

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING C, AT 4:00 P.M. ON THE 3RD DAY OF FEBRUARY, TWO THOUSAND.

1. ROLL CALL

Mr. John Hagee, Chairman
Mr. Martin Garrett
Mr. A. Joe Poole
Ms. Peggy Wildman

ALSO PRESENT

Mr. Paul D. Holt, III, Senior Planner
Mr. Chris Johnson, Planner
Ms. Jill Schmidle, Senior Planner
Mr. Scott Thomas, Environmental Civil Engineer

2. MINUTES

Upon unanimous vote, the minutes of the December 1, 1999, and December 29, 1999 Development Review Committee meetings were approved.

3. Case No. SP-131-99. Busch Corporate Residence.

Prior to Mr. Holt discussing the case, Mr. John Hagee declared his conflict of interest and stated that he would not be voting. Mr. Holt stated that no staff report had been prepared for this case. He explained that the case was being presented to the DRC because an adjoining resident had concerns with the plan, but that the resident could not attend the regularly scheduled meeting; therefore, staff was requesting a deferral on this case until Monday, February 7, 2000. Mr. Holt briefly described the project and Mr. Andy Herr, of AES Consulting Engineers, briefly outlined for the DRC his understanding of the adjoining residents' concerns. After no further discussion, the DRC unanimously voted to defer consideration of this case until 7:00 p.m., February 7, 2000.

4. Case No. SP-136-99. Quarterland Commons, Phase 9

Mr. Johnson presented the staff report and stated that the case was before the DRC due to no conceptual plan being submitted for the project. Mr. Johnson stated that the project involves three general office buildings totaling approximately 24,000 square feet. Mr. Hagee asked whether this plan required DRC review due to size of the buildings. Mr. Johnson responded that the ordinance requires DRC review for buildings or groups of buildings with total floor area that exceeds 30,000 square feet. Ms. Wildman asked about staff comments regarding the placement of handicapped parking spaces. Mr. Ken Jenkins of Rickmond Engineering responded that the comment will be addressed upon resubmittal of the plans. With no further discussion, the DRC unanimously voted to recommend preliminary approval.

5. Case No. SP-137-99. Williamsburg Indoor Sports Complex.

Mr. Holt presented the staff report and recommended the DRC recommend preliminary approval. Mr. Holt and Mr. Arch Marston, representing AES Consulting Engineers, described the project and its location. Mr. Joe Poole asked if any future development would be located in close proximity to

the existing homes in Season's Trace. Mr. Holt responded that construction could only occur in locations shown on the binding master plan as approved by the Board of Supervisors and that plan did not currently indicate that development was to occur near the subdivision. With no further discussion, the DRC unanimously voted to recommend preliminary approval.

6. Case No. SP-138-99. Wise Recycling.

Ms. Schmidle presented the staff report and stated that this case was before the DRC due to having two entrances on the same road. Ms. Schmidle introduced Ms. Deirdre Wells, AES Consulting Engineers, who explained that Wise Recycling is a company currently operating on Pocahontas Trail and is looking for a new site for their aluminum can recycling business. Ms. Wells explained the operation, and noted that citizens can take their recyclable cans to the site, where they are shredded and shipped off to another site. Ms. Schmidle noted that since the site will contain a large amount of truck traffic, the two entrances are needed in order to facilitate truck turning movements. Ms. Schmidle noted that staff strongly requests that the applicant remove the barbed wire from the proposal. Ms. Wells questioned the comment regarding landscaping of the BMP and stated that existing vegetation will screen the BMP, and the BMP will not be visible from adjacent properties or the street. With no further questions, the DRC voted to recommend preliminary approval contingent upon the agency comments.

7. Case No. SP-140-99. Weathercrafters

Mr. Johnson presented the staff report and stated that the case was before the DRC due to no conceptual plan being submitted for staff review. Mr. Hagee asked if any objections had been received from adjacent property owners. Mr. Johnson responded that no objections had been received by staff for the proposed 5,000-foot warehouse expansion and added that staff recommended preliminary approval contingent upon agency comments. With no further questions, the DRC voted unanimously to recommend approval contingent on agency comments.

8. Case No. S-127-99. Wexford Hills, Phases 2 & 3

Mr. Johnson presented the staff report and stated that the case was before the DRC for exceptions for two cul-de-sac streets in excess of 1000-feet. Mr. Johnson noted that the three acre minimum lot size and topography of the site necessitated the length of the two streets. Mr. Johnson added that both the Fire Department and VDOT had reviewed the plans and neither had objected to the proposed streets. Mr. Shawn Gordon of Landmark Design Group provided a brief history of the development of Phase 1 in Wexford Hills. Mr. Johnson stated that staff recommended preliminary approval contingent upon agency comments and that the DRC grant the exception requests. With no further discussion, the DRC voted unanimously to recommend approval of the exceptions requests and recommend preliminary approval contingent upon the agency comments.

9. Case No. S-6-00. Ewell Station

Mr. Holt presented the staff report and stated that Mr. Peter Paluzsay, owner of Ewell Station, had requested a side yard setback waiver in order to subdivide the property for financing purposes. Mr. Hagee asked if future development would have to meet the side yard setback requirements. Mr. Holt responded that the setback waiver was for the existing development and that any new development, unless a subsequent waiver was requested and granted, would have to meet the side yard setback

requirements. After no further discussion, the DRC voted unanimously to recommend approval of the request.

10. Adjournment.

There being no further business, the February 3, 2000, Development Review Committee meeting adjourned at approximately 4:50 p.m.

John Hagee, Chairman

O. Marvin Sowers, Jr., Secretary