

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 26th DAY OF JUNE, TWO THOUSAND TWO.

1. ROLL CALL

Mr. John Hagee
Mr. Joe McCleary
Mr. Joe Poole

ALSO PRESENT

Ms. Jill Schmidle, Senior Planner
Ms. Leah Nelson, Development Management Technician

2. MINUTES

Upon unanimous voice vote, the DRC approved the minutes from the May 29, 2002 meetings.

3. Case No. C-74-02. Brick Bat Road Overhead Utility Exception Request.

Ms. Schmidle presented a summary of the request, stating that the Colonial Pipeline Company is requesting a waiver in order to install one additional above ground pole to serve a relocated Cathodic Groundbed Rectifier. The Cathodic Groundbed Rectifier is used to protect the Pipeline from corrosion, and the new location on Colonial Pipeline property outside of the VDOT right-of-way would allow for a safer pull-off for its employees. Ms. Schmidle noted that staff recommended the DRC grant the waiver since the project would improve worker safety, would only add one pole, and since there would be minimal visual impact due to the fact that existing powerlines are significantly below the tree-line along Brick Bat Road. DRC members discussed the safety aspect of this proposal. Upon a motion by Mr. Poole, seconded by Mr. McCleary, the DRC unanimously voted to approve the overhead utility exception request.

4. Case No. SP-46-02. Gallery Shoppes Concrete Pad Addition.


Ms. Nelson presented an overview of the staff report, stating that the applicant desired to pour an 8' by 28' concrete pad for a florist's cooler directly adjacent to the rear wall of the building. The rear of the building is exactly 20' from the rear property line, and the rear setback in the M-1 zoning district is 20'. The applicant was requesting an exception to the Zoning Ordinance to place this cooler, since the rear yard setback may be reduced from 20' to 10' upon DRC approval. Ms. Nelson said that staff recommended the DRC grant the request since the project would remain 10' away from the rear property line, and would remain screened from adjacent property by a tree buffer. Mr. Poole said this case was very cut and dry, and made a motion to approve the request. Mr. McCleary seconded the motion, and the DRC unanimously voted to approve the Zoning Ordinance exception request.

5. Case No. SP-76-02. Powhatan Secondary Future Church Parcel.

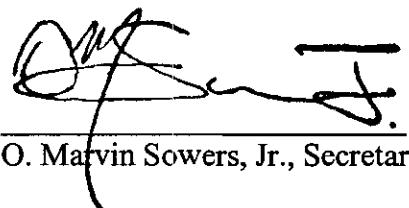
Ms. Schmidle presented an overview of the staff report. Ms. Schmidle stated that the zoning ordinance requires plans to be consistent with the master plan as approved, but may vary to any degree which the DRC believes does not vary the basic concept or character of the development. Ms. Schmidle stated that while the site plan is entitled "future church parcel" the proposal is not for a church, rather multi-use playing fields which will be used as a temporary parking lot for the Parade of Homes this September. Ms. Schmidle stated the Master Plan designates this area as Single-Family and staff finds the proposal is not consistent with the Master Plan. Mr. Hagee inquired about the future of the property as a church. Mr. Steve Romeo and Mr. Mark Rinaldi from LandMark Design Group, and Mr. Lawrence Beamer, property owner, outlined a history of the Powhatan Secondary Master Plan, including details of a previously approved church location. Mr. Beamer discussed the interest of two churches on this parcel and predicted a church could be constructed in this location in 2 to 3 years. DRC members inquired about approvals for a church on this parcel. Ms. Schmidle stated that the DRC would have to determine whether a church was consistent with the Single-Family designation on the Master Plan, much the same as the multi-purpose field proposal, but that there currently no church has been shown on the plans. After a determination of consistency by the DRC, a site plan for a church would need to be approved. DRC members then inquired as to the reason for the multi-purpose fields, and the need to clear the majority of the site when the specifics of a church proposal are unknown at this time. Mr. Romeo and Mr. Beamer replied that the property provides an opportunity to allow temporary parking for the Parade of Homes, and the multi-purpose fields could accommodate a recreation need in the community until such time as church plans are finalized. The DRC members discussed the aspects of the three individual uses - temporary parking lot, playing fields, and church. Mr. McCleary stated his comfort level with the evolution of the three uses. Ms. Schmidle stated the plans under review do not contain the final use, a church. Mr. Poole expressed a desire to see a site plan for a church prior to deciding on the consistency of the two initial uses. Mr. Rinaldi and Mr. Romeo stated a conceptual plan could be submitted outlining a church building footprint and parking for the DRC to review prior to the July Planning Commission meeting. The DRC unanimously agreed to defer action on the case until 6:30 pm on July 1, 2002.

6. Adjournment

There being no further business, the June 26, 2002, Development Review Committee meeting adjourned at approximately 5:30 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary