

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 16th DAY OF DECEMBER TWO THOUSAND FIFTEEN.

ROLL CALL

Present

Mr. Chris Basic
Ms. Robin Bledsoe
Mr. Tim O'Connor
Mr. George Drummond

Absent

Mr. John Wright III

STAFF

Ms. Leanne Pollock

Other

Mr. Todd Martin
Ms. Molly Trant
Mr. Jonathan Jackson

Mr. George Drummond called the meeting to order.

Ms. Robin Bledsoe moved to approve the minutes from the November 18, 2015 meeting. On a second by Mr. Chris Basic, the minutes were approved 4-0.

DRC DISCUSSION

Z-0005-2015/MP-0002-2015/HW-0002-2015, Patriot's Colony Expansion

Ms. Leanne Pollock gave an overview of the application noting that Patriot's Colony is proposing to expand facilities with a 120 bed nursing/assisted living/memory care area, 90 independent living apartments, and 38 assisted living beds. Patriot's Colony is located in Land Bay M-10 of the Greensprings R-4 planned community. A rezoning and master plan amendment are needed because the request exceeds the current unit caps on this land bay and the applicant is seeking to amend a proffer limiting buildings within 660 feet to 900 feet of John Tyler Highway to 45 feet tall. The height waiver is to request to have four buildings be allowed to be built up to 79 feet tall.

Ms. Molly Trant, in-house counsel for Riverside Healthcare Associates, Inc., gave an overview of the need for the project, building architecture, visual simulations from John Tyler Highway and Green Spring National Historic Site and the logic behind the height waiver request.


The DRC discussed concerns with the view of the buildings from Green Spring National Historic Site. Mr. Basic noted that the view should be considered from within the park in addition to from Centerville Road in the event that the National Park Service ever develops more facilities. Mr. Tim O'Connor asked the applicant to provide more information about and for a photo of the existing 5-story apartment building on the property. Mr. Basic expressed concern over the view of the buildings for residents in First Colony.

The DRC and Ms. Trant discussed whether parking could be placed underground rather than on the first floor, but Ms. Trant noted that the water table in this area is too high to accommodate underground parking.

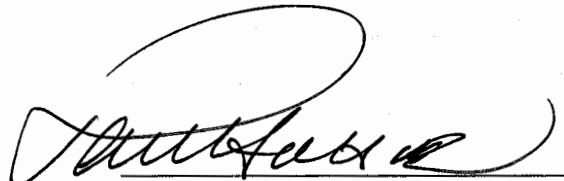
The DRC and Ms. Pollock discussed the intent behind the height limitation in the proffers and the additional proffer requiring a 150 foot greenbelt buffer along John Tyler Highway and 50 foot buffer along the boundary with the National Park Service. Both buffers are respected by this proposal. The DRC also discussed that it appears from the original master plan, that this portion of the property was intended to be developed at some point and that they were less concerned with the density of the addition and more concerned with minimizing the visual impacts of the buildings and the building height within the context of the surrounding area. Ms. Pollock and Ms. Trant noted that they are scheduling a balloon test to help verify possible visual impacts from the park and John Tyler Highway and will inform the Planning Commission members when that is scheduled.

ADJOURNMENT

On a motion by Mr. Basic, the meeting was adjourned at approximately 4:40 p.m.



Mr. George Drummond, Chairman



Mr. Paul Holt, Secretary