

**MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING**

**Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185**

March 29, 2023

4:00 P.M.

A. CALL TO ORDER

Ms. Barbara Null called the meeting to order at approximately 4 p.m.

B. ROLL CALL

Present:

Barbara Null, Chair
Steve Rogers
Rob Rose
Frank Polster

Staff in Attendance:

Ellen Cook, Principal Planner
Josh Crump, Principal Planner
Armani Franklin, Community Development Assistant

C. MINUTES

There were no minutes.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-23-0019. 3426 N. Riverside Drive Subdivision Exception Request

The Committee considered C-23-0019, a subdivision exception request for a parcel located at 3426 North Riverside Drive. The proposal seeks an exception to Section 19-17 of the James City County Subdivision Ordinance which requires all lots to have an on-site sewage disposal system. This exception request would allow a three-lot subdivision that has all three septic systems located on one of the lots (two lots would not have on-site sewage disposal systems)

The Committee and the applicant discussed the site layout, the characteristics of the property, and the location of the septic tanks. The Committee's concern resided in the questions of whether the parcel owners would properly take care of the septic tanks and whether off-site septic systems could create conflicts between property owners. The Committee also discussed the distance of the septic tank from the homes, how the type of soil located on the some of the property would prevent the location of conventional septic systems, and whether there were

other options that would allow the applicant to meet the requirements for the location of the septic systems within their own parcels, such as different lot configurations or the use of alternative (mound or similar) septic systems.

A motion was made to recommend approval of the exception with the condition that the Virginia Department of Health approve the septic system design. The motion did not pass by a vote of 1-2-1.

2. C-23-0013. 3150 Jolly Pond Road Subdivision Shared Driveway Exception Request

The Committee also discussed C-23-0013, a proposed shared driveway exception request to Section 19-73 of the James City County Subdivision Ordinance for an approved five-lot subdivision at 3148, 3158, 3140, 3120, and 3154 Jolly Pond Road. The proposal seeks to permit direct access to Jolly Pond Road through existing frontage by removing the existing shared 25-foot Ingress/Egress Easement and any notes prohibiting access to Jolly Pond Road for each lot.

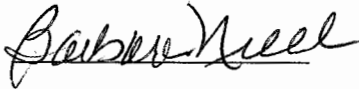
The Committee and the applicant team discussed the site layout and traffic flow to the properties. The Committee concluded there was not enough information to determine a vote.

Mr. Polster made a motion to defer the matter to April 19, 2023.

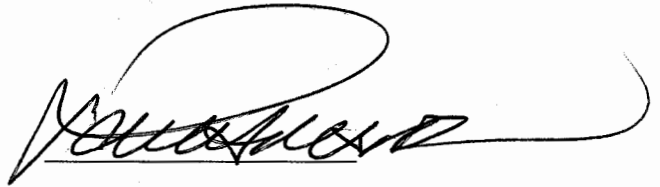
The Committee voted to defer the matter to its April 19, 2023, meeting with a vote of 4-0.

F. ADJOURNMENT

Ms. Null made a motion to adjourn the meeting. On a voice vote, the meeting was adjourned at approximately 4:47 p.m.



Barbara Null, Chair



Paul D. Holt, III, Secretary