

## **AGENDA**

### **DEVELOPMENT REVIEW COMMITTEE**

February 24, 2016  
4:00 p.m.

James City County Government Complex

Building A Conference Room

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1. Roll Call
2. Minutes - January 27, 2016
3. New Business- Items for DRC Action
  - a. C-0008-2016, Williamsburg Indoor Sports Complex (WISC) Aquatic Center Jose Ribeiro
4. New Business- Items for DRC Consideration
  - a. C-0013-2016, 4450 Powhatan Parkway, Senior Housing Ellen Cook
5. Adjournment

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 27<sup>th</sup> DAY OF JANUARY TWO THOUSAND SIXTEEN.

ROLL CALL

Present

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

Absent

Mr. Chris Basic

STAFF

Ms. Leanne Pollock  
Mr. Paul Holt

OTHER

Mr. Larry Salzman

Mr. George Drummond called the meeting to order.

Ms. Robin Bledsoe moved to approve the minutes from the December 16, 2015 meeting. The minutes were approved 4-0 with no changes.

DRC ACTION

C-0095-2015, New Town Shared Parking Update

Ms. Leanne Pollock gave an overview of the application noting that the last Town Center parking update review occurred on April 29, 2015 when the DRC recommended approval to the Planning Commission. There have been several minor changes to uses within the shared parking area such as the second floor of the Paul's Deli building converting to office space and the addition of outdoor seating for Blaze Pizza on Main Street. These did not remove any parking spaces from the supply and did not materially increase the demand for spaces. The shared parking continues to reflect that New Town has a shortage of 67 parking spaces in the 2 p.m. peak hour and a surplus of 277 spaces in the 8 p.m. peak hour. There are still additional on-street parking spaces located around the fringes of the Town Center area that are available but are not counted in the supply and demand table. New Town Associates and staff believe that the current supply of parking spaces is sufficient to accommodate demand. Ms. Pollock noted that the applicant has requested to remove the undeveloped hotel parking (in Block 11 on Shannon's Place) from the shared parking plan. She noted that the applicant also requested that this be the final shared parking update since the Town Center was nearly built-out. She said that the ordinance provides that the DRC be consulted in the event of a conflict between the applicant and staff or should the applicant appeal a staff decision. Ms. Pollock recommended that the DRC approve the parking update, remove the hotel parcel from the shared parking plan and concur that no further regular shared parking updates are necessary. She recommended that any future changes to parking be handled on a case-by-case basis through site plan review and in coordination with Town Management to provide updated shared parking calculations on an as-needed basis.

Mr. Tim O'Connor and Ms. Pollock discussed the vacant area behind the movie theater and development potential.

Ms. Pollock and the DRC confirmed that the residential area is within the shared parking area and that parts of Discovery Park Boulevard are in and parts are not.

Ms. Robin Bledsoe and Mr. Paul Holt confirmed that being a New Town resident would not present a conflict of interest in considering this application. Mr. John Wright noted that he is on the New Town Residential Advisory Board and so would abstain from voting.

Ms. Pollock and Mr. Larry Salzman, New Town Associates, gave an overview of why the DRC reviews shared parking, the history of the shared parking arrangement and how it has been a benefit to New Town. Mr. Salzman discussed time limited parking and the provision/location of handicap spaces.

Ms. Bledsoe and Mr. Salzman discussed enforcement of time limited parking, specifically in relation to employees of Main Street businesses.

Mr. O'Connor noted that his main concern with no longer receiving shared parking updates was if there were a situation where a building expansion would remove existing parking spaces. Ms. Pollock noted that there were many on-street parking spaces that are not counted in the parking supply calculations that can help handle any overflow and any building that requests to use off-site or on-street parking will require review by the Planning Director and/or DRC.

Ms. Bledsoe and Mr. Salzman discussed the electric vehicle charging station.

Mr. O'Connor asked whether the handicap parking spaces provided met ADA requirements and Ms. Pollock confirmed that there were more than the minimum required and staff evaluated their locations with Building Safety and Permits when Mr. Salzman previously requested to remove some.

On a motion by Ms. Bledsoe the DRC approved the shared parking update, agreed to remove the hotel parcel from the shared parking plan and concurred that no further regular shared parking updates are necessary. Future changes to parking be handled on a case-by-case basis through site plan review and in coordination with Town Management to provide updated shared parking calculations on an as-needed basis. The vote was 3-0-1 with Mr. Wright abstaining.

#### ADJOURNMENT

On a motion by Ms. Bledsoe and a second by Mr. Wright, the meeting was adjourned at approximately 4:30 p.m.

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Mr. George Drummond, Chairman

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Mr. Paul Holt, Secretary

**CONCEPTUAL PLAN-0008-2016. Williamsburg Indoor Sports Complex (WISC) Aquatic Center**  
**Staff Report for the February 24, 2016, Development Review Committee**

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**SUMMARY FACTS**

Applicant: Mr. Chris Haywood, WISC

Land Owner: James City County

Proposal: To build two indoor swimming pools and associated office/locker room facilities. SUP Condition #3 from Case No. SUP-0017-2003, adopted by the Board of Supervisors on July 13, 2004, states that development of the site shall be generally in accordance with the Warhill Sports Complex Master Plan, dated April 2004 (attachment # 2) with such minor changes as the DRC determines does not change the basic concept or character of the development.

Location: 5700 and 5720 Warhill Trail

Tax Map/Parcel No.: 3210100012 & 3210100012A

Project Acreage: +/- 442.23 and 3.00 acres, respectively

Zoning: P-L, Public Lands

Comprehensive Plan: Open Space or Recreation

Primary Service Area: Inside

Staff Contact: Jose Ribeiro, Senior Planner II

**PUBLIC HEARING DATES**

Planning Commission: N/A  
Board of Supervisors: N/A

**FACTORS FAVORABLE**

1. With the proposed improvements, the proposal continues to be compatible with surrounding zoning and development.
2. The proposal is consistent with the recommendations of the 2035 Comprehensive Plan.
3. The proposal does not change the basic concept of character of the adopted Warhill Sports Complex Master Plan

**FACTORS UNFAVORABLE**

1. With the conditions listed below, staff finds that there are no unfavorable factors.

**STAFF RECOMMENDATION**

Approval, subject to confirmation and verification that the proposed improvements will be located outside resource protection areas and outside of the 150' buffer required by the SUP.

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*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

## **CONCEPTUAL PLAN-0008-2016. Williamsburg Indoor Sports Complex (WISC) Aquatic Center**

### **Staff Report for the February 24, 2016, Development Review Committee**

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#### **PROJECT DESCRIPTION**

The applicant has submitted a conceptual plan (attachment 1) proposing the following improvements:

1. Two swimming pools (i.e., an 8-lane lap pool of  $\pm 4,500$  square feet and a therapy pool of  $\pm 800$  square feet);
2. A  $\pm 2,032$  square foot office/locker room facility;
3. Sixty new parking spaces; and
4. Internal sidewalks and an outdoor patio.

According to the applicant there is a growing demand for this type of recreational activity at WISC. The larger swimming pool will be used for classes and competitive swimming and the smaller one will be used for classes and for therapeutic purposes.

#### **PLANNING AND ZONING HISTORY**

- The Board of Supervisors approved MP-0005-2003/SUP-0017-2003 for the Warhill Sports Complex on July 13, 2004. This allowed the development of the site as a recreational complex.

#### **SURROUNDING ZONING AND DEVELOPMENT**

- Located off Longhill Road; adjacent to Warhill and Lafayette high schools.
- Surrounding zoning designations include:
  - a. R-8, Rural Residential to the north and west (Camelot and vacant lands)
  - b. R-2, General Residential to the east (Villages at Westminster) and to the south (Season's Trace)

- c. PL, Public Land to the south (Lafayette High School)

#### **COMPREHENSIVE PLAN**

1. Designated Open Space or Recreation on the 2035 Comprehensive Plan.
2. Surrounding Comprehensive Plan designations include:
  - a. Federal, State and County Land to the north and south
  - b. Low Density Residential to the east and west

#### **PUBLIC IMPACTS**

1. Anticipated impact on public facilities and services: None
2. Anticipated impact on nearby and surrounding properties: None

#### **RECOMMENDATION**

Staff finds the proposed improvements to be consistent with the adopted master plan for the Warhill Sports Complex as it does not change the basic concept or character of the development. Staff recommends the DRC recommend approval of this request contingent on the proposed improvements be located outside resource protection areas and the 150' property line buffer.

#### **Attachments:**

1. Conceptual Plan
2. Adopted Master Plan
3. Elevations

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C-0004-2016

PLANNING DIVISION

JAN 25 2016

RECEIVED

GRAPHIC SCALE  
30' 0' 30' 60'  
SCALE: 1" = 30'

JAMES CITY COUNTY  
GEORGE CONTROL MOUNTAIN  
NORTH STATE PLANE COORDINATE SYSTEM  
5700 WARRILL TRAIL  
PARCEL ID 3210100012  
DOC. #990016087

GRAVEL OVERFLOW PARKING  
60'x140'

WILLIAMSBURG INDOOR SPORTS COMPLEX  
5720 WARRILL TRAIL  
(ONE STORY BLOCK BUILDING  
WITH ALUMINUM SIDING)

JAMES CITY COUNTY  
5700 WARRILL TRAIL  
PARCEL ID 3210100012  
DOC. #990016087

PROPOSED 5' WIDE  
SIDEWALK, TYP.

Rev.	Date	Description
1		

ABS  
CONSULTING ENGINEERS  
Harrison Road | Orangeburg | Middleburg  
James City County, Virginia  
Phone: (803) 263-2634  
Fax: (803) 263-2634  
www.abs-engineers.com

WISC CONCEPT BUILDING

Project Controls:	REC
Project Number:	20160301
Scale:	Date
Sheet Title:	01/14/16
CONCEPTUAL PLAN	
Sheet Number:	1

S:\APP\2115\2016-19 - WISC\Layout.dwg, 1/14/2016 2:40:03 PM, PDF-XChange for Microsoft Project 3





- It is important to realize that this is a legal record and not a story and not intended to be read as such. The information displayed is a compilation of records, information, and data collected from various agencies, such as James City County, and is not intended to be used for any purpose other than for informational purposes only. Please contact the Office of Public Records Management at James City County, Virginia, for more information.
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- April 2004





