

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 18th DAY OF NOVEMBER TWO THOUSAND FIFTEEN.

ROLL CALL

Present

Mr. Chris Basic
Ms. Robin Bledsoe
Mr. John Wright III

Absent

Mr. Tim O'Connor
Mr. George Drummond

STAFF

Mr. Paul Holt
Mr. Jose Ribeiro
Ms. Ellen Cook

Other

Mr. John Hopke
Mr. Bob Cosby
Mr. Bubba Ingram

Mr. Chris Basic called the meeting to order.

Ms. Robin Bledsoe moved to approve the minutes from the October 28, 2015 meeting. The minutes were approved 3-0.

DRC ACTION

SP-0071-2015, St. Olaf Church Building Expansion Site Plan Amendment

Mr. Jose Ribeiro presented the case, stating that it is before the DRC because section 24-23 of the Zoning Ordinance requires DRC review and approval of deviations from approved master plans. Specifically, the applicant has revised architectural elevations of the church building approved as part of SUP-0006-2008 and submitted it to the Planning Director for review and approval as required per the approved SUP application. Upon review, the Planning Director determined that the revised elevations were not consistent with the approved elevations and, therefore, the applicant is appealing the Planning Director's determination to the DRC.

Mr. Ribeiro stated that the proposed revisions are limited to the design and architecture of the church building, however; the square footage of the church building would increase slightly but still under the square footage limit approved as part of SUP-0006-2008. The height of the new cross and spire would be at or below 90 foot from grade, consistent with the height waiver granted by the Board of Supervisors in 2008. Mr. Ribeiro stated that staff recommended the DRC find the revised elevations inconsistent with the approved elevations and recommended the DRC deny the applicant's appeal.

Mr. Basic asked if DRC members had any questions for staff.

Ms. Bledsoe asked if the seating capacity of the church would change based on the new elevations.

Mr. Ribeiro stated that according to the applicant, there would be no changes to seating capacity.

Mr. John Hopke, Architect at Hopke and Associates, stated that a portion of the proposed church building expansion was already built in accordance with the approved elevations. However, over time, there was a change in the way the church congregation perceived what the character of the building should be. The church's current pastor, the congregation and the Diocese in Richmond were interested in a more traditional approach to the building architecture and design rather than the more modern approach as illustrated by the approved architectural elevations. Mr. Hopke stated that the proposed crucifix lay-out of the building is a more traditional architectural approach associated with a catholic church. According to Mr. Hopke, a curved wall, which was an important element of the original design, would be retained. Mr. Hopke also stated that the revised elevations are more aligned with the architecture of the existing church building and, also, with the village character of Norge.

Ms. Bledsoe asked who approved the original elevations in 2008. Mr. Hopke stated that at the time, the congregation approved the elevations. However, later on, a new bishop established an Architectural Review Board to revise the original architectural elevations.

Mr. Chris Basic stated that the question in front of the DRC was whether or not the revised elevations are consistent with the elevations approved during the public hearing process. Mr. Basic stated that the elevations were obviously not consistent but that was not a reflection on the architectural merits of the new church building.

Ms. Bledsoe agreed and stated that the revised elevations were more aligned with the architecture of a church; however, since the original elevations were approved by the Board of Supervisors the revised elevations should be presented to the Board of Supervisors for consideration. Ms. Bledsoe asked staff for options available to the applicant should the DRC deny the applicant's appeal.

Mr. Paul Holt stated that the most straightforward process would be for the applicant to apply for a SUP amendment; specifically, for the condition regarding architectural elevations. Ms. Bledsoe asked if this process would impose a considerable hardship to the applicant. Mr. Holt stated that there should be no changes to the master plan or the site plan which is currently being reviewed by staff.

Mr. Hopke asked who approved the original elevations. Mr. Ribeiro stated that the Board of Supervisors approved the elevations but that the director of planning is responsible for reviewing any changes to the elevations after Board approval. Mr. Holt indicated that given the limited scope of changes associated with the revised elevations, it should be possible to process an SUP amendment for the upcoming Planning Commission meeting scheduled for January of 2016. Mr. Basic stated that an SUP amendment could not be considered earlier by the Planning Commission due to the fact that advertisement for the December's Planning Commission meeting has already been published.

Mr. John Wright expressed a concern with any changes to federal, state or county regulatory requirements that may have been enacted after approval of the original elevations and that may interfere with the construction of the new building design. Mr. Ribeiro stated that site plan for the church building expansion is currently being reviewed by staff and there were no outstanding comments from other agencies regarding the site pan.

Ms. Robin Bledsoe asked Mr. Hopke if it would be beneficial for the church if the Planning Commission consider the SUP amendment in January or if would be better to take it to the February Planning Commission meeting. Mr. Hopke stated that the January meeting would be fine.

Mr. Wright made a motion to take the revised elevations to the Planning Commission for approval. Mr. Paul Holt clarified that the motion by Mr. Wright meant that the DRC is denying the applicant's appeal to find the revised elevations consistent with the original elevations as approved by the Board of Supervisors.

