

**A G E N D A**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**June 29, 2016**  
**4:00 PM**

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. MINUTES**

1. Minutes Adoption - May 25, 2016 Regular Meeting

**D. OLD BUSINESS**

**E. NEW BUSINESS**

1. Williamsburg Place, Farley Center Expansion

**F. ADJOURNMENT**

**ITEM SUMMARY**

DATE: 6/29/2016  
TO: The Development Review Committee  
FROM: Paul D. Holt, III, Secretary  
SUBJECT: Minutes Adoption - May 25, 2016 Regular Meeting

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**ATTACHMENTS:**

	Description	Type
▣	May 25, 2016 DRC Minutes	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Date
Development Review Committee	Johnson, Chris	Approved	6/24/2016 - 11:48 AM
Development Review Committee	Holt, Paul	Approved	6/24/2016 - 12:53 PM
Publication Management	Boles, Amy	Approved	6/24/2016 - 12:56 PM
Development Review Committee	Holt, Paul	Approved	6/24/2016 - 1:38 PM

**AGENDA**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**May 25, 2016**  
**4:00 PM**

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**A. CALL TO ORDER**

Present:

Mr. Heath Richardson

Mr. Rich Krapf

Ms. Robin Bledsoe

Absent:

Mr. Chris Basic

Mr. Tim O'Connor

Staff Present:

Paul Holt, Planning Director

Roberta Sulouff, Planner

Alex Baruch, Planner

Scott Thomas, Engineering and Resource Protection Director

Mr. Heath Richardson called the meeting to order at approximately 4:00 p.m.

**B. ROLL CALL**

**C. MINUTES**

1. April 27, 2016 Minutes

Mr. Krapf made a motion to approve the minutes from the April 27, 2016 meeting. The minutes were approved 3-0.

**D. OLD BUSINESS**

Mr. Richardson acknowledged policy drafts that could be discussed if other members felt they needed to be addressed, no issues were raised by other members.

**E. NEW BUSINESS**

1. C-0037-2016, Natural Resources and Farm Link Center, Community Gardens

Ms. Roberta Sulouff presented the staff report stating that Mr. Bryan Noise had applied on behalf of the Colonial Soil and Water Conservation District to construct approximately 3 acres of 10' x 20' community garden plots within the Dominion power line easement adjacent to Wanner Stadium and Warhill High School. Ms. Sulouff noted that this would be the first phase of a multiphase project for a community agricultural center. Given that the proposed use is not shown on the adopted master plan for the Warhill Sports Complex, a consistency determination by the DRC is required. Staff recommends that the DRC find this application consistent with that adopted master plan.

Mr. Krapf asked if there was anything indicating that there would be a problem with utilizing the land in the future, should parking be necessary.

Ms. Sulouff responded that there would not be.

Ms. Robin Bledsoe asked if the Parks and Rec area, specifically the pool, had any relevance in the matters they were discussing.

Mr. Holt responded it did not and that they were separate areas.

Mr. Richardson noted the convenient location of the easement for additional parking for the sports complex, and asked if other locations could be considered for the community garden.

Ms. Sulouff responded that because of the non-intensive use of the garden plots, a future parking expansion would be possible if necessary. She stated that this location was considered ideal because no clearing would be required and soil amendment was already underway.

Mr. Richardson asked if there was a banner advertising the future community garden.

Ms. Sulouff replied affirmatively. She stated that the project already had approval to use the land through the licensing agreement made with the county as well as approval from Dominion to use the land, but that the project still needed to be approved as being consistent with the adopted master plan.

Mr. Thomas clarified that the only work completed so far was initial soil amendment work and the planting of some grass and wildflowers.

Ms. Bledsoe asked if this project would interfere with the possibility of constructing the community fieldhouse.

Mr. Holt replied that the fieldhouse could not be constructed within the easement.

Ms. Bledsoe asked how individuals would gain access to the plots.

Ms. Sulouff stated that the Colonial Soil and Water District will be handling administration of who uses the plots, most likely on a first come first serve basis, but because of size of this project they did not believe this would be an issue.

Ms. Bledsoe asked who would be monitoring the use of fertilizer and water usage in the gardens, citing the strict regulations over fertilizer type.

Mr. Thomas replied that the Conservation District would oversee this issue.

Mr. Krapf noted a non-discrimination clause at the end of the current draft noting that selection would be above the board, and was not concerned over fairness issues. Mr. Krapf also noted that he saw the possibility of incorporating an educational aspect of future phases of the project with Warhill High School.

