

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING F AT 6:30 P.M. ON THE 4th DAY OF MAY TWO THOUSAND ELEVEN.

ROLL CALL

Mr. Joe Poole, Chair
Mr. Tim O'Connor
Mr. Rich Krapf
Mr. Mike Maddocks

STAFF

Ms. Leanne Reidenbach
Mr. Chris Johnson
Mr. William Cain

MINUTES

The DRC did not consider any previous meeting minutes.

S-0048-2009 Stonehouse Tract 12- Revised Clearing and Grading Plan

Ms. Leanne Reidenbach stated that the developer for Stonehouse had requested to amend previously approved clearing and grading plans for phases 1 and 2 of Tract 12. Per the Stonehouse proffers, the DRC reviewed the conceptual plan for Tract 12 (C-0031-2008) in June 2008. At this meeting, the DRC endorsed the plan subject to several comments, including limiting clearing as much as possible and adhering to those limits during construction. When the subdivision construction drawings (S-0048-2009) were submitted and reviewed by the DRC in May 2010, the established clearing limits were discussed in staff's report. Ms. Reidenbach noted that after conversations with the DRC chair, they determined the revised plan should be reviewed by the DRC. Staff explained the key on the clearing plan and noted that Planning and Engineering and Resource Protection staff and Mr. Tom Page with GS Stonehouse were all available for questions.

Mr. Page discussed that the revised clearing was due to a recently signed contract with Ryan Homes. He noted that this proposal would clear the lots to prepare them for construction, enable a better balance for grading across the site, and make more economic sense rather than clearing on a lot-by-lot basis. He also noted that revised clearing was not proposed for Phase 3.

Mr. Rich Krapf and Mr. Page discussed that the clearing would occur in phases – as sales in one phase approached capacity, they would begin clearing and constructing the next phase. Mr. Page noted that the clearing would be enough for the front setback, building envelope, and small rear yard for each property and the rest of the lot would remain as it is.

Mr. William Cain noted that he had passed minor erosion and sediment control comments on to the site contractors to address and said that allowing phased clearing of this nature has been done in the past.

Mr. Joe Poole and Mr. Page discussed that the topography and final home product in Tract 12 was different from other areas of Stonehouse and necessitated the extra clearing since the area would not be a custom-build product.

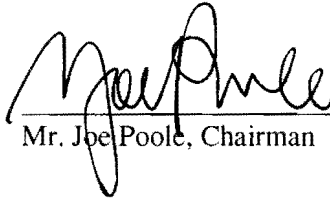
Mr. Poole said he was comfortable with the revised clearing limits for this project but wanted to note that in looking at the bigger picture, he was not in favor of clearing along right-of-ways and clearing that impacted community character.

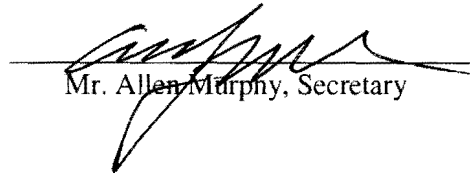
Mr. Tim O'Connor disclosed that he was professionally associated with Wentworth Property Management, who runs the management company for the Association at Stonehouse, but that he was not involved. He said that he verified with Mr. Adam Kinsman, Deputy County Attorney, that there was no conflict of interest in this situation.

On a motion made by Mr. Krapf the DRC unanimously voted to recommend approval of the clearing and grading revisions subject to Engineering and Resource Protection comments.

ADJOURNMENT

The meeting was adjourned at 6:47 p.m.


Mr. Joe Poole, Chairman


Mr. Allen Murphy, Secretary