

AT A 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 28TH DAY OF OCTOBER TWO THOUSAND NINE.

ROLL CALL

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

STAFF

Mr. Chris Johnson
Mr. Scott Whyte
Mr. Luke Vinciguerra
Mr. Jason Purse
Mr. Shawn Gordon
Mr. Bill Cain
Lt. Jeff Hicklin

MINUTES

Following a motion made by Mr. Rich Krapf seconded by Mr. Jack Fraley the DRC approved the minutes from September 30, 2009.

SP-0064-2008, Autumn West Townhomes (Deferral Requested)

Mr. Luke Vinciguerra stated that the applicant requested deferral of this case until the December 1, 2009 meeting, originally scheduled for November 25th. The applicant is working with the Fire department to provide a turnaround for fire trucks inside the development. Revised plans will be forwarded to the DRC in advance of the December 1st meeting.

SP-0071-2009, Warhill Community Gym

Mr. Jason Purse stated that this case was granted preliminary approval by the DRC at its September 30, 2009 meeting. At that meeting, members had requested architectural elevations be brought back for review. He also stated that the question about a JCSA comment had been addressed in the staff memo. He noted that no additional action was required by the DRC on this case, but he would be happy to answer any questions they had.

Mr. Chris Henderson asked about the specific materials to be used on the building. Mr. Poole noted that the design seemed similar to that of the McCormack/Nagleson Tennis Center at William & Mary. Mr. Purse stated that the roof looked to be standing seam metal with a brick design around the other sections of the building, but could not be sure from the renderings alone.

Mr. Henderson also asked about signage for the gym and whether any details had been provided. Mr. Purse noted that no plans had been submitted at this time.

Mr. Jack Fraley noted the attractive appearance of the buildings, and Mr. Poole echoed the sentiment. Mr. Poole asked that the applicant attend the next meeting to be able to discuss the building materials in greater detail and to answer specific questions the DRC had about design.

Mr. George Billups requested that the applicant also provide information about maximum occupancy for the building, in order to determine what additional uses may be possible in the future. There was no other discussion on this case and no additional action was taken.

SP-0082-2009, James City County Police Department Facility

Mr. Jason Purse stated that Mr. Shawn Gordon had applied to construct the new James City County (JCC) Police Headquarters, including a building approximately 47,100 sq. ft. in size on a parcel zoned PL, Public Lands. The parcel is located at 4600 Opportunity Way. He noted that the plan was before the DRC for a number of reasons, including the building size, Special Use Permit (SUP) conditions, as well as request for a modification from the landscape ordinance. He stated that the staff report listed all of the possible reasons for review. Mr. Purse stated that staff recommended the DRC grant preliminary approval of site plan subject to agency comments and approve the landscape modification as requested by the applicant.

Mr. Poole requested that more information about building materials be brought back before the DRC when the architectural elevations returned for this project.

Mr. Krapf asked for some clarification on the landscaping comments. Mr. Scott Whyte indicated that his comment was general in nature. He noted that the tree protection plan needed to be more clearly labeled on the plan for easier identification in the field. He had suggested using the silt fence as the tree protection fence. Mr. Krapf then asked if there was anything else that could be done about clear-cutting on the site. Mr. Purse noted that the site was designed to save as many existing trees as possible. The seven acre site was being used almost completely because of the size of the facility, but since there was the ability to push the building to the front of the parcel, trees in the rear of the property could be preserved as a buffer with adjacent properties. Mr. Bill Cain also added that Leadership in Energy and Environmental Design (LEED) certification required minimal grading of the site and the site provided good conveyance of stormwater to the rear of the site because of that. Mr. Poole noted that many of these issues had been raised at the SUP level and he was encouraged that those issues had been taken care of.

Mr. Henderson asked about downstream protection, given the pristine nature of the wetlands. Mr. Cain noted that the Stormwater Division will be doing regular inspections/monitoring to ensure protection and also discussed some of the extra measures that were included in the plan to help control run-off. Mr. Henderson thanked Mr. Cain for elaborating and reiterated that he appreciated citizen concerns and wants to make sure the County leads by example.

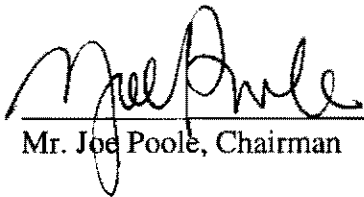
Mr. Fraley asked about the long entrance road and asked if there was any way to reduce the length to help eliminate impervious cover. Mr. Purse stated that VDOT required the entrance to be located there onsite, because it allowed for the necessary queuing area for the left turn lane into the site.

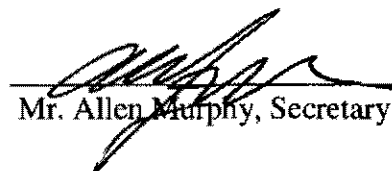
Mr. Fraley then asked about the efficacy of the bio-retention facilities onsite and the possibility of a cistern, and Mr. Cain explained the difference between filters and basins and why the Police Headquarters were using filters to benefit the site. Mr. Cain also explained how LEED certification requirements were being met by not having an irrigation system onsite, so the water that the cistern collected would not be necessary, and it was not cost effective to install one because of that.

Mr. Henderson noted that he was ready to support the application, but asked about water spigots on the outside of the building. Mr. Whyte stated that watering was really only necessary to help establish the plants, but there was the ability to water them with water bags initially instead. Mr. Henderson stated that he'd like to see the Police Headquarters with quality landscaping so it doesn't detract from an important building in the County.

There being no further discussion, on a motion by Mr. Henderson, which was seconded by Mr. Krapf, the DRC voted 5-0 to grant preliminary approval of the site plan subject to agency comments and subject to the architectural elevations and materials being brought back before the DRC at a later date and approved the landscape modification request.

ADJOURNMENT


Mr. Joe Poole, Chairman


Mr. Allen Murphy, Secretary