

**Development Review Committee
Government Center Complex
Conference Room, Building A**

July 30, 2008 - 4:00 p.m.

A. Roll Call

B. Minutes

A. June 18, 2008

B. June 25, 2008

C. Cases and DRC Discussion

A. Consent item: SP-0080-2008 St. Bede Road Widening Leanne Reidenbach -
Master Plan Consistency

1. B. Deferred: C-0060-2008 - New Town Shared Parking Leanne Reidenbach

D. Public Comment

E. DRC Recommendations

F. Adjournment

AT A REGULARLY SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4 P.M. ON THE 30th DAY OF JULY TWO THOUSAND EIGHT.

ROLL CALL

Mr. Jack Fraley
Mr. Rich Krapf
Mr. Tony Obadal

ABSENT

Mr. Joe Poole
Mr. George Billups

STAFF

Ms. Leanne Reidenbach
Mr. Allen Murphy
Mr. William Porter

MINUTES

On a motion by Mr. Fraley and a second by Mr. Krapf, the minutes from the June 18, 2008 special DRC meeting were approved.

On a motion by Mr. Fraley and a second by Mr. Obadal, the minutes from the June 25, 2008 meeting were approved.

SP-0080-2008 St. Bede Road Widening: Master Plan Consistency

Mr. Krapf noted this item was on the consent calendar and Mr. Fraley requested that the item be pulled for presentation and discussion.

Ms. Reidenbach presented the staff report stating that Ms. Milissa England of DJG has applied on behalf of St. Bede's for improvements to the entrance road including widening a portion of the entrance road, creating a drop-off area, and increasing turning radii. The site plan required DRC review for a determination of master plan consistency and recommended that the DRC find the amendment consistent with approved master plan SUP-0015-2000.

Mr. Fraley asked whether the Environmental Division had any comments and Ms. Reidenbach noted the plan had already been approved by that division. Mr. Fraley noted that he saw these changes as minor and necessary to the function of the church.

Mr. Obadal asked why the changes were needed and why they were not included in the original site plan. Mr. Matt Burton of DJG said the changes were corrective to address problems with traffic back-up and parking but that DJG was not involved in the original design. Mr. Fraley agreed noting current situations presented a safety hazard and that churches need to adapt to growing congregations.

Mr. Obadal noted that the DRC had seen numerous requests for master plan consistency from St. Bede and asked that the church be more forward thinking in future planning efforts.

The DRC members discussed the desire to add a condition that any trees removed due to the widening be replaced elsewhere on the property and the need to be aware of handicap accessibility when designing any improvements in ingress/egress and seating. Mr. Murphy noted that since this was a master plan consistency review that conditions could not be placed on the finding, but the DRC could recommend certain actions to the applicant. Mr. Burton noted he would pass the information along and the church would be receptive to considering tree replacement.

The DRC discussed including the discussion about handicap accessibility in the recommendation, including possibly preferred seating and van accessible drop-off areas.

Mr. Fraley made a motion to find the changes consistent with the master plan but to include the recommendation that large trees that are removed be replaced and that the approval letter to the applicant note that St. Bede regularly considered handicap accessibility to their facility and that the DRC encouraged and supported St. Bede's continued efforts.

Following the motion and seconded by Mr. Obadal, the DRC recommended 3-0 to find that the plan does not vary the basic concept or character of the approved master plan.

C-0060-2008 New Town Quarterly Shared Parking Update

Ms. Reidenbach stated that the applicant had requested deferral of this item to the September 3, 2008 DRC meeting.

The DRC unanimously approved the request for deferral.

ADJOURNMENT

On a motion by Mr. Fraley and a second by Mr. Obadal, the meeting was adjourned at 4:28 p.m.

Mr. Rich Krapf, Chairman

O. Marvin Sowers, Jr., Secretary