

AT A SCHEDULED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN BUILDING A AT 4 P.M. ON THE 26<sup>th</sup> DAY OF MAY TWO THOUSAND TEN.

ROLL CALL

Mr. Rich Krapf, Chair  
Mr. Joe Poole  
Mr. Chris Henderson  
Mr. Michael Maddocks

STAFF

Ms. Leanne Reidenbach  
Mr. Jose Ribeiro  
Ms. Kate Sipes  
Mr. William Cain  
Mr. Scott Whyte  
Ms. Sarah Propst  
Mr. Mike Vergakis

MINUTES

Following a motion by Mr. Chris Henderson, the DRC approved the minutes from the April 28, 2010 meeting.

S-0014-2009, Summerplace

Mr. Ribeiro stated that the reason for DRC review was to ensure that a clearing phasing plan and a tree protection plan recently submitted by the applicant adequately addressed previous concerns expressed by members of the DRC during the June 30, 2009 meeting. On a motion by Mr. Krapf and by a unanimous voice vote, the DRC found that the clearing phasing plan and the tree protection plan were acceptable.

SP-0040-2010, JCSA Ironbound Water Storage & Booster Facility Upgrades

Mr. Ribeiro presented the case by stating that this site plan amends a previously approved site plan by the DRC (SP-0008-2002). The reason for DRC review was based on Virginia Code Section 15.2-2232 which states that no changes at a public facility shall be allowed unless the Planning Commission finds the changes substantially consistent with the adopted Comprehensive Plan. On a motion by Mr. Henderson and by a unanimous voice vote, the DRC found that site plan JCC Case No. SP-0040-2010 is substantially consistent with the adopted Comprehensive Plan.

SP-0041-2010, New Town Block 11, Parcel B, Lots 19-22

Ms. Leanne Reidenbach presented the staff report stating that Mr. Matthew Connolly of LandTech Resources had applied on behalf of GCR, Inc. to amend a site plan to replace four attached townhomes with 2 duplexes. The plan is located in Block 11 of New Town, is part of the New Town master plan, and the change is permitted under that master plan. The application was before the DRC due to unresolved issues between the applicant and adjacent property owners. Their concerns included reduced property values due to the smaller-sized units and clustering of buildings of a similar type. Ms. Reidenbach noted that the New Town Design Review Board (DRB) approved the unit shift in April and that staff recommended approval of the amendment.

The DRC discussed differences in the sizes of the units and Mr. Krapf asked about the leeway of the developers to change unit types within New Town. Ms. Reidenbach explained that it was under the New Town Section 2 and 4 master plan, which permitted a variety of uses from commercial to multi-family

residential. Both the townhome and duplex were within the permitted unit types. Mr. Krapf distributed two additional e-mails the DRC had received from adjacent property owners.

Mr. Henderson and Ms. Reidenbach discussed the current status of the New Town homeowner's association, which maintains the outside of properties and common areas.

Mr. Henderson asked about the relationship between the DRC and the DRB. Ms. Reidenbach noted that the DRB had approved the change as being in accordance with the design guidelines, but the application was forwarded to the DRC because of Section 24-147(a)(2) of the ordinance which states that unresolved issues between the applicant and adjacent property owners would be reviewed by the DRC.

Mr. Krapf, Mr. Henderson, and Ms. Reidenbach discussed the fact that no adjacent property owners were in attendance at the meeting and whether the application was on a tight timeline in terms of the builder. Mr. Krapf emphasized that the DRC should look at the application from a land use perspective and whether the duplexes were consistent with Block 11 of New Town.

Mr. Henderson and Mr. Poole discussed the cost and finish level of the duplexes when compared to the townhomes. Ms. Reidenbach noted that the County's Real Estate Assessments office had evaluated the change and said they did not believe the amendment would have a negative impact on the property values of adjacent property owners since it was similar in size and design to other units in the vicinity and because New Town was designed to have a mix of different housing sizes and costs.

On a motion by Mr. Henderson, the DRC recommended approval of SP-0041-2010 by a vote of 4-0.

