

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 25<sup>th</sup> DAY OF JANUARY TWO THOUSAND TWELVE.

ROLL CALL

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

ABSENT

Mr. Rich Krapf

STAFF

Mr. Jose Ribeiro  
Mr. Luke Vinciguerra

MINUTES

Following a motion by Mr. Basic, the DRC approved the minutes from the January 4, 2011 meeting by a vote of 3-0.

SP-0112-2011 Goodyear Tire Center

Mr. Vinciguerra presented the staff report stating that Mr. Jason Grimes has submitted a landscape setback modification request for a proposed tire center at 4830 Monticello Ave. He stated that the Mixed Use district requires a 50' undisturbed perimeter landscape setback, and that this proposal, being at the edge of New Town, could not meet this requirement. Noting the small size of the parcel, he stated that staff recommends approval of the landscape setback modification as shown on the site plan.

Mr. Grimes noted that the master plan doesn't show a 50' buffer and there was no natural vegetation on the property.

Mr. Basic asked if it would be possible to develop the site without a modification, Mr. Vinciguerra responded that it would be challenging.

Mr. Poole asked about the grading. Mr. Grimes responded that the site is higher on the WindsorMeade side, but no retaining wall was proposed.

Mr. Poole noted that the scale was similar to the Martins gas station and the generous landscaping. Mr. Grimes stated it would have similar architecture as the Martins gas station.

Mr. O'Connor asked about the location of the entrances. Mr. Grimes responded that the entrance on Old News Road may be restricted to certain vehicular movements. Mr. O'Connor noted the current congestion in the area.

Mr. O'Connor asked if there was adequate parking, Mr. Grimes responded affirmatively.

Following a motion by Mr. Basic, the DRC voted 3-0 recommending approval of the landscape setback modification as shown on the site plan.

C-0002-2012 Whyte-Will Property Skating Rink

Mr. Ribeiro presented the staff report stating that this case was in front of the DRC for consistency with the Master Plan approved for SUP-0020-2006, Wythe-Will Commercial Expansion. Mr. Ribeiro offered a brief history of the property and an explanation of all minor changes made to this application since approval of the SUP request in 2006. Mr. Ribeiro stated that the owner is currently pursuing a roller skating rink in the portion of the commercial complex previously approved for a skateboard park. The owner also would like to lease the remaining vacant space in the front of the complex for commercial/retail and office uses rather than strictly office as shown on the master plan. Mr. Ribeiro indicated that the revisions to the master plan would not create additional demand for parking and that traffic generation was consistent with the approved use. Staff was in support of the application and recommended its approval to the DRC.

Mr. Poole commented that there were no new structures being proposed and that no improvements were necessary other than the BMP and turn lane upgrade.

Mr. Basic asked if a site plan would be necessary to be submitted for review. Mr. Ribeiro responded that a site plan is necessary to be submitted.

Mr. Basic expressed concern that parking demand for a skate park may not be the same for a roller skating rink. Mr. Ribeiro indicated that both uses are under the same classification in the Zoning Ordinance and that when the SUP for the skate park was approved the number of parking spaces provided to support the use was deemed adequate by staff. Further, warehouse and storage constitute the majority of the uses at the complex, and these uses have lower parking demand requirements than the proposed use.


Mr. Burnette, representing the applicant, indicated that the traffic peak hour for the proposed skating rink would likely occur at different times than the rest of the uses at the complex.


Mr. Poole indicated that it is helpful to think how different uses have different peak hours.

Mr. Poole made a motion to approve the request. Mr. Basic seconded and the DRC unanimously supported the motion (3-0).

ADJOURNMENT

The meeting was adjourned at 4:25 p.m.

  
Mr. Joe Poole, Chairman

  
Mr. Allen J. Murphy, Jr. Secretary