

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 6:15 P.M. ON THE 9<sup>th</sup> DAY OF JANUARY TWO THOUSAND THIRTEEN.

ROLL CALL

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

STAFF

Mr. Paul Holt  
Mr. Luke Vinciguerra  
Mr. Chris Johnson

MINUTES

Following a motion by Mr. Krapf, the DRC approved the minutes from the November 28, 2012 meeting. (4-0)

SUP-0018-2012 New Zion Baptist Church Building / Parking Expansion

Mr. Vinciguerra stated that Ms. Beth Crowder of Hopke & Associates has submitted a proposal for a building addition and 17 new parking spaces at New Zion Baptist Church located at 3991 Longhill Road. The proposed expansion would be primarily used for Sunday School and would be modular in construction. The proposal is before the DRC as a consideration item as staff and the applicant are looking for Commissioner feed-back prior to any public hearing. An SUP is required as this would be an expansion of a specially permitted use. Mr. Vinciguerra stated the issues staff has identified are aesthetics of the proposed building, proposed location of the sheds, landscaping and parking.

Mr. Krapf asked what age group of children would be using the classrooms considering there would be no bathrooms. Ms. Crowder confirmed there would be children, but could not specify a specific age group. Mr. Krapf asked for confirmation that there would be no young children using the facility.

Mr. Krapf asked about the proposed shed location, Ms. Crowder responded that the current location of the sheds does not meet setback requirements and the church was attempting to move them to comply with the zoning ordinance.

Mr. Basic asked how the location of the proposed expansion was chosen. Mr. Johnson stated that the proposed building location appeared to be located on a grassy field; however, the presence of gravel and curb stops indicates this area is used as overflow parking. He stated staff could not tell if the expansion would cause a net loss in parking. Ms. Crowder stated that the proposed building expansion would likely eliminate 12 parking spots on the grass, but 17 new parking spaces would be created. Mr. Holt noted that the grass driveway accessing the field was not shown on the current version of the plan.

Mr. Basic asked about the overflow parking and to what extent it was used. Mr. Holt stated there was an additional field across the street that was also used for parking. Mr. Johnson questioned if the proposed addition would increase the likelihood of people having to park across the street creating a potential safety issue. Ms. Crowder said she did not know to what extent the overflow parking was used and would check with the Pastor. Mr. Basic stated he would like it shown on the plan how many parking spaces would be lost or gained due to the building addition and parking lot expansion.

Mr. Basic stated he was not supportive of cutting down trees to relocate the sheds. Mr. Maddocks asked about the thickness of the buffer on the Burlington Woods side of the property. Mr. Johnson said it was thin, and that staff's position was that none of the trees needed to be removed as there is ample room to relocate the sheds elsewhere. Mr. Maddocks asked if the current buffer would screen the proposed structure. Mr. Johnson responded that it would not. Ms. Crowder responded that the Church could build a vinyl fence along the property line matching the current fence screening the HVAC unit. Mr. Basic responded that he is not in favor of removing more trees to install a fence. Mr. Maddocks questioned who would see the proposed expansion and the sheds if there was no additional screening. Mr. Vinciguerra responded there are two residential properties that would have a clear view of the proposed expansion and sheds.

Mr. Basic noted that the building was not attractive; however, since the expansion was not easily visible from Longhill Road, he would not ask for any improvements and thought additional landscape buffering should be sufficient.

Mr. Drummond stated it appeared the biggest issue was the sheds. Mr. Krapf stated the issue was the removal of trees caused by the relocation of the sheds. Mr. Johnson stated that any proposed fencing would be to screen the proposed building expansion, not the sheds and that there is ample room elsewhere on the property to relocate the sheds. Mr. Krapf stated that evergreens such as holly's are more attractive than a vinyl fence.

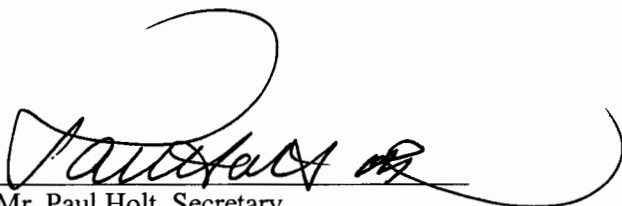
The Committee discussed other proposed locations for the sheds. Mr. Maddocks asked why the sheds needed to be moved at all. Mr. Johnson stated there did not appear to be an immediate need to move the sheds; however, it would be preferable from a zoning perspective and there would be heavy machinery already available to facilitate their relocation and eliminate any potential zoning encroachments. Mr. Basic said he would like to see a full list of impacts including demolition plan, parking and tree removal.

Mr. Krapf stated that if sufficiently screened this would be an acceptable proposal. He stated he will go visit the site and would provide staff and the Committee members any more comments by email.

#### ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

  
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Mr. Chris Basic, Chairman

  
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Mr. Paul Holt, Secretary