

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C CONFERENCE ROOM AT 4:00 P.M. ON THE 2nd DAY OF MARCH, TWO THOUSAND FIVE.

ROLL CALL

Mr. Jack Fraley, Chair
Ms. Ingrid Blanton
Mr. Don Hunt
Mr. Wilford Kale

ALSO PRESENT

Ms. Mary Jones, Planning Commission
Mr. Matthew Arcieri, Senior Planner
Mr. Trey Davis, Planner
Ms. Karen Drake, Senior Planner
Mr. Bill Cain, Civil Engineer
Mr. Tim Fortune, Civil Engineer
Mr. Scott Thomas, Civil Engineer
Mr. Brad Weidenhammer, VDOT
Mr. Mike Woolson, Environmental Division

MINUTES

Following a motion by Ms. Blanton, the DRC approved the minutes from the February 2, 2005 meeting by a unanimous voice vote. Mr. Kale abstained from voting on the minutes as he was not a member of the Development Review Committee at that time.

CONSENT AGENDA

CASE NO. SP-145-04. COLONIAL HERITAGE—PHASE 2, SECTION 1

Ms. Karen Drake presented the staff report stating that in December, 2003, the DRC recommended preliminary approval on this case, which has now expired. Preliminary approval for the corresponding subdivision case has already been renewed administratively and Staff recommended that preliminary approval be issued subject to agency comments being addressed. Ms. Drake confirmed for Ms. Blanton that the Environmental Division had reviewed the site plan for potential impacts on the adjacent Massie Farm Pond. There being no further discussion and following a motion by Mr. Hunt, the DRC recommended on a unanimous voice vote to grant the case preliminary approval subject to agency comments being satisfactorily addressed.

CASES

CASE NO. SP-130-04. ABE'S MINI STORAGE

Ms. Drake presented the staff report stating that staff recommended deferral of the case as the applicant has not resubmitted revised plans nor calculations for review that satisfactorily addressed outstanding Environmental Division concerns. Mr. Cain confirmed for Mr. Kale that staff had contacted the applicant as well as issuing comments, but no plans had been resubmitted to date. Mr. Scott Thomas noted that the outstanding geotechnical report can take some time to research and compile. As the applicant was not present, there was no more discussion. Following a motion by Mr. Kale that was seconded by Mr. Hunt, the DRC recommended on a unanimous voice vote that the case be deferred.

CASE NO. SP-06-05. STONEHOUSE—THE FAIRWAYS

Mr. Trey Davis presented the staff report stating that the staff recommended preliminary approval for the two entrances from this project onto Mill Pond Run. With the exception of the two entrances, Mr. Davis stated this project would otherwise be subject only to an administrative review. Mr. Davis noted that all reviewing agencies recommended preliminary approval subject to minor agency comments and that the proposed 16-unit development was consistent with the approved Stonehouse master plan. Mr. Marc Bennet concurred with the report and recommendation. Mr. Fraley noted that there was no provision for the DRC to hear public comments, but that he would permit residents in attendance to make two brief comments on this case. Mr. Walt Ryback, a neighborhood voting representative, presented a schematic layout of the site and read a letter which he also distributed to members of the DRC. He said some residents felt the entrances were too close to the security cottage and that Mill Pond Run was too congested already. Mr. Jeff Miller, also a voting representative and an adjacent property owner, distributed a letter as well. He said the condos were a complete surprise and that Stonehouse developers and realtors had misrepresented the site as one which would not be developed. Mr. Hunt asked what the area was designated on the master plan. Mr. Bennet said that the approved master designated the parcel to include 16 multi-family housing units. Ms. Blanton thanked the residents for their comments, but reminded the audience that the DRC could only examine the issue of two entrances, not the entire plan. Mr. Ryback felt adjacent property owners were not properly notified. Mr. Kale stated that he had no faith in VDOT approval of this plan and that he could not believe the applicant had not talked to neighbors about the project. Mr. Bennet replied that such a meeting took place with community representatives approximately 10 days prior. Mr. Bradley Weidenhammer of VDOT responded to the DRC's questions that the plan was acceptable and had no impacts on the level of service for Mill Pond Run. He said it was preferable to minimize the number of entrances if possible. Ms. Mary Ann Ryback said that the security cottage was moved to its present location by Mr.

