

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 30th DAY OF OCTOBER , TWO THOUSAND THIRTEEN.

ROLL CALL

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

STAFF

Mr. Paul Holt
Mr. Chris Johnson
Mr. José Ribeiro

MINUTES

C-0057-2013, Sears Hometown and Outlet Store

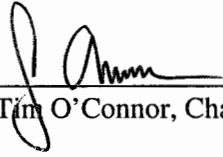
Mr. José Ribeiro stated that the case was before the DRC for a master plan consistency determination to allow a 13,000 square foot Sears Hometown and Outlet Store in the same location where a 25,000 square foot skate park was originally proposed and approved as part of a SUP application for the commercial expansion of the Wythe-Will Complex. Mr. Ribeiro gave a brief summary of the history of the property and indicated staff support for the current application. Mr. Ribeiro concluded by stating that staff found the request consistent with the approved master plan for the Wythe-Will Commercial Expansion and recommended that the DRC approve the master plan consistency request.

Mr. Maddocks asked if the increase in commercial square footage was the main trigger for DRC review. Mr. Holt stated that language in the approved SUP did not allow for an administrative approval and that the approved SUP conditions required DRC review and approval development plans for this property. Mr. Maddocks asked if staff had any concerns with traffic and parking. Mr. Ribeiro stated that the projected traffic generation for the Sears Hometown and Outlet Store was slightly lower than the one projected for the skate park and that parking should not be an issue for either the approved or proposed use. Mr. Ribeiro stated that future proposals should be evaluated by staff to ensure that impacts generated by the increase in traffic and parking demand are mitigated.

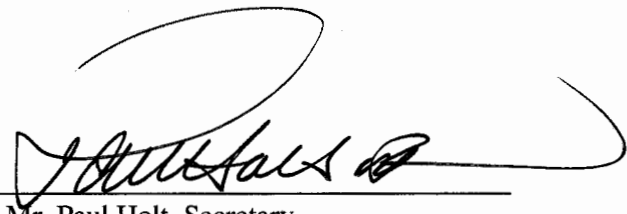
Mr. Krapf asked whether the 40 parking spaces triggered by the proposal included spaces for the projected number of employees. Mr. Ribeiro stated that the parking calculation was based on the Zoning Ordinance ratio of 1 parking space per 250 square feet of commercial square footage and that the calculations take into account both customers and employees.

Mr. Basic asked if there were any outstanding SUP conditions other than the right turn taper and improvement to the stormwater facility on-site. Mr. Ribeiro stated that currently all the SUP conditions associated with the original SUP approval were outstanding. Mr. O'Connor asked if the customer entrance would be off the front parking lot and deliveries in the back parking lot. Mr. Singley confirmed. On a motion by Mr. Maddocks, the DRC voted unanimously to approve the master plan consistency determination request.

ADJOURNMENT



Mr. Tim O'Connor, Chairman



Mr. Paul Holt, Secretary