Mr. Hopke asked if it would be possible to add anything about the DRC being in favor of the revised elevations. Mr. Holt stated that this would be a great opportunity for the DRC members to make any comments regarding the revised elevations prior to the upcoming Planning Commission meeting. Mr. Basic stated that he would support the revised elevations at the Planning Commission level. Mr. Wright stated that he did not believe any member of the Planning Commission would have any issues with the revised elevations.

On a motion by Mr. Basic, the DRC voted to deny the architectural elevations consistency appeal requested by the applicant by a vote of 3-0.

SP-0097-2015 Chambrel at Williamsburg – Assisted Living Facility

Ms. Ellen Cook presented the case, stating that it is before the DRC because it is a project that proposes a building in excess of 30,000 square feet. Specifically, the applicant has proposed a site plan to construct an approximately 64,900 square foot assisted living facility with associated parking within the Chambrel at Williamsburg campus on Treyburn Drive. Ms. Cook noted that staff had received comments from all reviewing agencies, and while revisions are necessary, the agencies did not note any major outstanding issues, and staff recommends that the DRC recommend preliminary approval subject to addressing agency comments.

Mr. John Wright asked for clarification on the location of the building on the Chambrel site. Mr. Wright and Mr. Chris Basic asked for clarification on the tree clearing and landscaping in the buffer adjacent to Treyburn Drive.

Mr. Bubba Ingram, President of Ingram Civil Engineering, indicated that the limits of disturbance line did need to be revised to address agency comments. He stated that the intention was to save as many trees as possible, to fill in with other plants where needed, and to achieve an end goal of an aesthetically pleasing buffer area that meets County requirements.

Ms. Robin Bledsoe asked what parts of the stormwater system will be grandfathered.

Mr. Ingram explained how the proposed building site would drain to an existing wet pond within Chambrel, which would handle the majority of quantity and quality control. He further indicated that there was one new pond proposed between the rear of the building and the landscaping along Treyburn Drive. He stated that they are still working through the question of whether this needs to be bio-retention or detention with a forebay. Mr. Ingram stated that they have disconnected the roof drains and are providing filtration through overland flow for the water draining to the new pond.

In response to Ms. Bledsoe, Mr. Ingram confirmed that the stormwater management for the site was meeting the necessary regulations.

Mr. Basic asked if a transitional buffer was the appropriate place for a wet pond. Mr. Basic expressed concern about the possibility of the new pond being a traditional wet pond, as this would reduce the ability to put landscaping in this area (as opposed to a bio-retention area).

Mr. Ingram explained that it would be more like a group of enclosed contours versus a traditional wet pond, and that there is really already a depression there that leads to a headwall that travels under

Treyburn Drive, so they would put a forebay on that, and control the quality through forebay. This is advantageous because they can use this area as a temporary sediment basin during construction, which is not possible if they are doing bio-retention. Mr. Ingram indicated that they could still do bioretention, they would just need to find another location for a temporary sediment basin.

Mr. Basic asked how tall the building was, to which Mr. Ingram replied that the building was three stories and Ms. Cook noted that the plans listed the building as 50 feet to the highest part of the roof.

Mr. Holt asked for clarification from Mr. Basic that he would like to see the landscape plan implemented as shown on the plan set, regardless of the type of stormwater facility that was chosen.

Mr. Basic confirmed, stating that he would like to see it implemented as shown, at least in concept, and would like it to be something that is consistent with the nature of a transitional buffer.

Mr. Basic stated his two additional concerns. First, the lighting fixtures were not shown on the landscape plan so he was unable to tell for certain if there was any type of light fixture and shade tree conflict. Mr. Basic requested that staff verify this and ensure that there are no safety issues. Second, the paved area at the rear seemed to possibly be excessive and asked that this be looked at for possible reduction.

Mr. Ingram provided information about the analysis they had done that resulted in the design that is shown, which Mr. Basic stated satisfied his concern.

Mr. Wright asked about the distance from the new building to existing homes along Carriage Road and about the construction hours.

Ms. Cook stated that there was a setback of 100 feet from Carriage Road, and that the existing houses in this section were on the other side of Carriage Road.


Mr. Ingram indicated that the construction hours would follow a typical pattern, and further noted that there had recently been construction on the adjacent memory care building.

Ms. Bledsoe asked about who owns and maintains the existing wet pond to which this site would direct drainage, and Mr. Ingram indicated that the pond was owned by Chambrel, and will have a maintenance agreement in place.

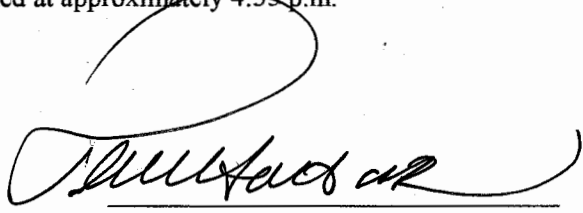
On the motion by Ms. Bledsoe, the DRC voted to recommend preliminary approval subject to agency comments and DRC feedback by a vote of 3-0.

ADJOURNMENT

On a motion by Ms. Bledsoe, the meeting was adjourned at approximately 4:35 p.m.



Chris Basic, Acting Chairman



Mr. Paul Holt, Secretary