

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING F AT 4:00 P.M. ON THE 25<sup>th</sup> DAY OF MAY TWO THOUSAND ELEVEN.

ROLL CALL

Mr. Joe Poole  
Mr. Tim O'Connor  
Mr. Michael Maddocks (absent)  
Mr. Rich Krapf (absent)

STAFF

Mr. Jose Ribeiro  
Mr. Luke Vinciguerra  
Ms. Leanne Reidenbach  
Ms. Melissa Brown  
Mr. William Cain

MINUTES

On a motion by Mr. Tim O'Connor, the DRC approved the minutes of the May 4, 2011 DRC meeting (2-0).

C-0018-2011- Greensprings West Phase 7-A

Mr. Ribeiro presented the staff report noting that Mr. Matthew Rembold of AES has submitted a conceptual plan requesting a modification to the section 19-52, cul-de-sac streets, of the Subdivision Ordinance. If approved, the modification request would allow the construction of one cul-de-sac-street of approximately 1,700 feet in length. Staff has evaluated the cul-de-sac street modification request and recommended that the DRC recommend approval of the modification request to the Planning Commission.

Mr. O'Connor asked how similar the design of the proposed cul-de-sac street is from the street lay-out shown on the approved master plan. Mr. Ribeiro stated that both street lay-outs were very similar.

Mr. O'Connor asked if the proposed cul-de-sac street would include facilities such as pedestrian and bike facilities. Mr. Ribeiro stated that there were no pedestrian facilities proposed as part of this section of Greensprings West.

On a motion by Mr. Poole, the request to modify section 19-52 of the Subdivision Ordinance to allow a cul-de-sac-street in excess of 1000 feet in length was unanimously approved (2-0).

C-0015-2011- New Town Shared Parking

Ms. Leanne Reidenbach presented the staff report noting that Mr. Larry Salzman of New Town Associates submitted the semi-annual New Town shared parking update. The last review was in October 2010. This month's update reflects the proposed addition of 24 parking spaces at the Main Street Terminus in response to the loss of spaces due to the American Family Fitness expansion. Staff recommended approval of the shared parking update and recommended that the next review occur at the November 2011 DRC meeting.

Mr. O'Connor asked about the time-limited parking. Mr. Salzman noted it would not be in any of the central parking lots and explained the concept that it was intended to facilitate the turnover of parking spaces in desirable locations.

Mr. O'Connor and Mr. Salzman discussed the American Family Fitness expansion and noted that Opus 9 will have access for deliveries in the back of the building once construction is completed.

Mr. Salzman also noted that the plans for the Main Street parking had been revised so that 22 spaces were proposed. Mr. Salzman went over the revised site plan for the spaces with the DRC.

Mr. Poole asked how the owner of Opus 9 felt about the additional parking. Mr. Salzman noted that business seemed to be going well and that the owner was looking forward to having the extra spaces available.

Mr. Salzman gave a general update of the status of development in New Town.

On a motion by Mr. O'Connor, the shared parking update was unanimously approved (2-0).

#### C-0022-2011- Mid-Atlantic Landscaping Design Center

Mr. Luke Vinciguerra presented the staff report stating that Mr. David Barglof of Mid Atlantic Enterprise has requested a setback modification from Strawberry Plains Road from the required 50 feet to 25 feet. The reason for the request is the Design Center proposes to landscape the front of the property with ornamentals that are considered 'structures,' thus subject to the setback requirement. He stated that staff recommended the DRC approve a 25 foot setback reduction from Strawberry Plains Road for the purposes of ornamental landscaping.

Mr. O'Connor asked about final design of the plan. Mr. Barglof responded that the final landscape design has not been finalized but noted it would include at minimum a patio and other built in structures.

Mr. Poole about the landscaping. Mr. Barglof responded that the landscaping is shown in the attachment to the DRC report and will be designed to look like the back yard of someone's house.

Ms. Brown stated that the DRC can condition Planning Director approval of the final design.

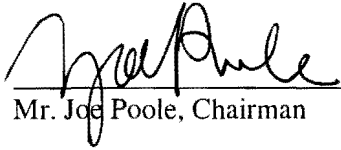
Mr. Poole agreed with Ms. Brown's suggestion and stated he was okay with the plan but would like the Planning Director to review the final plan for cohesiveness.

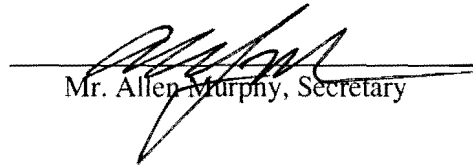
Mr. Poole asked if the applicant was going to plant vegetation in front of the fencing. Mr. Barglof responded that there would be green space near the fencing.

On a motion made by Mr. O'Conner the DRC unanimously approved (2-0) the setback modification of 25 feet with the condition the Planning Director review the final plan for cohesiveness.

ADJOURNMENT

The meeting was adjourned at 4:24 p.m.

  
Mr. Joe Poole, Chairman

  
Mr. Allen Murphy, Secretary