

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 31ST DAY OF JULY TWO THOUSAND THIRTEEN.

ROLL CALL

Mr. Tim O'Connor
Mr. Rich Krapf
Mr. Chris Basic
Mr. Mike Maddocks
Mr. George Drummond

STAFF

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

MINUTES

Following a motion by Mr. Rich Krapf, the DRC unanimously approved the minutes from the June 26, 2013 meeting with the revision that Mr. Tim O'Connor is the Chairman, not Mr. Chris Basic.

SUP-0009-2013, Tidewater Equine

Mr. Luke Vinciguerra stated that Dr. Gary Doxtater of Tidewater Equine has submitted a Special Use Permit (SUP) for a large animal veterinary clinic at 276 Peach St. The parcel is zoned A-1, General Agricultural and designated Economic Opportunity (EO) in the 2009 Comprehensive Plan. Animal hospitals require a SUP in the A-1 District.

Mr. Vinciguerra stated that the proposal was before the DRC as staff and the applicant are looking for DRC feedback on the suitability of the site for the proposed use, feedback on how SUP applications that differ from the vision of EO should be treated, and what if any expectations the Committee has before the case goes to public hearing. Mr. Vinciguerra noted that the areas of staff concern are access, inconsistency with the EO designation and the proposed Mooretown Road extension.

Mr. Krapf noted that there will likely be more applications for development in EO before any master plan process begins and recommended that a process be implemented for review of those applications.

Mr. Chris Basic concurred and noted this was uncharted territory and the Committee would want to be careful in setting precedents. Mr. Basic noted that it would be important to review proposals on a case-by-case basis. Mr. Basic noted that a more rural and temporary use or one that is smaller scale with flexibility to adapt once the master plan was developed would be easier to approve.

Mr. Basic further recommended that it be documented that the applicant fully understands the implications of the EO designation and the extension of Mooretown Road.

Mr. Paul Holt stated that there is currently no funding for construction of the Mooretown Road extension nor has an exact alignment been determined.

Mr. Mike Maddocks inquired about whether horses would be housed on site.

Dr. Gary Doxtater responded that generally the horses would be referred to other facilities for long-term care and clarified that the main use would be to house equipment and provide office space for staff.

Mr. Maddocks inquired if there were anything about the proposal that rendered it unsuitable for the EO designation.

Mr. Krapf noted that there was a distinction between the parcel's zoning as A-1 and the land use designation of EO in the Comprehensive Plan. M. Krapf further noted that during the 2009 Comprehensive Plan Review there was discussion about options for property owners who might not want to participate in the master planning process.

Mr. Krapf noted that if more applications come forward before the EO master plan is established, it would be necessary to ensure that applicants are fully aware of the potential impacts.

Mr. Krapf stated that he thought the proposal was a good use of the existing site.

Mr. Krapf inquired if the applicant anticipated doing significant renovations on the existing structure.

Dr. Gary Doxtater explained his plan for renovating the existing building.

Mr. O'Connor inquired if it was appropriate for clients to drive over un-gated railroad tracks and whether any improvements would be required for the crossing.

Mr. Krapf inquired if staff had any concerns about the proposal.

Mr. Vinciguerra responded that VDOT is aware of the proposal and has not expressed any objection. Mr. Vinciguerra further stated his concern was the maintenance of the existing dirt road.

Mr. Krapf inquired if the applicant intended to make any improvements to the road.

Dr. Doxtater indicated that some improvements might be made to the roadway.

Mr. Krapf noted that similar public access was required for the Hunt farm but the visibility for this proposal was substantially better.

Mr. O'Connor noted the proposal was not intensive and the market will drive the EO designation.

Mr. Krapf asked if the applicant had any questions for the Committee.

Dr. Doxtater stated that he would be interested in recommendations from the Committee for changes to the application that would make it more acceptable.

The consensus of the Committee was that the proposed use was appropriate and there was no opposition to the project moving forward.

Dr. Doxtater noted that he will be certain that his clients are aware of the un-gated railroad crossing. Dr. Doxtater inquired about the next steps in the approval process and if it was acceptable to rent out the existing manufactured home on the property.

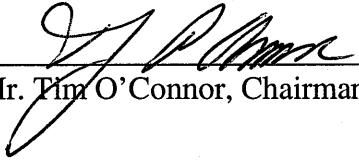
Mr. Vinciguerra responded that the case is scheduled for the September Planning Commission and likely for Board of Supervisors consideration in October. He stated the manufactured home may only be rented if it is HUD certified.

No vote was taken since it was a consideration item.

ADJOURNMENT

Mr. O'Connor made a motion to adjourn.

The meeting was adjourned at 4:20 p.m.


Mr. Tim O'Connor, Chairman


Mr. Paul Holt, Secretary