

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING F AT 6:00 P.M. ON THE 4th DAY OF JANUARY TWO THOUSAND TWELVE.

ROLL CALL

Mr. Rich Krapf
Mr. Joe Poole
Mr. Tim O'Connor
Mr. Chris Basic

STAFF

Ms. Leanne Reidenbach

MINUTES

Following a motion by Mr. Rich Krapf, the DRC approved the minutes from the November 30, 2011 meeting by a vote of 4-0.

S-0025-2011 New Town Section 7 Phase 10

Ms. Leanne Reidenbach presented the staff report stating that Mr. Bob Cosby of AES Consulting Engineers applied on behalf of New Town Associates for a 61 lot single-family subdivision. The subdivision is a continuation of Section 7 of New Town near the Goddard School and was before the DRC because it proposes over 50 lots. It also required a master plan consistency review due to the elimination of bioretention and dry swale features and rearrangement of lot layout with the BMP. This layout was endorsed by the New Town Design Review Board on September 15. Staff recommended that the DRC grant preliminary approval of these plans subject to agency comments and subject to the BMP access being widened to 10 feet. Staff also recommended that the DRC find the arrangement of lots 59-61 and the enlarged BMP to be consistent with the master plan.

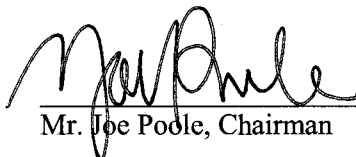
Mr. Chris Basic asked if the Virginia Department of Transportation (VDOT's) had any concerns with the location of the BMP and if that is what led to its change in location. Mr. Cosby noted that the BMP had to be enlarged and that it was the developers request to put all the lots on one side of the BMP rather than having it in the middle of the lots. He noted that one lot was lost in the process.

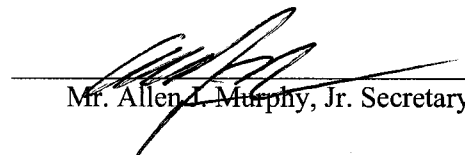
Mr. Basic asked about VDOT's comment regarding the arrangement of Elizabeth Davis Blvd. and Center St. and asked how the applicant was going to address this issue. Mr. Cosby gave an overview of the signage plan included in the plan set. Mr. Tim O'Connor suggested an island or striping pattern on the pavement as a further visual cue for drivers about the directional change.

Following a motion by Mr. Rich Krapf, the DRC recommended preliminary approval of the plans subject to agency comments, widening the BMP access to 10 feet, and considering striping alternatives for the intersection of Elizabeth Davis Blvd. and Center St. The DRC also found changes to be consistent with the master plan all by a vote of 4-0.

ADJOURNMENT

The meeting was adjourned at 6:15 p.m.


Mr. Joe Poole, Chairman


Mr. Allen J. Murphy, Jr. Secretary