

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 25th DAY OF APRIL TWO THOUSAND TWELVE.

ROLL CALL

Mr. Mike Maddocks
Mr. Rich Krapf
Mr. George Drummond

ABSENT

Mr. Chris Basic

STAFF

Ms. Leanne Reidenbach
Mr. Chris Johnson

MINUTES

Mr. Rich Krapf asked for one change to the minutes on page 4 to change "...Gordon Creek has been accessed" to "...Gordon Creek has been assessed."

Following a motion by Mr. Mike Maddocks, the DRC approved the minutes from the March 28, 2012 meeting with the requested amendment by a vote of 3-0.

C-0016-2012 New Town Section 7 Phase 10 Road Layout

Ms. Leanne Reidenbach gave the staff report stating that Mr. Bob Cosby had submitted an alternative road and lot layout for New Town Section 7 Phase 10. The proposed alternative would change the layout at the intersection of Rollison Drive and Olive Drive, impact the widths and locations of lots 58, 59, 60 and 61, and add lot 60A. As a result of the road layout change, there would no longer be an opportunity to extend Olive Drive to provide for a potential future access to the Eastern State Hospital property immediately to the north. The DRC approved the original road layout and subdivision plans on January 4th. The conceptual plan was before the DRC for a discussion of whether the proposed changes are consistent with the approved master plan and was necessary because the revised layout would allow an additional lot than what was originally approved. While not required, staff recommended that the ability to connect to the Eastern State property be retained. Staff also recommended that if the DRC wished to recommend approval of the alternative layout, that it be subject to staff and agency comments.

Mr. Maddocks asked about what staff's concerns were with not providing the access. Ms. Reidenbach answered that the alternative ways to get access would require crossing environmentally sensitive areas and also that the conceptual master plan for Eastern State presumed that connections would be extended from New Town. The potential connections – Route 199, through New Town in Section 7 or Section 3 and 6, and onto Longhill/Longhill Connector – were reviewed and discussed.

Mr. George Drummond asked whether the road would be public or private. Ms. Reidenbach and Mr. Cosby discussed that the portion in New Town was anticipated to be public but the portion on the Eastern State property would be determined by that property owner.

Mr. Ken Allen from Atlantic Homes, the site's contract purchaser, explained pedestrian connections on the master plan, noted that adding the extra lot was not critical, and went over the concept of decreasing intensities of development from the town center area. He noted no road connection is on the master plan and said there was the potential to connect from Discovery Park Boulevard. He also was concerned about what could be built on the adjacent property that might not be compatible with single-family residential.

Ms. Reidenbach explained the Public Land zoning of the parcel and reviewed the conceptual master plan for the Eastern State Hospital property. Mr. Krapf explained that his concerns were that the existing subdivision plan showed the connection, Olive Drive is the only way to access that part of the property without crossing Resource Protection Area (RPA), and that providing an extension could increase traffic on already crowded arterials.

Mr. Maddocks and Mr. Cosby discussed how the extra lot was achieved. Mr. Krapf asked if with the proposed layout whether lot 59 could be left as open space to allow for future connection if the HOA decided it was appropriate. He also asked if there was any way to design the road so that it effectively prevented truck traffic. Mr. Cosby noted it was already a narrow residentially-designed street.

Mr. Maddocks and Mr. Chris Johnson discussed whether the road through New Town would be a primary access. Mr. Johnson noted that the access was not required but that it was a good planning practice to leave the opportunity open and it could be decided through the legislative process if the Eastern State Hospital property is rezoned. Mr. Allen noted that the property could be developed by the State as an institutional use.

The DRC discussed whether the concept plan would prevent future access and that the County could not legally require that the access be provided. The DRC discussed the various alternatives and the downsides. Mr. Johnson noted that now may not be the best time to make a decision about whether or not to prevent future access given that the future and timing of development of the adjacent parcel is unknown.

Mr. Cosby and Ms. Reidenbach reviewed what has been approved on various plans (master plan and subdivision plan) and noted that there is still a fifty foot perimeter buffer controlled by the HOA between the Eastern State property and the access so that the HOA will still have full control over whether to allow future access based on the proposed use.

Mr. Allen noted that he would consider the DRC's discussion about using the proposed alternative road layout but designating lot 59 as a common open space owned by the HOA. County staff confirmed that if the lot is left as open space, the amendment would not be required to be reviewed by the DRC because it would not be adding a residential lot.

ADJOURNMENT

Following a motion by Mr. Maddocks, the meeting was adjourned at 4:55 p.m.



Mr. Chris Basic, Chairman



Mr. Allen J. Murphy, Jr. Secretary