

AT A REGULARLY SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING A CONFERENCE ROOM AT 4 P.M. ON THE 25th DAY OF FEBRUARY TWO THOUSAND NINE.

ROLL CALL

Mr. Jack Fraley
Mr. Rich Krapf
Mr. Joe Poole
Mr. George Billups
Mr. Chris Henderson

STAFF

Ms. Ellen Cook
Mr. Jose Ribeiro

MINUTES

Following a motion by Mr. Fraley seconded by Mr. Henderson, the DRC approved the minutes from the January 28, 2009 meeting.

C-0094-2008 SUMMERPLACE

Per the request of the members of the DRC, minutes from the February 25 minutes have been amended (***bold/italics***) to incorporate discussion of the proposed well lot.

Mr. Jose Ribeiro presented the staff report stating that the conceptual plan for Summerplace was before the Development Review Committee (DRC) for preliminary review and to gather input from the members of the committee. Mr. Jason Grimes of AES thanked the DRC for the opportunity to have this plan reviewed and stated that the proposed subdivision was designed to minimally impact the environment.

Mr. Billups asked what concerns staff might have regarding the proposal. Mr. Grimes stated that internal street connectivity was an issue still being discussed with staff. Mr. Grimes noted that the site lay-out, including street connections, was designed following the natural topography and environmental constraints of the parcel; changes to the original site lay-out might implicate additional environmental impacts.

Mr. Krapf expressed concern with some aspects of the proposed development, particularly the number of waivers being requested by the applicant as well as possible impacts to those environmentally sensitive areas located in the northern area of the parcel. Mr. Krapf asked the applicant if he had considered developing this property as a residential cluster development as suggested by staff. Mr. Dean Vincent of East and West Partnership, developers of the property, responded that they were not asking for a waiver to develop in an environmentally sensitive area.

site but no artifacts have been found. Mr. Henderson asked Mr. Vincent, given the opportunity, would he consider private internal streets as opposed to public. Mr. Vincent responded that he did not see any benefit, from a cost stand-point to convert internal streets from public to private. Mr. Henderson asked for clarification regarding the amount of land disturbance associated with the construction of roads. Mr. Vincent stated that the estimated area of land disturbance is high but it also takes into consideration the construction of the road and placement of utilities outside of the right-of-way. Mr. Henderson asked Mr. Vincent if he had an estimated price planned for the lots, Mr. Vincent answered that he did not. Mr. Henderson asked for the estimated acreage of area in wetlands versus those areas that are developable. Mr. Vincent stated that only 0.19 acres of wetlands on the entire site will be impacted by development. Mr. Henderson advised Mr. Vincent that the intersection of Centerville Road and Richmond Road will present future problems, particularly as residential developments such as Summerplace come on-line.

Mr. Poole stated the importance of interconnectivity and the potential of clustering should be taken into account and should be pursued by the applicant. Mr. Poole thanked the applicant for bringing this project forward at this preliminary stage. Mr. Poole stated for the record, that no action was required from the DRC at this time.

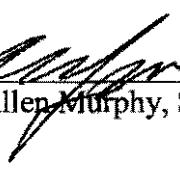
Mr. Vincent asked the committee to further discuss the interconnectivity issue. Mr. Vincent was cognizant of the importance given to interconnectivity of streets but stated that it would be difficult to justify such interconnectivity to the Department of Environment Quality (DEQ) for permits if it constituted additional crossing of wetlands and/or RPAs. Mr. Vincent further stated that if the factor driving the interconnectivity is based on public safety concerns, that there were other ways to address safety outside of interconnecting streets. As an example, Mr. Vincent proposed splitting incoming lanes from one of the entrances to allow traffic to flow more easily in case of an emergency. The cul-de-sac could also be modified to promote better traffic flow. Mr. Vincent stated once again that the current lay-out of internal streets outweighs the environmental impacts created by additional street interconnectivity. Mr. Fraley asked for strategies for sustainable development proposed as part of this project, particularly those regarding preservation of existing vegetation and soils. Mr. Vincent stated that a soil scientist has been hired to evaluate the soils and drainage capacity for each lot. Mr. Grimes further stated that a total of 86% of all A and B soils will be undisturbed. Having no further questions or discussions, Mr. Poole closed the meeting.

ADJOURNMENT

The meeting was adjourned at 5:45 P.M.



Mr. Joe Poole, Chairman



Mr. Allen Murphy, Secretary