

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 31st DAY OF JULY, TWO THOUSAND TWO.

1. ROLL CALL

Mr. Joe McCleary
Ms. Peggy Wildman

ALSO PRESENT

Mr. David Anderson, Planner
Ms. Karen Drake, Senior Planner

2. MINUTES

Minutes from the June 26, 2002 and July 1, 2002 meeting were not reviewed.

3. Case No. C-87-02. 1 Dramman Court–Septic System Waiver.

Mr. Anderson presented the staff report for case number C-87-02, 1 Drammen Court – Septic System Waiver. He informed the members of the DRC that Dave Johnson applied for a septic system waiver for his recently purchased property located in Kristiansand, for which public sewer is unavailable. His purpose in purchasing the lot was to build a single-family home. Mr. Anderson stated that the state health department did not approve a conventional septic system, but the alternate Puraflow system, which Mr. Johnson intended to use, was approved. Mr. McCleary asked if the amounts of clay in the soil were the reason the health department didn't approve the conventional system. Mr. Johnson stated that the clay levels were part of the reason it was not approved as well as some issues with slopes. Upon a motion by Mr. McCleary and seconded by Ms. Wildman, the DRC voted to approve the septic system waiver request.


4. Case No. SP-81-02. Ironbound Village Site Plan Amendment.

As requested by the DRC, Ms. Drake presented a historical review of all Ironbound Village development cases that culminated with the presentation of Case SP-81-02 that was before the DRC to review. This site plan amendment requires a deviation from the approved master plan by "swapping" the location of the townhouses and the office building with an apartment on the second floor. It was also proposed that the townhouse be separated into two groups with enough distance between the two clusters of townhouses to allow for a driveway. The driveway could then be extended to adjacent property that the developer was looking to acquire, rezone and integrate into the existing Ironbound Village development. Mr. McCleary questioned the representative from Landmark about the plans for the adjacent property and the representative did not know all the details and could not answer the question satisfactorily. Mr. McCleary stated his concerns about the increased integration of uses by relocating the townhomes closer to Ironbound Road and the office building closer to the new single family homes. Seconded by Ms. Wildman, Mr. McCleary motioned to defer SP-81-02

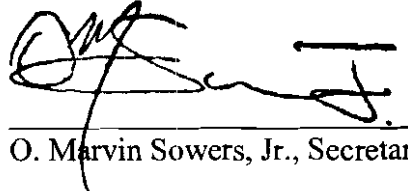
until a special meeting of the DRC on Monday, August 5, 2002 at 6:30 pm in the Board Room when the entire DRC committee could attend and review the case. Landmark Design Group and the developer, Mr. Turlington, with Cutting Edge Development were both specifically asked to be present.

5. Adjournment

There being no further business, the July 31, 2002, Development Review Committee meeting adjourned at approximately 4:30 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary