

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 25<sup>th</sup> DAY OF JUNE TWO THOUSAND FOURTEEN.

ROLL CALL

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

STAFF

Mr. Paul Holt  
Mr. Scott Thomas  
Mr. José Ribeiro  
Mr. Christopher Johnson

MINUTES

Following a motion by Mr. Krapf, the DRC approved the minutes from the May 28, 2014 meeting by a vote of 5-0.

S-0028-2014, Windmill Meadows, Section 5

Mr. Jose Ribeiro presented a summary of the master plan consistency request stating that the approved master plan showed a perimeter buffer of 35-feet in width around Windmill Meadows Subdivision. The applicant requested the Planning Director approve a waiver to modify the perimeter buffer from 35-feet to 20-feet behind Lot Nos. 47, 48, and 49, in order to address a potential overlap of property lines behind these lots and adjacent property. The Planning Director granted the modification request contingent on the applicant providing additional landscaping within the revised 20-foot perimeter buffer. Staff found the request consistent with the approved master plan and recommended the DRC recommend approval of the master plan consistency request.

Mr. Basic stated for clarification that the property line dispute issue was not the reason why this application was being considered and that members of the DRC were not being asked to be arbiters of the property line dispute. The reason for DRC action was solely to consider if the proposed revisions to the perimeter buffer were consistent with the approved master plan for Windmill Meadows. Mr. Ribeiro concurred.

Mr. O'Connor asked if, as revised, the 20-foot perimeter buffer area behind Lot Nos. 47, 48, and 49, would be dedicated a private drainage area. Staff stated that there was an existing swale within the drainage easement area. Mr. Basic indicated that he had been on a site visit and that the swale was within an area of approximately three to four feet wide and that the balance of the remaining area would be landscaped.

Mr. O'Connor asked if the entire perimeter buffer would be part of the Home Owner Association. Mr. Ribeiro stated that the buffer would be dedicated to the HOA.

There being no further questions, and following a motion by Mr. Basic, the DRC voted 5-0 to find the proposed modification consistent with the original master plan for Windmill Meadows.

C-0037-2014, Ford's Colony, Section 35 (Westport) Stormwater Modifications

Mr. Jose Ribeiro presented a summary of the request to modify an on-lot LID feature originally approved by the DRC as part of granting preliminary approval for the development of Westport Section 35 Subdivision. Mr. Ribeiro stated that, originally, the on-lot LID feature was designed to treat approximately 2.6 inches/acre of rainfall from impervious cover on each lot. The applicant has requested a modification to the on-lot rainfall treatment requirement to 0.5 inches/acre. The proposed reduction request was reviewed and approved by staff. Mr. Ribeiro stated that since the original 2.6 inches/acre of on-lot treatment was a condition of preliminary approval by the DRC, the proposed modification must also be considered and approved by the DRC. Staff found the request consistent with the previous approved plans for Westport Section 35 and recommended the DRC recommend approval of request.

Mr. Krapf asked if staff could offer additional background on what prompted the standards to change so dramatically from 2.6 to 0.5 inches. Mr. Thomas stated that, typically, the Engineering Division reviews on-lot stormwater design of 0.5 inches but at the time of the review of the plans for Westport Section 35 the applicant requested to use the 2.6 inches design. Mr. Thomas stated that as building permit applications are currently being submitted for lots subject to the on-lot stormwater features, there was a growing realization that the 2.6 inches design would not be feasible. Mr. Thomas indicated that ERP would be amenable to the change in design from 2.6 to 0.5 inches and that the Declaration of Covenants documents would also have to be revised. Further, Mr. Thomas indicated that the design should be less focused on rock-filled tranches and more on conservation landscape type measures, rain gardens and permeable pavements. According to Mr. Thomas, the 0.5 inch design does comply with the new stormwater regulation which starts July 1, 2014.

Mr. Krapf asked if the applicant has agreed with the enhanced design that would make the Engineering and Resource Protection more comfortable with the 0.5 inches design. Mr. Thomas concurred and stated that the revised Declaration of Covenants reflects the proposed enhanced design. Mr. Basic stated that he was initially concerned that the DRC was being asked to change conditions that a previous DRC had agreed on. However, given the explanation given by Mr. Thomas, he felt comfortable that the proposed change is reflective of a better understanding of how these LID features work now.

Mr. O'Connor asked if there were limits on impervious cover amount such as home size or parking areas. Mr. Thomas stated that the stormwater design is mostly based on impervious cover amount for the home and driveway. Mr. Dempsey indicated that the area of lots are three to five acres on average and that clearing would be limited to one acre; the previous 2.6 inches LID design requires more clearing than what is required for clearing the dwelling units. Mr. Dempsey also stated the Declaration of Covenants documents for Westport Section 35 have been

revised per comments offered by Planning, Engineering and Resource Protection and the County Attorney's Office.

There being no further questions, and following a motion by Mr. Krapf, the DRC voted 5-0 to approve the request to reduce the design rainfall for on-lot treatment amount from 2.6 to 0.5 inches per acre.

C-0013-2014, St. Bede Catholic Church, Additions and Alterations

Mr. Christopher Johnson presented a summary of the request to consider a series of proposed additions and alterations to determine their consistency with the adopted master plan. The SUP conditions adopted by the Board of Supervisors on December 19, 2000 require that all development and land disturbing shall generally be in accordance with the master plan with such accessory structures and minor changes that do not change the basic concept and character of the development as determined by the DRC.

