

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 25th DAY OF APRIL TWO THOUSAND SEVEN.

ROLL CALL

Mr. George Billups
Ms. Mary Jones
Ms. Shereen Hughes

ABSENT

Mr. Jim Kennedy

ALSO PRESENT

Mr. Jason Purse, Planner
Ms. Leanne Reidenbach, Planner

MINUTES

Following a motion by Ms. Hughes and seconded by Mr. Billups, the DRC approved the minutes from the March 28, 2007 meeting without correction by a unanimous voice vote.

PUBLIC COMMENT

There being no speakers, Ms. Jones closed the public comment period.

CASES AND DRC DISCUSSION

SP-124-06 Weatherly at White Hall Design Guidelines

Ms. Leanne Reidenbach presented the staff report stating that Ms. Sarah Ellington and Mr. Dan Mason of HHHunt have submitted design guidelines for approval for Weatherly at White Hall. DRC review is required prior to final site plan approval because proffer #12 from JCC case numbers Z-10-05/SUP-17-05/MP-8-05 states that the "owner shall prepare and submit design review guidelines to the County setting forth design and architectural standards for the development of the Property attempting to capture the architectural character of the Toano area... and incorporating appropriate and suitable sustainable building practices as recommended in the Sustainable Building Sourcebook of the City of Austin." Ms. Hughes noted that it appeared that water conservation measures were being made optional in the guidelines. Ms. Reidenbach stated that the developer would still be required to submit the proffered water conservation standards. Ms. Hughes also asked if any typographical errors and the sustainable practices references, particularly to section 3.4.3(d), would be corrected prior to staff's approval of the guidelines. Ms. Reidenbach said that they would be corrected. Mr. Billups stated that he would like to see the site plan and elevations for the development to review with the guidelines. Ms. Reidenbach stated that the elevations were not included in the proffer and did not require DRC review. Ms. Hughes added that the Weatherly site plan received preliminary approval from the previous DRC last year. Staff and the Committee then discussed the overall timeline of the project. Concerns were raised regarding the resolution of potential Environmental comment issues if the DRC were to approve the guidelines subject to agency comments. Mr. Aaron Small of AES Consulting Engineers said that the site plan and stormwater master plan were nearing completion and that the latter is required to be approved before the site plan can receive final approval. Ms. Hughes asked for clarification regarding how involved Environmental's changes were. Environmental staff stated that some were to reference plan

numbers, a few were to include definitions, and the primary concern was to coordinate features of the design guidelines, such as disconnecting roof drainage, LID, and surface water collection, with the stormwater master plan. The Committee agreed that they would like to review the guidelines again with these changes incorporated and Ms. Hughes' earlier comments addressed to ensure any issues are adequately resolved. Ms. Ellington asked if there were any additional concerns that would need to be incorporated into the guidelines aside from Environmental's comments. The Committee agreed that those were their primary concerns. Ms. Jones made a motion to defer the design guidelines to a special meeting and Mr. Billups seconded the motion. By a voice vote, the DRC unanimously recommended deferral.

C-0031-07 Utility Waiver Michelle Point

Mr. Purse presented the staff report stating that Mr. Joel Almquist has applied to receive approval for overhead utilities to serve the JCSA pump station associated with the Michelle Point Subdivision on Barhamsville Road. The conceptual plan is before the DRC because Section 24-200 of the Zoning Ordinance states that new utilities are generally to be placed underground. However, upon a favorable recommendation of the Development Review Committee, the Planning Commission may waive requirements for underground utilities. Ms. Jones asked what the cost was for putting utilities underground. Mr. Almquist stated that it cost \$50,000 to put utilities underground. He also stated that this was a mixed-cost, affordable housing development. Mr. Billups stated that the county is making an effort to place all utilities underground, and if the applicant did not pay for this extension, then the county would have to pay for it to be placed underground in the future. Ms. Hughes echoed Mr. Billup's sentiments and added that the applicant had already received credit for the affordable nature of their development during the rezoning application process. Ms. Hughes asked the applicant if the pump station was solely for Michelle Point, and Mr. Mike Ware, also representing Health-E-Communities, stated that the whole area would be able to benefit from the utilities. Ms. Hughes was encouraged by the public benefit that would be provided. Mr. Billups agreed that this provided public benefit, but cautioned waiver of overhead utilities in the future. There being no further discussion, and on a motion by Mr. Billups, which was seconded by Ms. Hughes, the DRC voted to unanimously (3-0) recommend approval of the overhead utility waiver.

SECOND PUBLIC COMMENT

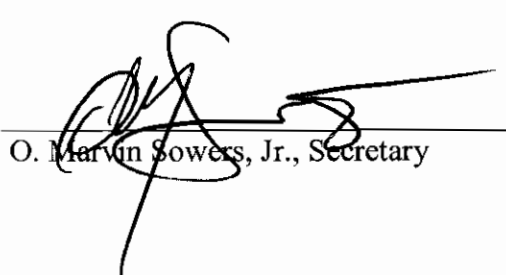
There being no speakers, Ms. Jones closed the second public comment period.

ADJOURNMENT

Ms. Jones adjourned the meeting at 4:37 P.M.



Ms. Mary Jones, Chairman



O. Marvin Sowers, Jr., Secretary