

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4:00 P.M. ON THE 1ST DAY OF FEBRUARY, TWO THOUSAND SIX.

ROLL CALL

Mr. Jack Fraley, Chair
Mr. Don Hunt
Mr. Jim Kennedy

ALSO PRESENT

Mr. Allen Murphy, Zoning Administrator
Mr. Matthew Arcieri, Senior Planner
Mr. David German, Planner
Mr. Jason Purse, Planner
Mr. Scott Thomas, Environmental Engineer
Mr. William Cain, Environmental Engineer

MINUTES

Following a motion by Mr. Kennedy, the DRC approved the minutes from the January 4, 2006 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

There being no speakers, Mr. Fraley closed the public comment period.

CASES AND DRC DISCUSSION

S-1-06 PRIME OUTLETS SUBDIVISION

Mr. Matthew Arcieri presented the staff report stating that the proposed subdivision created a 1.9614 acre flag lot for financing purposes. He noted that staff was unable to approve the creation of the internal "new property line" without the DRC granting a waiver to the 20 foot side setback requirement in the B-1 ordinance. Mr. Fraley asked about the status on implementation of the recently approved special use permit. Mr. Arcieri stated that Prime Outlets had recently contacted staff about implementing their signage condition and that all other conditions had not been addressed. Mr. Arcieri further noted that the applicant was required to implement these conditions prior to final certificate of occupancy for their next expansion. Mr. Fraley stated his concerns regarding lack of progress on the conditions. Mr. Kennedy also expressed concern that these conditions needed to be addressed prior to the holiday season. The DRC discussed this matter further with staff and recommended a one month deferral in

order for the applicant to provide an update on implementation of the Prime Outlets special use permit conditions.

S-117-05 LIBERTY RIDGE

Mr. Arcieri presented the staff report stating that Kimley-Horn and Associates had applied for approval of a 139 lot subdivision. Staff recommended deferral of the approval in order for staff to resolve outstanding environmental issues and for VDOT to finish its review of the traffic study. Mr. Fraley stated he was pleased with the plan so far and the applicant's willingness to work with the County to improve the project. He presented his list of suggested changes to the proposal including:

- Increase RPA construction setbacks from 15 to 25 feet.
- Work with the Environmental Division to implement low-impact design (including infiltration for stormwater management where soils allow), turf-management and better site design.
- Work with the Environmental Division to minimize clearing and grading.
- Work with Historical Commission to identify and protect sensitive historical resources.
- Increase rear setbacks for lots bordering adjacent property from 35 feet to 50 feet.
- Increase the Centerville Road/Jolly Pond Road buffer to 100 feet. The 15 foot sidewalk easement and the 15 foot construction setback may be counted towards the 100 feet.
- Provide an open playing field of no less than one acre.

The applicant for the case indicated he would work with the Environmental Division and take these suggestions back to his client for consideration. There being no further discussion the DRC deferred action on this case.

SP-160-05 STONEHOUSE ELEMENTARY SCHOOL

Mr. Arcieri presented the staff report on behalf of Mr. Joel Almquist stating that AES Consulting Engineers had applied on behalf of the WJCC schools for a parking lot and classroom expansion to Stonehouse Elementary School. He noted that this site plan was before the DRC members for their consideration due to the requirement imposed by Section 15.2-2232 of the Virginia State Code, which states that no public area or facility shall be allowed unless the Planning Commission determines that the location, character, and extent of the proposed facility are "substantially" in accord with the adopted Comprehensive Plan. Mr. Arcieri noted that the facility was included both on the Comprehensive Plan Land Use Map and that the expansion of the school was supported in the Comprehensive Plan's Public Facilities Element. A brief discussion ensued regarding the additional classroom space and the expected date that the facility would come online.

Mr. Kennedy stated that he was pleased the school was designed to accommodate an expansion and that he hoped future school facilities were designed to do the same. There being no further discussion, and on a motion by Mr. Kennedy, the DRC voted unanimously (3-0), finding the expansion to be substantially consistent and in accord with the adopted 2003 Comprehensive Plan of James City County.

SP-159-05 NEW TOWN COMMUNITY BUILDING

Mr. David German presented the staff report for the New Town Community Building Site Plan. This site plan was before the DRC members for their consideration due to the requirement imposed by Section 15.2-2232 of the Virginia State Code, which states that no public area or facility shall be allowed unless the Planning Commission determines that the location, character, and extent of the proposed facility are “substantially” in accord with the adopted Comprehensive Plan. During Mr. German’s presentation, he indicated that Staff found that the project would provide the County with an attractive and versatile meeting hall for gatherings, receptions and parties, and public and private functions covering a wide array of social events, and would help to meet the Comprehensive Plan goal of “providing a wide range of recreational [and public gathering] facilities that are appropriate and adequate in number, size, type, and location to accommodate the needs of all County residents.” Mr. German concluded by stating that the Planning Staff recommend that the DRC find the project to be substantially consistent and in accord with the adopted 2003 Comprehensive Plan of James City County. A brief discussion period ensued wherein the DRC members voiced their support for the project, and indicated that it was a much-needed and welcomed addition to the County.

Mr. Kennedy made a motion that the DRC find the project to be substantially consistent with the Comprehensive Plan, as recommend by Planning Staff. Mr. Hunt seconded the motion, and Mr. Fraley then called for the vote. The voice vote carried unanimously (3-0), finding the New Town Community Building to be substantially consistent and in accord with the adopted 2003 Comprehensive Plan of James City County.

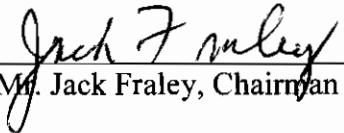
SP-162-05 EAGLESCLIFFE CONDOS

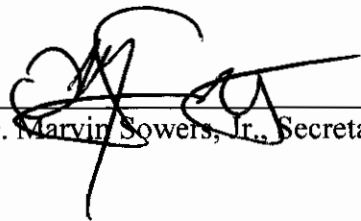
Mr. Purse presented the staff report stating that Mr. Jason Grimes had applied on behalf of Realtec Inc., for approval to construct an 84 unit development near Ford’s Colony Drive. Mr. Hunt stated that he had no objections to the proposal. Mr. Kennedy concurred with Mr. Hunt and asked if this project was allowing Ford’s Colony more units to their overall cap. Mr. Purse stated that the Ford’s Colony Master Plan designated this parcel for this type of development and the number of units proposed did not add any to Ford’s Colony total unit number. There being no further discussion, and on a motion by Mr. Kennedy, the DRC voted unanimously (3-0) to recommend preliminary approval of the site plan

subject to agency comments.

ADJOURNMENT

There being no further business, the February 1, 2006 Development Review Committee meeting adjourned at 4:36 P.M.


Mr. Jack Fraley, Chairman


O. Marvin Sowers, Jr., Secretary