#### SP-0037-2010, Williamsburg Landing Woodhaven Expansion, Phase II

Ms. Kate Sipes presented the staff report stating Mr. Nick Botta of AES has applied on behalf of Williamsburg Landing, Inc. with a site plan that proposes an expansion of existing facilities. The expansion includes 40 additional nursing beds, 7 additional assisted living units, and 24 additional independent units. In total 120,000 square feet are proposed and the site plan is before the DRC because the plan proposes in excess of 30,000 square feet of floor area. Ms. Sipes explained the Planning Commission and Board of Supervisors approved an SUP, proffer amendment and height waiver related to this case. Ms. Sipes noted that staff comments were attached to the DRC staff report, however the Code Compliance Division had offered comments since the packets were delivered. That comment related to fire separation between two of the proposed new buildings and could result in a slight shift of the three-story buildings on the plan. Ms. Sipes presented staff's recommendation that preliminary approval be granted and any shift in the building location needed to address the Code Compliance comment not result in the need to return to the DRC.

Mr. Henderson inquired how far the buildings would need to be shifted. Mr. Howard Price of AES responded that they have been working with Code Compliance and have determined that no relocation of the building will be necessary. He explained the structure of the exterior walls will be fire-rated, providing the necessary fire separation.

Mr. Henderson inquired whether the RPA had been delineated and if the final locations of the buildings had been determined. Mr. Cain responded yes to both.

Mr. Maddocks asked if there were any concerns from other agencies. Ms. Sipes replied that no significant issues had been identified and that all comments were housekeeping in nature.

Mr. Henderson asked about the timing of the planned construction. Mr. Ben Puckett of Williamsburg Landing, Inc. responded that was uncertain, but the Woodhaven expansion will happen before the new buildings get constructed.

Mr. Henderson asked how long site plans are valid. Ms. Sipes responded five years from the date of final approval.

Mr. Henderson asked if any underground parking or parking structures were planned. Howard Price responded that the three story buildings on the site plan include parking on the first level.

Mr. Poole moved to grant preliminary approval of SP-0037-2010, and also commented on the appearance of the sound wall and the need for an improved aesthetic. The motion passed with a vote of 4-0.

#### C-0016-2010, Grove Christian Outreach Center

No action was necessary at this meeting as the matter was presented as a consideration item. The DRC reviewed conceptual architectural elevations and drawings and offered suggestions. The SUP application for this case had not yet been submitted for formal review.

#### Other Items

Though not included on the original agenda for DRC review, Mr. Henderson asked Mr. John Hopke, architect, to give a presentation to update the DRC regarding SUP-0004-2010, Courthouse Commons. The application is scheduled for review by the full Planning Commission on June 2, 2010. Mr. Hopke noted that the project was not in New Town, but has been presented to the DRB conceptually and then as final design guidelines and building elevations for the grocery store. He explained some changes to the master plan as a result of County and DRB comments including reorientation of a building along the internal drive, adding sidewalks on both sides of the internal drive, and rearranging the parking field to eliminate a central drive aisle.

Mr. Poole and Mr. Henderson discussed the navigability of the parking lot and verified that traffic flow would be easy.

Mr. Hopke discussed the Community Character Corridor buffer and noted that the previously proposed 35 foot buffer was enlarged to 40 feet and the character of the buffer would focus on retaining specimen trees as well as creating a more formalized landscape similar to New Town Section 9. Mr. Krapf and Mr. Henderson discussed whether landscape buffer reductions and setback waivers would still have to be requested by this project.

Mr. Hopke presented the building elevations for the grocery store and explained changes made to accommodate DRB comments. Mr. Henderson noted the design was based on Federal-style architecture and Mr. Poole noted that he liked the elevations.

Mr. Hopke presented the final design guidelines noting that changes to previous versions were shown in yellow. Changes included added detail regarding architectural specifications and limits on materials and editing the sign guidelines as this property, being zoned M-1, did not have the flexibility available to New Town as a Mixed Use zoned area.

#### ADJOURNMENT

On a motion by Mr. Poole, the meeting was adjourned at 5:05 p.m.

*Richard Krapf*

Mr. Richard Krapf, Chairman

*Allen Murphy*

Mr. Allen Murphy, Secretary