

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 26th DAY OF AUGUST TWO THOUSAND FIFTEEN.

ROLL CALL

Present

Mr. Tim O'Connor
Mr. George Drummond
Ms. Robin Bledsoe
Mr. John Wright III

Absent

Mr. Chris Basic

STAFF

Mr. Paul Holt
Ms. Roberta Sulouff
Mr. Christopher Johnson

Mr. George Drummond called the meeting to order.

Ms. Robin Bledsoe moved to approve the minutes from the May 27, 2015 meeting. The minutes were approved 4-0.

DRC ACTION

C-0041-2015, WindsorMeade Hall Facility Additions (Master Plan Consistency)

Ms. Roberta Sulouff presented the staff report and stated that Mr. Jason Grimes of AES Consulting Engineers submitted a conceptual plan on behalf of Virginia United Methodist Homes, Inc for two, previously approved building additions to WindsorMeade Hall at WindsorMeade. Ms. Sulouff explained that proffer conditions of the master plan for WindsorMeade-New Town Section 13 require that all development plans must be reviewed by the DRC and approved by the Planning Commission for consistency with the master plan. Ms. Sulouff explained that these building expansions were shown as "future expansions" on the original WindsorMeade Hall site plan, which was determined consistent with the master plan. The proposed additions were also shown as "future expansions" on later site plan amendments, all of which were found consistent with the master plan. Ms. Sulouff stated that the currently proposed configuration of the additions was smaller in size than the earlier approved configurations, and did not have an effect on residential unit caps for Section 13. The New Town Design Review Board reviewed the plan on August 13, 2015 and endorsed it at a conceptual level. Ms. Sulouff recommended that the DRC recommend that the Planning Commission find this plan consistent with the master plan for New Town Section 13.

Mr. John Wright asked if all work was internal to the WindsorMeade site and if the applicant anticipated any traffic or construction issues for neighbors.

Mr. Richard Bottone of Virginia United Methodist Homes, Inc confirmed that all roads on site are private and that all proposed construction is internal to the WindsorMeade development.

Mr. Tim O'Conner asked the applicant if they anticipated any future construction or further additions at WindsorMeade Hall. He also asked staff if any future plans proposing amendments at this site would require additional DRC consideration.

Ms. Sulouff responded that this was the only unbuilt addition shown on the master plan and subsequent site plans. The proposed addition would bring the total nonresidential square footage for WindsorMeade very close to its maximum square footage cap. Ms. Sulouff also stated that the proffer language requires the DRC review of any future changes or additions.

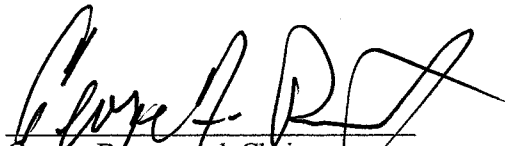
Mr. Battone also confirmed that VUMH has no plans to further expand WindsorMeade Hall. Mr. Battone stated that only a small amount of developable land remains on the site, and that is located behind the tennis courts, however there are no plans to develop that area.

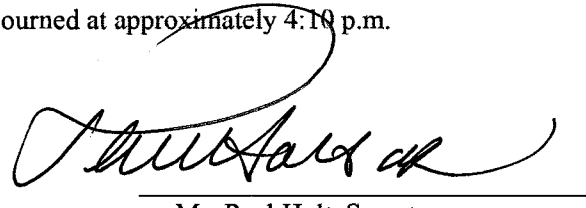
Mr. Drummond asked for a motion as there were no other questions or discussion.

On a motion by Ms. Bledsoe, the DRC voted to recommend that the Planning Commission find this plan consistent with the master plan for WindsorMeade-New Town Section 13 by a vote of 4-0.

ADJOURNMENT

On a motion by Mr. O'Connor, the meeting was adjourned at approximately 4:10 p.m.


George Drummond, Chairman


Mr. Paul Holt, Secretary