

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

ROLL CALL

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

STAFF

Mr. Jose Ribeiro
Mr. Luke Vinciguerra
Mr. Chris Johnson

MINUTES

Following a motion by Mr. O'Connor, the DRC approved the minutes from the May 25, 2011 meeting by a vote of 4-0.

S-0022-2011 Norge Center Parcel 6A

Mr. Luke Vinciguerra presented the staff report stating that Mr. Marc Bennett has requested an exception to Sec. 19-40 of the Subdivision Ordinance, which requires all lots to abut and have access to a public road. The applicant proposed one new lot at 7508 Richmond Road with access by access easements through adjacent property. Mr. Vinciguerra stated that Staff recommends the DRC approve the exception as all ordinance criteria for granting an exception had been met.

There being no discussion, the DRC voted 4-0 to recommend granting an exception to the Subdivision Ordinance permitting the creation of one lot without public road frontage provided that access easements are recorded to the satisfaction of the County Attorney.

C-0023-2011, White Hall Design Guidelines Amendment

Mr. Jose Ribeiro presented the staff report stating that adopted proffers associated with the rezoning of White Hall development requires the submittal of design guidelines for review and approval by the DRC. Mr. Ribeiro stated that the DRC approved the original design guidelines in 2007 and amended them in 2008 per the applicant's request. The current proposal is to amend the guidelines to revise language associated with fences, mulch, landscape screening, and solar panels. Mr. Ribeiro stated that revised language does not conflict with the approved proffers or the Zoning Ordinance and therefore recommends the DRC recommend approval of the proposed amendment to the design guidelines.

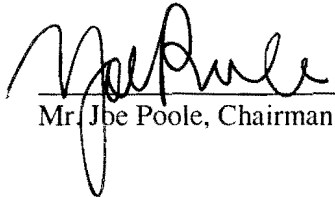
Mr. Krapf asked if the applicant would like to speak regarding the proposed amendments. Ms. Kimberly Kacani of HHHunt, stated that the purpose of the revision was to clarify language which was ambiguous and restrictive. Mr. Krapf asked the applicant to explain the reason for the proposed change in fence height. Ms. Kacani stated that, as currently written, fences can be built up to a height of 4 feet. However, a number of residents have requested the fence height to be increased to 6 feet. Mr. Maddocks asked if there was an Architectural Review Committee for White Hall. Ms Kacani confirmed that there was. Mr. O'Connor expressed concern with the proposed increase in fence height stating the taller fences could disrupt the overall "openness" and aesthetics of the community. Ms. Kacani explained that there has not

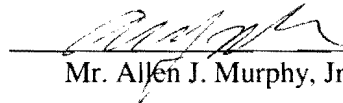
been a large demand for 6 foot tall fences. Mr. Krapf asked if members of the audience who were White Hall residents would like to discuss the proposed changes. Two members of the audience stated their support for the increase in fence height noting reasons concerning safety and convenience. Mr. O'Connor stated that despite the proposed changes in the guidelines regarding landscape screening requirement, companies such as utility companies do allow screening around their equipment.

On a motion by Mr. Krapf seconded by Mr. Maddocks, the request to amend the White Hall Design Guidelines was unanimously recommended for approval (4-0).

ADJOURNMENT

The meeting was adjourned a 6:45.


Mr. Jbe Poole, Chairman


Mr. Allen J. Murphy, Jr. Secretary