Ms. Sulouff replied that she believed one of the long term goals of the project was to incorporate a vocational aspect with all area high school students.

Mr. Richardson made a motion to find the project consistent with the Warhill Sports Complex Master Plan. The motion passed by a vote of 3-0.

## **F. ADJOURNMENT**

Mr. Richardson then motioned to adjourn the meeting, and the meeting was adjourned at approximately 4:32 p.m.

**ITEM SUMMARY**

DATE: 6/29/2016

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Williamsburg Place, Farley Center Expansion: Appeal of a decision by the Director of Planning to deny a proposed reduction to the required setback

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**ATTACHMENTS:**

	Description	Type
▣	Staff Report	Staff Report
▣	Conceptual Plan	Exhibit
▣	Adopted Master Plan	Exhibit

**REVIEWERS:**

Department	Reviewer	Action	Date
Development Review Committee	Johnson, Chris	Approved	6/24/2016 - 10:08 AM
Development Review Committee	Holt, Paul	Approved	6/24/2016 - 12:32 PM
Publication Management	Boles, Amy	Approved	6/24/2016 - 12:35 PM
Development Review Committee	Holt, Paul	Approved	6/24/2016 - 12:54 PM

**CONCEPTUAL PLAN-0045-2016. Williamsburg Place, Farley Center Expansion**

**Staff Report for the June 29, 2016, Development Review Committee**

**SUMMARY FACTS**

Applicant: Mr. Donald McCourtney  
Land Owner: Diamond Healthcare of Williamsburg, Inc  
Proposal: To build an exercise/wellness facility of ±1,440 square feet for patients.  
Development Review Committee (DRC) Review: Appeal the decision of the Director of Planning to deny the proposed setback reduction.  
Location: 5477 Mooretown Road  
Tax Map/Parcel No.: 3330100011B  
Project Acreage: +/- 8 acres  
Zoning: M-1, Limited Business/Industrial  
Comprehensive Plan: Limited Industry  
Primary Service Area: Inside  
Staff Contact: Jose Ribeiro, Senior Planner II

**FACTORS FAVORABLE**

1. The proposal will be built on existing impervious surface and screening at the front of the property will not be removed.

**FACTORS UNFAVORABLE**

1. The proposal does not fully meet the setback reduction criteria established by Section 24-414 (c) of the Zoning Ordinance.

**STAFF RECOMMENDATION**

This application does not meet all the criteria established by the Zoning Ordinance which allows for a setback reduction. Staff recommends that the DRC deny this request.

**PROJECT DESCRIPTION**

The applicant has submitted a conceptual plan (Attachment No. 1) proposing a modular structure of ±1,440 square feet to be used by patients as an area for physical exercise and other wellness activities such as yoga. The proposed addition would be connected to the existing ±12,000-square-foot Farley Center building.

This proposal is not identified on the adopted Williamsburg Place Master Plan (SUP-0020-2010). As this proposal will not increase the number of existing beds or generate additional employees, the Director of Planning determined it to be consistent with the Master Plan; however, the addition is proposed within a 75-foot front setback where structures are not permitted. Section 24-414 (b) establishes a minimum of a 75-foot front setback from any street with a right-of-way 50 feet of greater in width when the adjacent property is zoned residential. The property across the street is located in York County and is zoned RC, Resource Conservation. York County's RC zoning

*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-0045-2016. Williamsburg Place, Farley Center Expansion**

**Staff Report for the June 29, 2016, Development Review Committee**

designation allows for low density single-family detached residential development.

Section 24-414 (c) allows the Director of Planning to consider a reduction of setbacks to a minimum of 25 feet from any street right-of-way which is 50 feet or greater in width if the setback reduction satisfies the overall purpose and intent of the Landscaping and Trees Preservation Requirements section of the Zoning Ordinance; if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:

1. The site is located on a Community Character Corridor (CCC) or is designated a Community Character Area (CCA) on the Comprehensive Plan Use Map.
2. The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better complement the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.
3. The applicant has offered site design which meets or exceeds the Development Standards of the Comprehensive Plan.

Staff finds that a reduction of the setback to accommodate the proposed building is generally compatible with the purpose and intent of the Landscaping and Trees Preservation Requirements of the Zoning Ordinance and would not negatively impact adjacent property owners; however, staff finds this application does not meet the setback reduction criteria listed above.

1. The site is not located on a CCC and is not designated as a CCA on the Comprehensive Plan Land Use Map; and

2. Adjacent properties to the north (Williamsburg Congregation of Jehovah's Witness) and to the south (National Self Storage) have setbacks compatible with the ordinance; and
3. The site design does not meet or exceed the Development Standards of the Comprehensive Plan.

**RECOMMENDATION**

This application does not meet all the criteria established by the Zoning Ordinance which allows for a setback reduction. Staff recommends that the DRC deny this request. Should the DRC wish to consider this application, staff recommends the DRC consider the following recommended conditions:

1. The proposed expansion is not to exceed 1,500 square feet; and
2. Existing trees and other vegetative screening along Mooretown Road shall be left in place and protected during construction in a manner as approved by the Director of Planning or his designee; and
3. Additional evergreen plantings shall be provided along Mooretown Road to effectively screen addition from Mooretown Road.

JR/ab  
CP-45-2016FarleyCenter

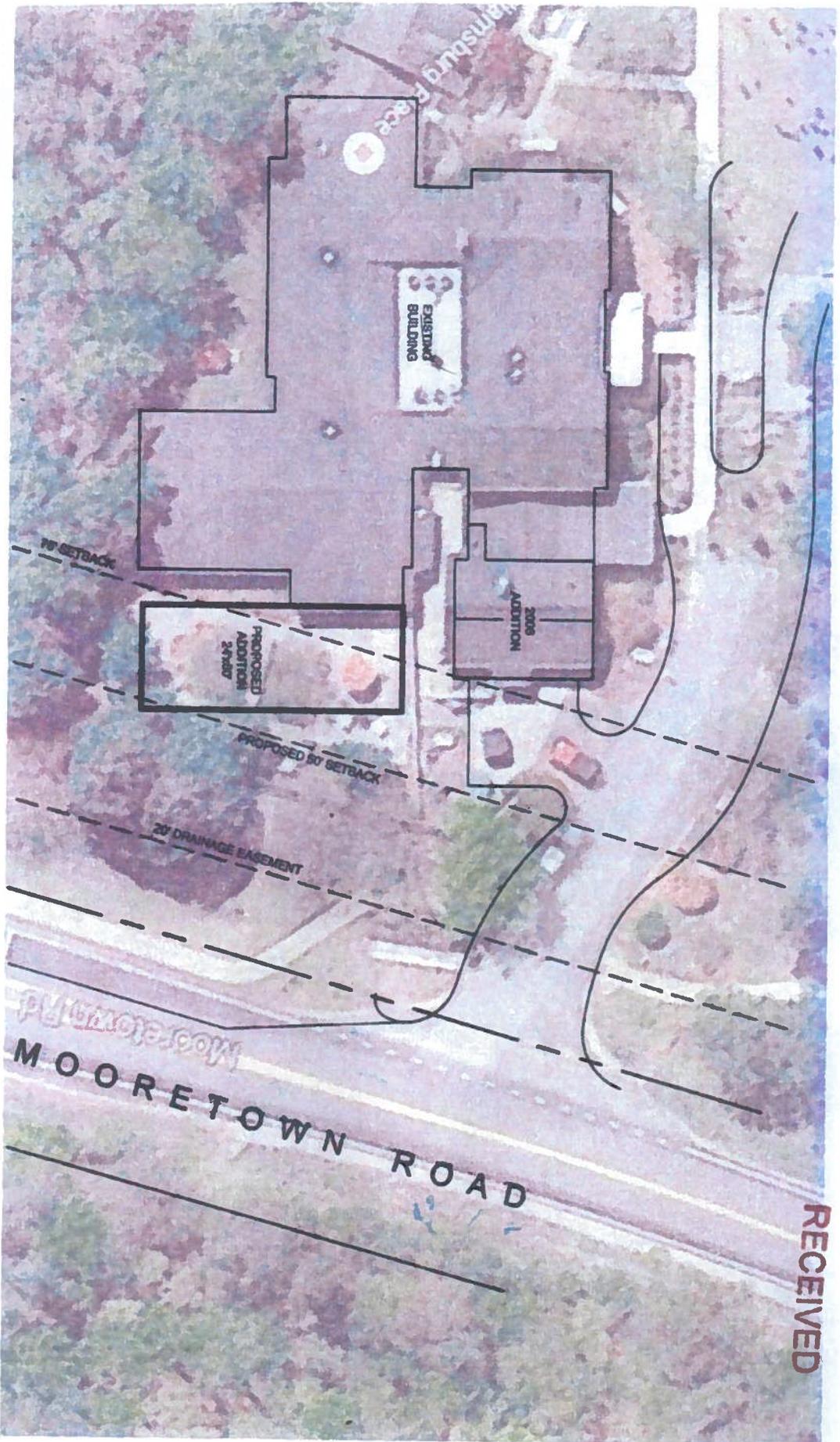
Attachments:

1. Conceptual Plan
2. Adopted Master Plan

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**WILLIAMSBURG PLACE**  
BUILDING ADDITION EXHIBIT

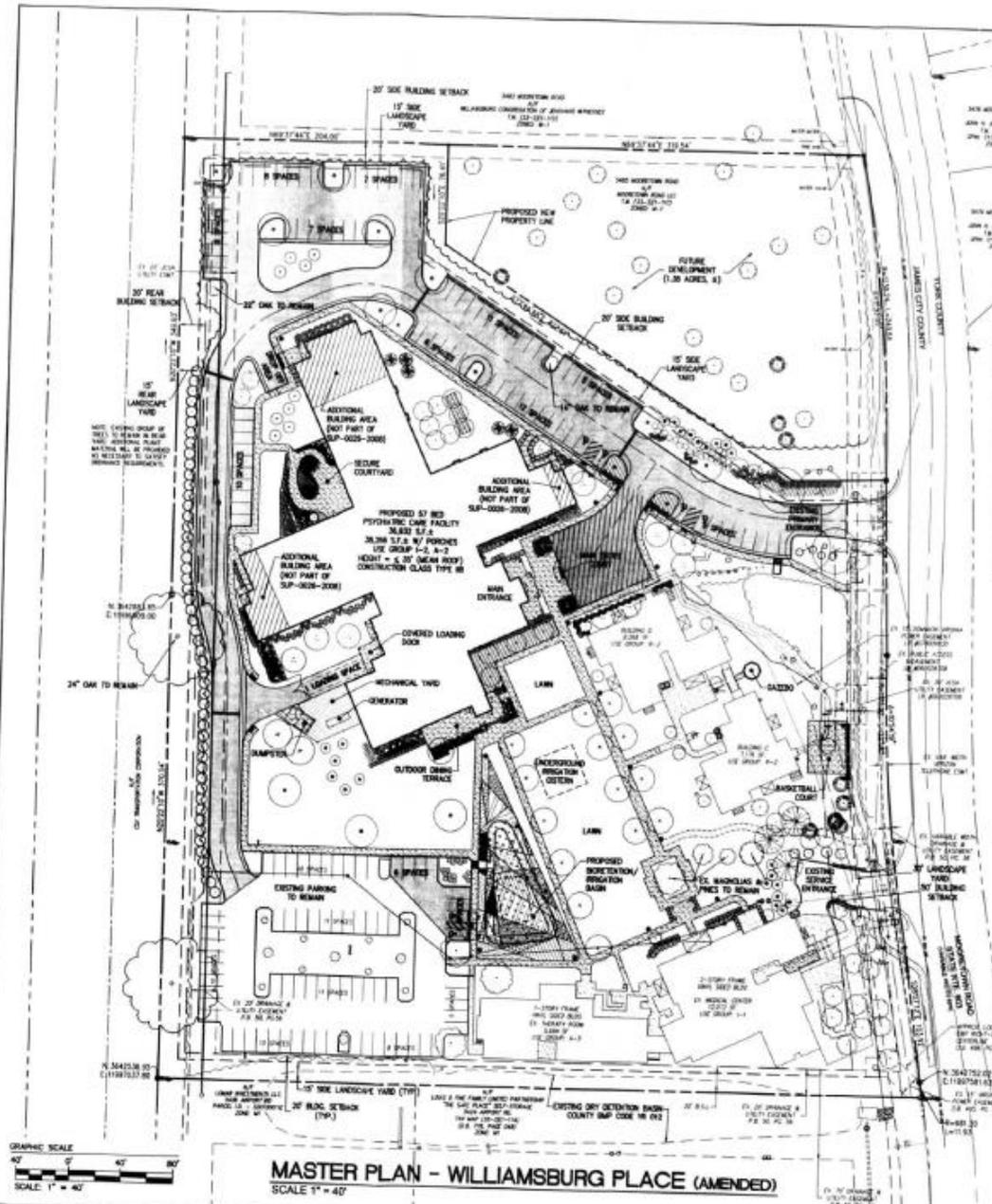


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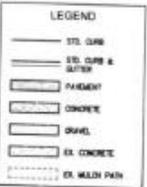
# Adopted Master Plan (SUP-0020-2010)



**SOIL INFORMATION**

THE HEMPSTEAD-EMERALD DEEP AND WELL DRAINED SOILS FORMED IN LIGHT FLOODING AND MARINE SEDIMENTARY TONING ON UPLANDS IN THE COASTAL PLAIN. SLOPED RANGE FROM 2 TO 4 PERCENT.

THE US GEOLOGICAL SURVEY TOPOGRAPHIC MAP THAT INCLUDES THE WASHINGTON ROAD PROJECT SITE AND VICINITY IS THE MILLERSBURG, VIRGINIA 1:50,000 SCALE. EXCEPT FOR THE MILLERSBURG, VIRGINIA 1:50,000 MAP, THE PROPERTY IS LOCATED IN A RECLASSIFIED CITY PORTION OF THE MAP. THE RECLASSIFIED CITY PORTION OF THE MAP IS THE MILLERSBURG, VIRGINIA 1:50,000 MAP. THE RECLASSIFIED CITY PORTION OF THE MAP IS THE MILLERSBURG, VIRGINIA 1:50,000 MAP. THE RECLASSIFIED CITY PORTION OF THE MAP IS THE MILLERSBURG, VIRGINIA 1:50,000 MAP.



**GENERAL NOTES**

- PROPERTY OWNER INFORMATION: DIAMOND HEALTHCARE OF WILLIAMSBURG, L.L.C., 700 EAST MAIN STREET, ROANOKE, VA 24010-2818
- ZONING FOR THE SITE IS LIMITED BUSINESS/INDUSTRIAL DISTRICT, M-1. THE PROPOSED USES FOR THIS PROJECT ARE INSTITUTIONAL/PUBLIC, I.
- NO PORTION OF THIS PROPERTY LIES WITHIN AN EPA BUFFER.
- THIS PROPERTY LIES IN ZONE "I" AS SHOWN ON FEMA FLOOD COMMUNITY PANEL #60201 (2006), DATED FEBRUARY 08, 1992.
- PROJECT IS WITHIN GLENN'S CREEK (WALKER MILL RESERVOIR) WATERSHED.
- THERE SHALL BE NO NET INCREASE IN READY TO GO, R/T, N.
- PROJECT IS SUBJECT TO SUP-0020-2008 APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON APRIL 14, 2008.

**PARKING TABULATION**

REQUIRED SPACES:	SPACES
EXISTING PARKING	130
PROPOSED SPACES	114
TOTAL REQUIRED SPACES	245
EXISTING SPACES TO REMAIN	60
PROPOSED SPACES	94
TOTAL PROPOSED SPACES	154

\*%A PARKING BUFFER WAS OBTAINED BY THE JCC PLANNING COMMISSION ON MARCH 4, 2009 ESTABLISHING A FORMULA OF EXISTING SPACES AT MAXIMUM RESERVES OCCUPANCY AND 1.0% BUFFER = 1.0% BUFFER ON THE LARGEST SHIF FOR THE PERDIATRIC FACILITY PARKING. A PARKING BUFFER SUBJECT IS BEING FILED IN CONNECTION WITH THE DEFENSE USING THE SAME FORMULA.

**DEVELOPMENT TABULATIONS**

TAX PARCEL NO.	050711110
TOTAL SITE ACREAGE	8.14 AC +/-
AREA EXCLUSIVE OF THIS SUP	387,867 SF +/-
TOTAL PROJECT AREA	7,176 AC +/-
TOTAL BUILDING CONTOUR*	83,400 SF +/-
IMPERVIOUS SURFACE COVER	4,000 AC +/-
OPEN SPACE	3,176 AC +/-
*INCLUDES PORCHES	148.5 +/-

THIS IS AN AMENDMENT TO THE MASTER PLAN OF WILLIAMSBURG PLACE SUBMITTED WITH SUP-0020-2008 APPROVED BY THE JAMES CITY COUNTY BOARD OF SUPERVISORS ON APRIL 14, 2008

Sup-0020-2010

**ADS**  
CONSULTING ENGINEERS

The Location of  
**Williamsburg Place**  
for Diamond Healthcare

Project Number: 050711110  
Project Name: 050711110  
Date: 05/14/10  
Sheet: 1 of 1

THIS IS AN AMENDMENT TO THE MASTER PLAN (AMENDED)

1