SIDE ELEVATION



FRONT ELEVATION

PROJECT  
**WISC**  
PROPOSED  
NEW POOL & SHOWER FACILITY  
WILLIAMSBURG, VIRGINIA

ELEVATIONS

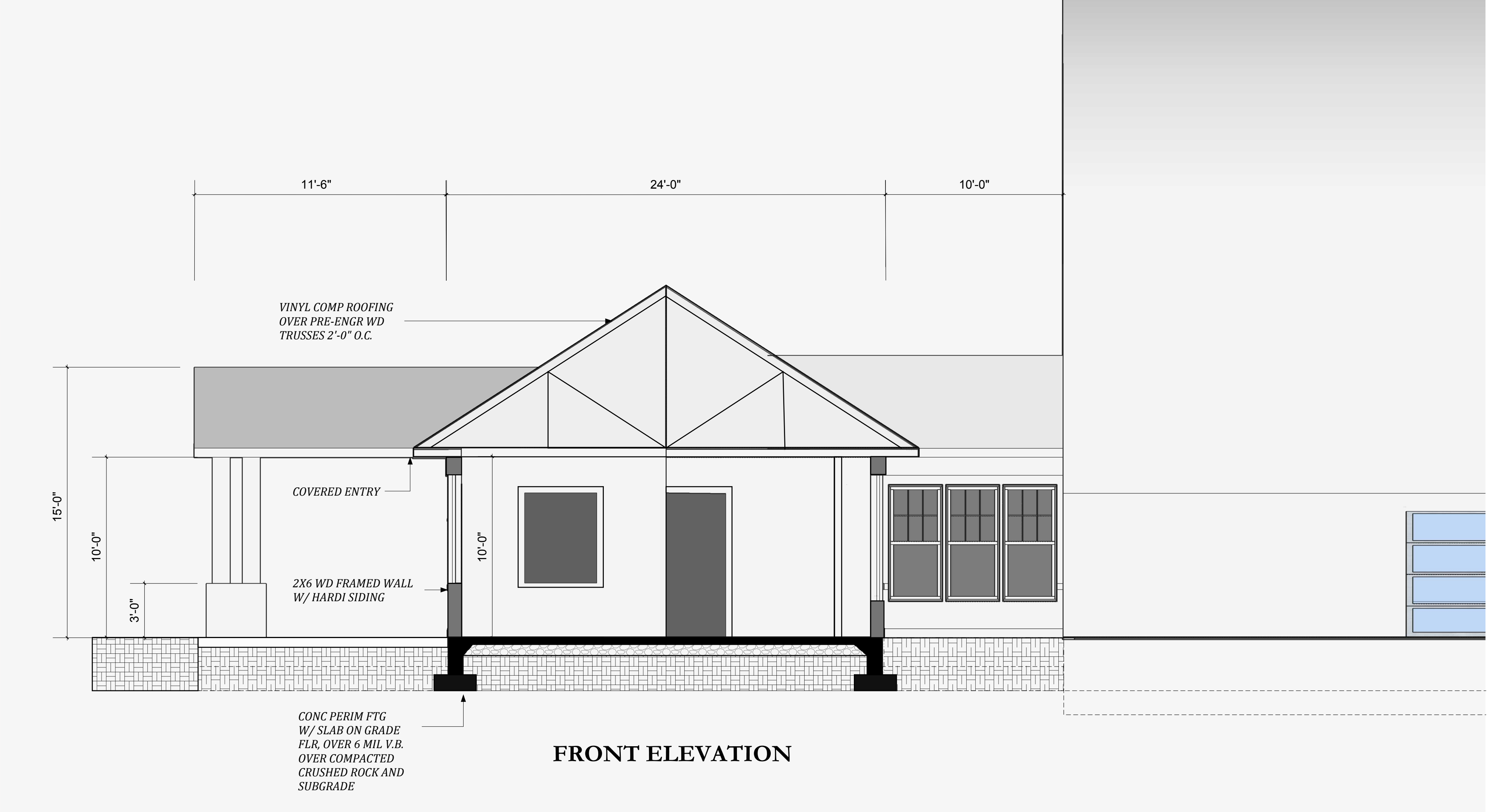
PROJECT  
**WISC**  
NEW POOL & SHOWER FACILITY  
WILLIAMSBURG, VIRGINIA

ISSUE  
2.11.16  
DRAWN BY  
GTG

309 McLaws Circle, Suite F  
Williamsburg, VA 23185  
757-941-4300 Phone  
757-208-0311 Fax

**Lars**  
GROUP





PROJECT

**WISC**

PROPOSED  
NEW POOL & SHOWER FACILITY  
WILLIAMSBURG, VIRGINIA

SECTION A-A

PROJECT

**WISC**

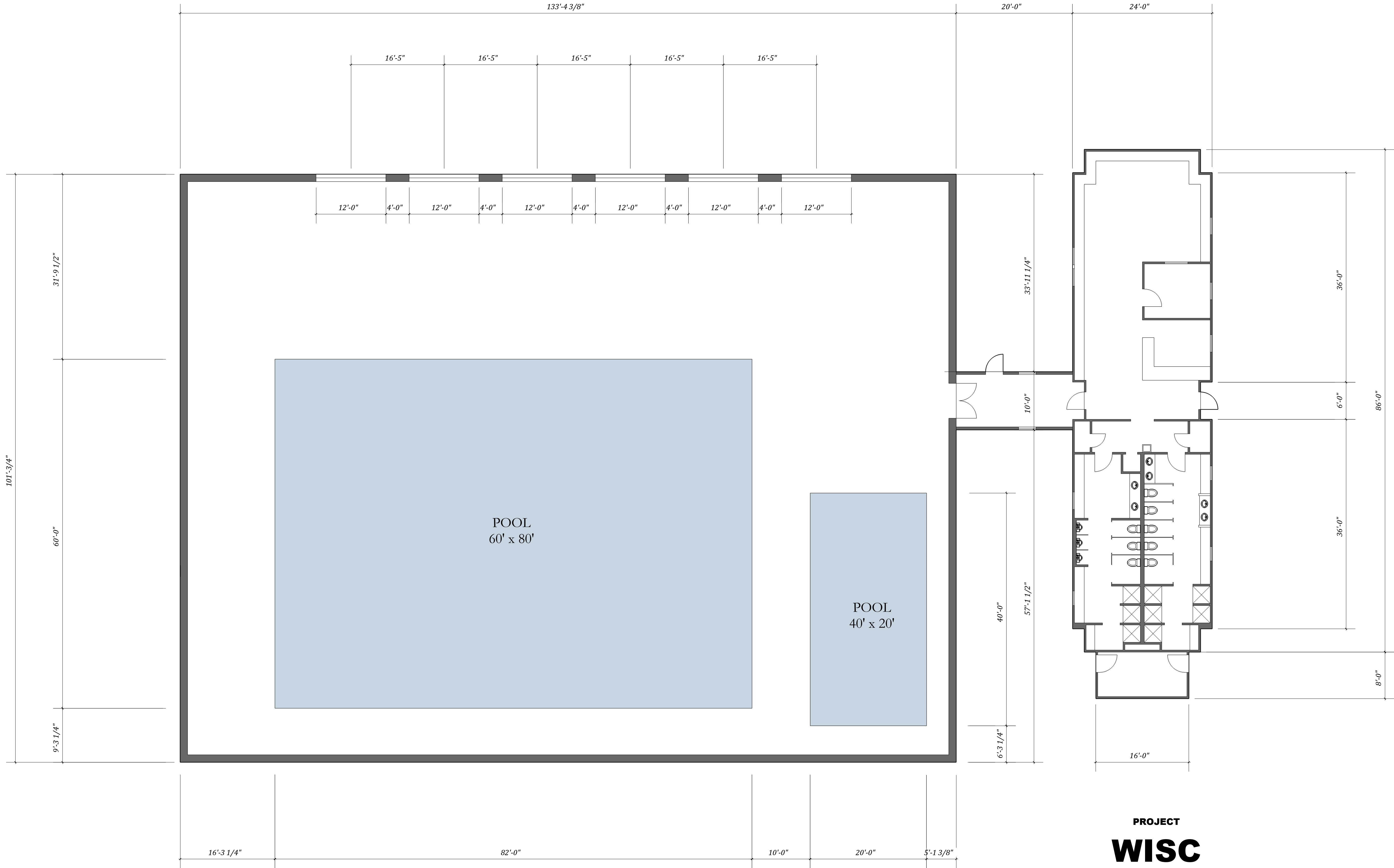
NEW POOL & SHOWER FACILITY  
WILLIAMSBURG, VIRGINIA

