

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 28th DAY OF MAY TWO THOUSAND FOURTEEN.

ROLL CALL

Mr. Chris Basic
Mr. George Drummond
Mr. Rich Krapf
Mr. Tim O'Connor
Mr. Heath Richardson

NOT PRESENT

STAFF

Mr. Paul Holt
Ms. Leanne Pollock
Mr. José Ribeiro
Mr. Chris Johnson

MINUTES

Following a motion by Mr. Krapf, the DRC approved the minutes from the April 30, 2014 meeting by a vote of 5-0.

C-0029-2014, 1584 Harbor Road, Ron & Gail Gilden Conservation Easement Encroachment

Mr. Jose Ribeiro presented a summary of the request to allow certain improvements to take place within a private yard of a single-family house located within Governor's Land. The rear yard is located entirely within a Resource Protection Area (RPA) and an open space conservation easement. The property owner would like to build a new deck and to remove some of the existing grass area and replace it with vegetation in the rear yard area. Both the Planning Commission and the Chesapeake Bay Board have to review and approve any changes proposed within these areas. Planning staff and Mr. Michael Woolson, County Senior Watershed Planner, reviewed this application and found that the proposed changes would improve the overall quality of the stormwater runoff from the property. On January 30, 2013 and January 29, 2014, the DRC recommended approval of two similar applications. Staff recommended that the DRC recommend approval of this application to the Planning Commission.

Mr. Heath Richardson asked for the reason this application was being considered by the DRC/Planning Commission first and then by the Chesapeake Bay Board. Mr. Woolson stated that two previous applications similar to this were considered by the Chesapeake Bay Board first and then by the DRC. But the last time a case similar to this was considered members of the Chesapeake Bay Board asked that the Planning Commission vote first in order to avoid conflicts.

Mr. Chris Basic commented that in order to avoid conflicts between private properties and open space/conservation easements, staff tries to establish resource protection areas (RPA) and conservation areas away from private properties and located in other areas such as common open spaces. Mr. Woolson concurred.

Mr. O'Connor asked if the placement of conservation easement predated the Chesapeake Bay Ordinance. Mr. Woolson stated that the subdivision was platted in 1992 and that the Chesapeake Bay Ordinance ordinance was adopted in 1990.

There being no further questions, and following a motion by Mr. Basic, the DRC voted 5-0 to recommend approval of this application.

SUP-0004-2014, WindsorMeade Marketplace Wendy's (New Town Sec. 11)

Ms. Leanne Pollock presented a summary of a special use permit proposing an approximately 3,100 square foot fast food restaurant. The proposal is located on a 1.3 acre outparcel of the WindsorMeade Marketplace shopping center in between Monticello Ave. and the Martin's Fuel Station. A concept plan and elevations were presented by the applicant. The proposal was presented to the DRC for their consideration to solicit feedback, comments and questions in advance of consideration by the full Planning Commission on June 4th. Mr. Paul Gerhardt, Kaufman and Canoles, and Mr. Jason Grimes, AES, described details of the proposal and elevations.

Mr. Richardson and Mr. Gerhardt discussed that this parcel was part of the New Town, Section 11 master plan approved in 2003 and was planned as part of the road network and transportation impacts at that time.

Mr. Krapf asked about the treatment of the WindsorMeade Way side elevation. The DRC and the applicant discussed feedback from the New Town Design Review Board, which requested that the building be treated with layers of landscaping rather than architectural embellishments. The DRC asked for further consideration regarding alternative treatments (such as adding a vertical trim element or increasing the height of the rear corner tower) and the promise of landscape plantings to include some narrow upright evergreens along the building.

Mr. O'Connor asked about traffic circulation and whether there could be a right-in/right-out entrance on Old News Road. He also asked the applicant to address the internal circulation as cars leave the drive-thru lane and clarify whether or not a driver could take a right-turn at that point or whether they would have to turn left and circle the restaurant again before leaving the exit.

Mr. Basic expressed concerns that traffic incidents in this area will increase with added traffic to the proposed Wendy's site, especially near the right-in/right-out porkchop along WindsorMeade Way. The DRC discussed alternative treatments to reinforce the porkchop and suggested adding domes or other textured feature to extend the size of the porkchop.

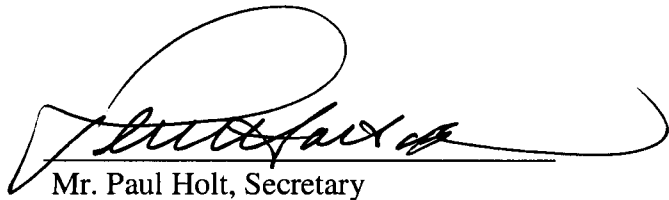
The DRC members concluded their discussion of this case, which did not require a vote or other DRC action at this time.

ADJOURNMENT

On a motion by Mr. Richardson, the meeting was adjourned at approximately 4:40 p.m.



Mr. Christopher Basic, Chairman



Mr. Paul Holt, Secretary