

Development Review Committee
Government Center Complex
Conference Room, Building A

Oct. 29, 2014 - 4 p.m.

1. Roll Call

2. Minutes

Sept. 24, 2014

3. A. Items for DRC Action

1. C-0062-2014. Overhead Utility Waiver – 2307 Bush Neck Rd., Ryepatch Farm - Christopher Johnson
2. C-0063-2014. The Settlement at Powhatan Creek Ph. 3 Utility Crossing - Christopher Johnson
3. C-0073-2014. Five Forks Water Treatment LP4/LP5 Well Facility - Christopher Johnson
4. SP-0082-2014. White Hall Sec. 1 Trail SP Amend - Christopher Johnson
5. C-0064-2014. New Town Shared Parking - Leanne Pollock
6. SP-0083-2014. New Town Sec. 3 & 6 Block 21 Assisted Living Facility - Leanne Pollock

B. Items for Discussion and/or Preliminary Review

1. Z-0006-2014/SUP-0015-2014. 3116 Ironbound Rd., Branscome Property - Leanne Pollock

4. Adjournment

**Development Review Committee Report
October 29, 2014**

C-0062-2014 Overhead Utility Waiver – 2307 Bush Neck Rd., Ryepatch Farm

DRC Action: This case was before the DRC for consideration of an overhead utility waiver. The applicant proposes to construct a single-family dwelling on a parcel which is landlocked on three sides and fronts on Gordon Creek. The applicant has secured an ingress/egress agreement from the neighboring property covering the existing entrance road. The applicant has also secured an easement from Dominion Power that, by agreement with the adjacent property owner, requires the utility line to be placed underground from Bush Springs Road to the point it reaches the property. The applicant would like to run the proposed power line overhead from the property line to the proposed dwelling. Section 24-200 of the Zoning Ordinance states that new utilities are to be placed underground; however, in consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the Planning Commission may waive requirements for underground utilities upon a favorable recommendation of the Development Review Committee. The DRC voted 5-0 to recommend approval of the overhead utility waiver.

C-0063-2014 The Settlement at Powhatan Creek Ph. 3 Utility Crossing

DRC Action: This case was before the DRC for review of a proposed 2,403 square foot land disturbance for utility installation within an area designated as an undisturbed perimeter buffer. The adopted proffers for the Settlement at Powhatan Creek require that any disturbance of the required 100' Powhatan Crossing buffer for berms, landscape features, walls, fences or utility easements must be reviewed and approved by the DRC. The DRC voted 5-0 to approve the land disturbance for installation of utilities for Phase 3 of the Settlement at Powhatan Creek.

C-0073-2014 Five Forks Water Treatment LP4/LP5 Well Facility

DRC Action: This case was before the DRC for a determination of consistency with the adopted development and land clearing plan for the JCSA Five Forks Water Treatment Facility. The applicant proposes to construct two additional production wells with a well building to house associated plumbing, instruments and electrical equipment. The project also includes construction of unground utilities and

yard piping. The DRC voted 5-0 to find the project consistent with the adopted development and clearing plan.

SP-0082-2014 White Hall Sec. 1 Trail SP Amend

DRC Action: This case was before the DRC for review of an adjustment to the existing 0.67-mile stone surface pedestrian trail. The adopted proffers for White Hall require that the DRC review and approve the exact location of recreational facilities on the property prior to approval of the site plan amendment. The DRC voted 5-0 to approve the adjustment to the existing trail as outlined in the staff report with a modification to the location of the proposed landscaping to an area closer to the trail and a recommendation to extinguish the easement where the portion of trail is removed.

C-0064-2014 New Town Shared Parking

DRC Action: This case is before the DRC for review of off-site and shared parking at New Town. As part of the DRC's initial blanket approvals in 2004 to waive minimum off-street parking requirements and permit shared parking, a requirement was established for the quarterly review by the DRC of off-site and shared parking conditions in New Town. Subsequently, based on build out of the development, the DRC approved moving to a bi-annual update. The DRC voted 5-0 to approve a reduction in the number of handicap parking spaces subject to review and approval by the New Town Commercial Owner's Association. The DRC voted 5-0 to approve the New Town shared parking update and defer review of the status of time limited parking to the next review of the shared parking at its April 2015 meeting.

SP-0083-2014 New Town Sec. 3&6 Block 21 Assisted Living Facility

DRC Action: This case is before the DRC for required review of a non-office building in excess of 30,000 square feet. The proposed project is for an 83,750 square foot assisted living facility with up to 113 beds. The DRC was generally supportive of the project and provided general feedback on the project related to the elevations and parking. The DRC voted 5-0 to defer consideration of granting preliminary approval to its November 19, 2014 meeting until after the New Town DRB meeting on November 14.

Z-0006-2014/SUP-0015-2014 3116 Ironbound Rd, Branscome Property

DRC Action: A rezoning and special use permit application has been submitted for the property located at 3116 Ironbound Road in order that its current use and potential future use may be brought into conformance with the Zoning Ordinance. This case was before the

DRC, at the applicant's request, to receive feedback and recommendations on the proposal prior to the case being heard by the Planning Commission at its December 2014 meeting. The DRC was generally supportive of the application moving forward and provided general feedback on the project.