

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4:00 P.M. ON THE 27<sup>th</sup> DAY OF JULY TWO THOUSAND ELEVEN.

ROLL CALL

Mr. Rich Krapf  
Mr. Mike Maddocks

ABSENT

Mr. Joe Poole  
Mr. Tim O'Connor

STAFF

Mr. Jose Ribeiro  
Ms. Leanne Reidenbach  
Mr. Luke Vinciguerra  
Mr. Chris Johnson

MINUTES

Following a motion by Mr. Mike Maddocks the DRC approved the minutes from the July 6, 2011 meeting by a vote of 2-0.

**SP-0067-2011. Williamsburg Crossing Car Wash Sidewalk Modification**

Ms. Leanne Reidenbach presented the staff report stating that Mr. Jason Grimes of AES Consulting Engineers applied for a sidewalk modification in accordance with Section 24-35 for a proposed car wash located at 5117 John Tyler Highway. The request to not install sidewalk along John Tyler Highway was discussed during the special use permit process but no official action had been taken by the Planning Commission to grant the modification at that time. The applicant proposed constructing a sidewalk along the parcel's frontage along Pilots Way which would connect to the existing sidewalk on the adjacent Union Bank property. This was also a special use permit condition. Staff recommended approval of the modification permit to construction of the Pilots Way sidewalk.

Mr. Maddocks clarified with Ms. Reidenbach that there was no existing sidewalk along John Tyler Highway and that the proposed sidewalk location would provide a connection to the adjacent property. Ms. Reidenbach noted that the proposed sidewalk would provide equivalent connectivity as a sidewalk along John Tyler Highway once the adjacent vacant parcel is developed.

On a motion by Mr. Maddocks, the DRC voted 2-0 to recommend approval of the modification to permit the sidewalk along the parcel's Pilots Way frontage.

**C-0026-2011. Chambrel at Williamsburg**

Mr. Luke Vinciguerra presented the staff report stating Mr. Howard Price of AES Consulting Engineers has proposed a 24,000 square foot memory care facility with 32 beds located on the Chambrel at Williamsburg property. The area proposed for development is currently used as a parking lot and is designated as "apartments/condos" on the master plan; the applicant is now proposing a medical use. Mr. Vinciguerra stated that Sec. 24-487 of the Zoning Ordinance permits the Commission to approve other uses not shown on the master plan provided that it does not alter the basic concept or character of the development and recommended approval of the proposed use.

Mr. Maddocks asked about comments from adjacent property owners. Mr. Vinciguerra responded that the applicant held a community meeting with both residents and property owners and he was not aware of any negative comments.

Mr. Krapf noted the proposed use was low intensity and asked if the applicant wanted to make a statement. Mr. Arch Marston of AES declined.

On a motion made by Mr. Maddocks the DRC voted 2-0 finding the proposal consistent with the master plan.

**C-0031-2011. King of Glory Parking Amendment**

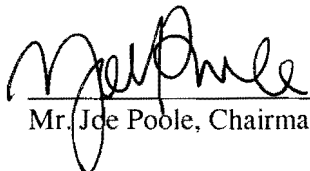
Mr. Jose Ribeiro presented the staff report stating the Mr. Matthew Connolly of LandTech submitted a conceptual plan proposing the addition of 70 parking spaces at the King of Glory church site. Mr. Ribeiro stated that the reason for DRC consideration was to determine if the proposal was consistent with the approved master plan for King of Glory (SUP-0022-2009). Mr. Ribeiro stated that the previous SUP approval was for the placement of two modular buildings and accessory uses. Mr. Ribeiro further stated that the proposal to add 70 parking spaces does not alter the basic concept or character of the development and recommended that the DRC recommend approval of the master plan consistency request.

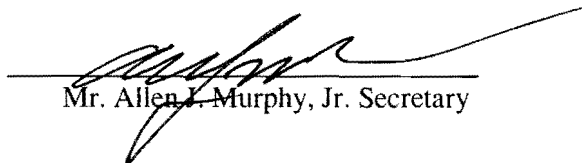
Mr. Krapf noted that the addition of the parking spaces would increase the impervious coverage percentage on the site from 22% to 25%. Mr. Krapf asked if the applicant would like to make a statement. Mr. Connolly declined.

On a motion made by Mr. Maddocks the DRC voted 2-0 finding the proposed parking addition consistent with the master plan.

**ADJOURNMENT**

The meeting was adjourned at 4:15 p.m.

  
Mr. Joe Poole, Chairman

  
Mr. Allen J. Murphy, Jr. Secretary