ISSUE  
2.4.16

DRAWN BY  
GTG

309 McLaws Circle, Suite F  
Williamsburg, VA 23185  
757-941-4300 Phone  
757-208-0311 Fax

**Lars**  
—GROUP—



PROJECT  
**WISC**  
PROPOSED  
NEW POOL & SHOWER FACILITY  
WILLIAMSBURG, VIRGINIA

PLAN VIEW

PROJECT

**WISC**  
NEW POOL & SHOWER FACILITY  
WILLIAMSBURG, VIRGINIA

ISSUE  
2.16.16

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GTG

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**Lars**  
—GROUP—



## MEMORANDUM

DATE: February 24, 2016  
TO: The Development Review Committee  
FROM: Ellen Cook, Senior Planner II  
SUBJECT: C-0013-2016 4450 Powhatan Parkway, Senior Housing

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Mr. Tim Trant of Kaufman and Canoles has submitted a conceptual plan which proposes 146 units of independent senior living on the property located at 4450 Powhatan Parkway. The application materials note that the concept for the proposed development is based on the Woodlands development located in the Phoebus area of Hampton which is shown in the attached photographs (attachment 3) and conceptualized on the property as shown on the attached concept plan (attachment 2).

**Reason for DRC Consideration:**

The applicant requests DRC comments, questions, and issues to consider on the proposed development concept.






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Ellen Cook, Senior Planner II

Attachment

1. Location map
2. Concept plan
3. Photographs

## Legend

-  Parcels
-  Schools
-  Subdivisions



Feet

0 500 1000 1500 2000  
1:18,056 / 1"=1,505 Feet

**Title:**

**Date: 2/18/2016**

*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.*



0-0013-2-10

6°48'56"E  
180.48'  
PLANNING DIVISION  
FEB 18 2016  
RECEIVED

PORTION OF PARCEL A

448,882 SQ. FT.  
10.3049 AC.

NATURAL OPEN  
SPACE EASEMENT

100' DENSE TREES  
RPA BUFFER

TING  
RVATION  
MENT

38-3-(01)-1

PORTION OF PARCEL A

1,140,402 SQ. FT.  
26.1800 AC.

WETLANDS

INGRESS/EGRESS EASEMENT  
& UTILITY EASEMENT

PARCEL B

S21°46'55"W 89.21'

N08°42'30"E 111.35'

N30°33'46"W 40.82'

N08°03'46"E 256.95'

N08°00'14"E  
167.12'

SEE INSET "A"

S70°48'52"E  
109.02'

S72°49'14"E  
506.05'

JESTERS LANE

FLG STUM

IPF BNT

IPF

S21°51'53"W  
320.95'

50' BUFFER

LOT 16  
LOT 15  
448.03'

EAST PROVIDENCE

LOT 31  
LOT 32

IPF

IPF

ICATED

87.74'

L39  
L40  
L41  
L42

L37  
L38

6°48'56"E  
180.48'

NATURAL OPEN  
SPACE EASEMENT  
DENSE TREES

E36

70

80

60

50

60

60

21° E

LOT 7

LOT 17

LOT 18

LOT 30

SCALE  
0 10 20 30  
FEET

C.I.

N3

F.T.



# EXTERIOR





# EXTERIOR



# COMMON AREA





# COMMON AREA



# INTERIOR





# INTERIOR