Moore without residents' knowledge and that Mr. Moore was acting as both the developer and HOA head. In response to a question from Ms. Blanton, Mr. Bennet stated that the two entrances were preferable to one because it allowed for the best accessibility and internal flow on an elongated parcel parallel to Mill Pond Run. Mr. Fraley said the DRC could vote to approve, deny or defer the case, but that the development was by-right with the exception of the two entrances. Mr. Hunt said the two entrances appeared to provide a smoother traffic flow. Mr. Fraley expressed his preference for further study before voting up or down and moved to defer. Mr. Kale seconded the motion and asked that if the applicant does wish to retain the two proposed entrances that he return to the DRC with examples of other similar projects where this was helpful. In response to a question from Mr. Bennet, Mr. Davis clarified that the case would be subject only to an administrative review if only one entrance were provided. The DRC voted 3-1 to defer the case, with Ms. Blanton casting the dissenting vote. In response to a question from Mr. Bennet, Ms. Blanton replied that she would have preferred to deny the second entrance and only allow one on this site.

CASE NO. S-91-04. MARYWOOD

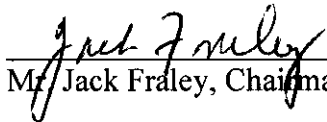
Mr. Matthew Arcieri presented the staff report stating that the applicant had requested deferral of the case until March 30, 2005. On March 1, 2005 the applicant and staff met to discuss concerns over environmental issues regarding the development. Mr. Marc Bennett of AES Consulting Engineers described the March 1st meeting as productive and stated the applicant would work toward addressing staff concerns over the next month. Ms. Blanton inquired as to the status of the traffic study. Mr. Bennett stated that the study had been completed and the applicant was currently making prudent efforts to improve the intersections of Spring and Oxford with Jamestown Road. Mr. Fraley asked the applicant to also consider safety issues on Spring Road and asked the VDOT representative if a traffic study was still required to be submitted. Mr. Brad Weidenhammer stated VDOT would still require the applicant to submit the study. Mr. Kale stated his concerns over clear cutting the site. Mr. Fraley asked for public comment. Ms. Anne Mooring of 107 West Kingswood Drive asked that an independent traffic study be performed for the project. Ms. Kensett Teller stated her concerns over runoff entering Lake Powell. Mr. Rodney Harvey of Centex Homes stated that the developer had completed a traffic study which indicated the level-of-service was unsatisfactory at the intersections with Jamestown Road. As a result Centex was planning on making voluntary improvements to the intersections. Mr. Harvey also stated the site was not going to be clear cut and the proposal was setting aside over forty acres as permanent open space. Ms. Mary Lavin of 108 Anthony Wayne Drive asked for further clarification on the improvements proposed by the applicant. Ms. Mooring stated the cul-de-sac design presented a safety hazard and represented a dangerous precedent. Mr. Arcieri stated that the revised cul-de-sac design met county ordinance requirements and had been approved by the Fire Department. There being no further discussion the case was deferred until March 30, 2005.

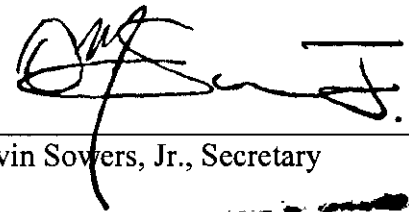
CASE NO. SP-116-04. THE STATION AT NORGE

Mr. Matthew Arcieri presented the staff report stating the proposal for 116 apartments on Croaker Road required DRC review as it proposed more than 50 lots. Staff recommended preliminary approval subject to agency comments. Ms. Blanton asked Environmental staff if their major concerns had been addressed. Mr. Bill Cain stated the BMP was now properly sized and a complete environmental inventory had been submitted. There being no further discussion and following a motion by Mr. Hunt, and a second by Ms. Blanton the DRC recommended preliminary approval subject to agency comments by a vote of 3-0 (Mr. Kale had left the meeting).

ADJOURNMENT

There being no further business, the March 2, 2005, Development Review Committee meeting adjourned at 5:52 p.m.


Mr. Jack Fraley, Chairman


O. Marvin Sowers, Jr., Secretary