. Dan Mason of HHHunt have submitted design guidelines for approval for Weatherly at White Hall. The property is located at 3225 Old Stage Road and 8716, 8724, and 8720 Barhamsville Road and can be further identified as tax maps 1210100021, 1210300002, 1210300001, and 1220100021. Review is required because proffer #12 from JCC case number Z-10-05/SUP-17-05/MP-8-05 states that the DRC must approve the design guidelines prior to final site plan approval for the development.

DRC Action: The DRC voted 3-0 to recommend approval of SP-0124-2006, Weatherly at White Hall Design Guidelines.

SP-0027-07 Handel's Ice Cream and Yogurt

Mr. Jason Grimes of AES Consulting Engineers has applied on behalf of Dr. Mark Newman of Handel's Homemade Ice Cream for a 2,018 sq. ft. ice cream store and 7,200 sq. ft. specialty retail store located at 4501 Noland Boulevard. This proposal is part of the Lightfoot Mixed Use plan which was approved by the Board of Supervisors as case Z-6-04/MP-6-04 on January 11, 2005.

DRC Action: The DRC voted 3-0 to find SP-0027-2007, Handel's Ice Cream and Yogurt, consistent with the approved master plan.

SP-0045-07 Rawls Byrd Parking Lot Expansion

Mr. Bruce Abbott of AES Consulting Engineers, has applied on behalf of Williamsburg and James City County Public Schools (WJCC), to extend Rawls Byrd Elementary school's parking lot by 43 parking spaces and to create a new paved play area. This proposal was based on the Rawls Byrd Parking lot master plan which was approved by the Board of Supervisors as case SUP-34-06 on April 10th 2007.

DRC Action: The DRC voted 3-0 to find SP-0045-2007, Rawls Byrd Parking Lot expansion, consistent with the approved master plan.

SP-0047-2007, Nicewood Building Expansion

Reason for DRC Review: Section 24-147 (a)(1)(a) states that a site plan which proposes a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet shall be considered by the DRC.

DRC Action: The DRC voted 3-0 for a 1 month deferral of SP-0047-2007, Nicewood Building Expansion, to address outstanding issues.