

AT A RESCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING F AT 6:00 P.M. ON THE 7<sup>th</sup> DAY OF JANUARY TWO THOUSAND FIFTEEN.

ROLL CALL

Present

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

STAFF

Mr. Paul Holt  
Mr. Scott Whyte  
Mr. Chris Johnson

MINUTES

Following a motion by Mr. Rich Krapf, the DRC approved the minutes from the November 20, 2014 meeting by a vote of 4-0 (Mr. Drummond was not present for this portion of the meeting.)

SP-100-2014. JCSA Lift Station 4-7 Control Building Replacement

Mr. Scott Whyte presented the staff report and informed the Commission that this case requires DRC Review because Section 15.2-2232 of the State Code requires the Planning Commission review of any public area, facility or use not shown on the adopted Comprehensive Plan and the Commission finds the location, character and extent of the facility is "substantially" in accordance with the adopted Comprehensive Plan.

Mr. Whyte stated that Staff recommends that the Committee find the proposed facility substantially in accordance with the Comprehensive Plan on the condition that the new building includes a brick façade or an alternative construction treatment that resembles a brick façade, in keeping with other developments on this Community Character Corridor and with the Community Character of the area.

On a motion by Mr. Krapf, the DRC voted to recommend that the Planning Commission find the proposed JCSA Lift Station 4-7 Control Building Replacement project to be substantially in accordance with the Comprehensive Plan by a vote of 5-0.

S-0011-2010. Padgett's Ordinary, Phase IV

Mr. Chris Johnson presented the staff report stating that Mr. Vernon Geddy III had applied on behalf of Xanterra Kingsmill LLC to subdivide the ± 48.45 acre subject property and create lots which do not have road frontage. Section 19-40 of the Subdivision Ordinance states that all new lots shall abut and have access to a public street to be dedicated by a subdivision plat or to an existing public or private street. Section 19-18 of the Subdivision Ordinance allows the Planning Commission to grant an exception to any requirement of the chapter upon a recommendation from the DRC.

Finding that the proposed subdivision met the five criteria required for granting an exception specified in the Subdivision Ordinance, staff recommended that the DRC recommend approval of the exception request to the Planning Commission subject to County Attorney approval of documentation demonstrating a perpetual easement for ingress/egress to Kingsmill Road for the subject property in advance of approval of the proposed subdivision.

Mr. Richardson asked whether the access easement would be temporary or remain in place in perpetuity. Mr. Johnson stated that the easement has been in place for over three decades and would remain in place in perpetuity.

Mr. Basic asked why the existing road was not considered a private road. Mr. Johnson stated that it was originally constructed as a driveway to the two dwellings located on the subject property and pre-dated development of the condominiums units in Phases I, II and III of Padgett's Ordinary. The roadway was not constructed to VDOT standards and is unlikely to ever be upgraded beyond its present width.

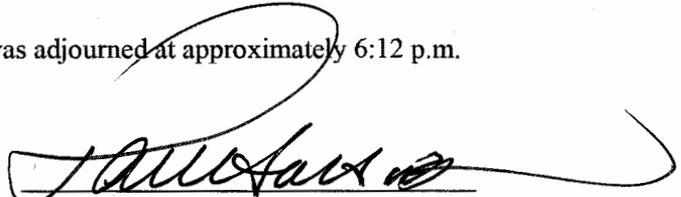
On a motion by Mr. Richardson, the DRC voted to recommend that the Planning Commission grant an exception to Section 19-40 of the Subdivision Ordinance to allow the subject property to be subdivided subject to County Attorney approval of documentation demonstrating a perpetual easement for ingress/egress to Kingsmill Road by a vote of 4-0-1 (Mr. O'Connor abstaining).

ADJOURNMENT

On a motion by Mr. Drummond, the meeting was adjourned at approximately 6:12 p.m.



Mr. Christopher Basic, Chairman



Mr. Paul Holt, Secretary