Mr. Johnson stated that the applicant submitted a conceptual proposal in March 2014 to seek staff assistance with evaluating the pros and cons of a secondary, right in/right-out vehicular access to the church property and an assessment of the feasibility of looping a water line to serve the buildings on the property to increase water pressure for fire safety purposes. The plan also included the addition of several new buildings on the church campus including a parish hall and an administrative building, several additional parking areas and future recreational support facilities. After meeting with staff from several County agencies to evaluate the various elements of the proposal, the applicant resubmitted a revised plan in May 2014 which eliminated the secondary vehicular access road and the proposed parking areas on the south side of the entrance and loop road and included a note which indicated that the church planned to upgrade the existing farm pond to a BMP to handle stormwater from the new development areas.

Staff recommended that the DRC find the addition of a parish hall and administrative building, the parking area adjacent to the Meadows subdivision and clearing within the Community Character Corridor buffer and recorded conservation easement along Ironbound Road necessary for the addition of a water line to create a looped system to enhance fire response and public safety to be consistent with the adopted master plan as they are elements that were shown or anticipated on the adopted master plan. Staff did not recommend that the DRC find the addition of unknown future recreational support facilities adjacent to the entrance and loop road or clearing within the Community Character Corridor buffer and recorded conservation easement along Ironbound Road to accommodate a future secondary vehicular access road consistent with the adopted master plan and proposed further review of those elements at a later date when the details of those improvements and their impacts could be more completely evaluated.

Mr. O'Connor asked for clarification on what recreational facilities were shown on the master plan and what type of facilities would be included in the areas identified on the conceptual plan as future recreational support facilities.

Monsignor Keeney of St. Bede stated that a playground and gymnasium were considered during the development of the plan but those elements were removed as they are not immediately needed improvements.

Mr. O'Connor asked whether a playground would need to be found consistent with the master plan to be constructed on the church campus or whether it could be approved administratively.

Mr. Johnson stated that the adopted SUP conditions require DRC determinations of consistency for all development and land disturbing activities on the property and highlighted previous proposals which had come before the DRC in the past such as the prayer garden, columbarium, rectory building, garden shed and mausoleum additions.

Mr. O'Connor asked about the size of the proposed water line.

Mr. John Hopke of Hopke & Associates stated that the water line would be 12" and connect to the existing 12" line that runs down the entrance road in the area of the existing parking lot to create a looped system. The church investigated numerous potential points of connection but settled on the proposed location as it could be run parallel to a future secondary access road to minimize disturbance of the buffer.

Mr. O'Connor asked how wide a typical JCSA easement would be for a water line of this size.

Mr. Jason Grimes of AES stated that a typical easement would be 15'-20' but if a road were ever constructed the amount of clearing would be closer to 35-feet.

Mr. Krapf asked the applicant if they have any disagreement over staff's recommendation.

Mr. Hopke stated that the intent in showing future improvements was to establish consistency with elements shown on the adopted master plan but the church does not have a problem with the exclusion of future improvements from the current recommendation.

Mr. Bernie Mills, an engineering consultant working with the church, asked if staff would be opposed to the use of a different type of stormwater retention facility than a complete upgrade to the existing farm pond to a BMP.

Mr. Scott Thomas stated that the amount of new impervious surface area proposed with the building additions would be difficult to handle through smaller retention ponds. The existing conservation easement and dry wells in the rear of the church site were added to meet regulations in place when the church was constructed in 2001 but would be unlikely to be amended to accommodate the amount of new construction that is currently proposed.

Mr. Grimes asked what impact the new stormwater regulations which take effect on July 1, 2014 would have on the proposed improvements.

Mr. Thomas stated that there was some flexibility to modify the existing stormwater plan but an upgrade to the pond to handle the increased run-off and meet the required 10 points may be unavoidable. Underground detention within the interior of the loop road is one option that the project engineers could investigate as an alternative to the pond upgrade.

Mr. O'Connor asked how many square feet the proposed parish hall and administrative buildings would be.

Monsignor Keeney stated that the two buildings would be approximately 37,000 sq. ft. combined with a footprint half that size.

Mr. Johnson mentioned that the proposed building additions would roughly double the size of the existing church building.

Mr. O'Connor stated that if the church ever proposed clearing to accommodate a secondary access road, having heard from many of the Meadows residents during the most recent public hearing, to advise the neighbors that the clearing is not associated with a mausoleum on the property.

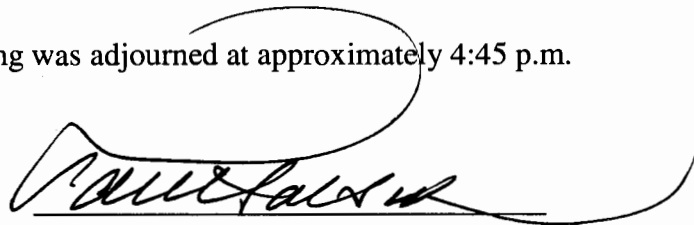
Monsignor Keeney stated that the Bishop for the Diocese of Richmond has stated that there will be no cemeteries or mausoleums proposed on the property at any point in the future.

There being no further questions, and following a motion by Mr. Richardson, the DRC voted 4-0 (Due to a prior commitment, Mr. Basic excused himself prior to the discussion of this application) to support staff's recommendation to find the proposed parish hall and administrative building, the parking bay adjacent to the Meadows subdivision and the addition of a water line and limited clearing necessary for its construction to be consistent with the adopted master plan.

ADJOURNMENT

On a motion by Mr. O'Connor, the meeting was adjourned at approximately 4:45 p.m.

  
Mr. Christopher Basic, Chairman

  
Mr. Paul Holt, Secretary