

**MINUTES**  
**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**

Mr. Chris Basic called the meeting to order at approximately 4:00 p.m.

**B. ROLL CALL**

Present:

Mr. Rich Krapf

Mr. Tim O'Connor

Mr. Chris Basic

Absent:

Mr. Heath Richardson

Ms. Robin Bledsoe

Staff Present:

Jose Ribeiro, Senior Planner

Alex Baruch, Planner

**C. MINUTES**

1. Minutes Adoption - May 25, 2016 Regular Meeting

Mr. Rich Krapf made a motion to approve the minutes. On a voice vote the motion carried 3-0.

**D. OLD BUSINESS**

**E. NEW BUSINESS**

1. Williamsburg Place, Farley Center Expansion

Mr. Jose Ribeiro presented the staff report stating that Dr. Donald McCourtney of Diamond Healthcare of Williamsburg, had appealed the planning director's determination regarding a request to reduce the front setback for a proposed building addition at the Farley Center building. The proposed location of the 1,440 square feet addition encroaches onto a 75-foot front setback area. The zoning ordinance offers a mechanism which allows for a setback reduction upon meeting certain criteria; however, upon review of the application, staff determined that it did not fully meet all the ordinance criteria and staff could not support the setback reduction application. Mr. Ribeiro stated that should the DRC consider this application staff had proposed conditions associated with approval as shown in the staff report.

Mr. Krapf asked for clarification regarding the proposed location of the addition in relation to a 75 and 50 foot setback.

Mr. Ribeiro stated that the proposed addition would encroach for the entirety of the area between the 75 and 50 foot front setback lines as shown on exhibit A.

Mr. Krapf asked if a future parking lot is proposed fronting on Mooretown Road.

Mr. Ribeiro stated that there was no additional parking area proposed as part of this proposal.

Mr. Basic indicated that generally 50-foot right-of-ways are for two-lane roads and wider right-of-ways are typically for roads wider than two lanes. Mr. Basic asked if staff had any historical knowledge regarding the reason for the Mooretown Road right-of-way width and setback.

Mr. Ribeiro indicated that he did not have historical knowledge regarding Mooretown Road.

Mr. Tim O'Connor asked staff if this segment of Mooretown Road is proposed for widening.

Mr. Ribeiro stated that he was not aware of any such proposal.

Mr. Basic asked if DRC members have any further questions. Hearing none, Mr. Basic asked Dr. McCourtney if he would like to make comments or if he had questions for the DRC.

Dr. McCourtney thanked the DRC members and stated that the proposed addition would serve as an exercise area for patients and described how physical activity was an important element of patient's rehabilitations. Dr. McCourtney stated that the Farley Center has been open since the middle of the 1980's and since then the center has treated approximately 16,000 people. Dr. McCourtney further stated that patients have been using the YMCA facilities to exercise but that was not the best arrangement. Given the importance of physical exercises, the Farley Center Administration started to look into building a space dedicated for patients to exercise. According to Dr. McCourtney, a vertical expansion was cost prohibitive and because of logistics, such as utilities, the only location to build the addition was within the 75-foot front setback. Dr. McCourtney indicated that all the existing trees between the road and the location where the addition is proposed would be retained and a new fence would be installed.

Mr. Krapf asked Dr. McCourtney if he was comfortable with the conditions proposed by staff associated with the approval of this application.

Dr. McCourtney stated that he was aware of and in agreement with all conditions proposed by staff.

Mr. Basic stated that Dr. McCourtney had partially addressed his concerns regarding exploring all other options available to locate the addition outside the 75 foot front setback.

Dr. McCourtney stated that due to internal logistics such as retaining staff's ability to keep appropriate track of patients and, also, costs associated with the expansion, the proposed location was the only viable option.

Mr. O'Connor asked staff if the 75 foot front setback was a requirement because the parcel to the northwest was zoned for residential.

Mr. Ribeiro confirmed.

Mr. Krapf stated that he acknowledged staff's recommendation but considering the nature of surrounding properties and how this area had developed over the years, the proposed addition within the front setback would not be detrimental to the character of the area.

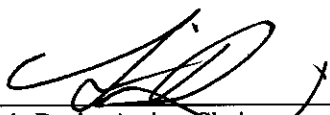
Mr. O'Connor asked if changes could be made to the footprint of the proposed addition to avoid encroachment onto the 50 foot setback line as shown on the exhibit A.

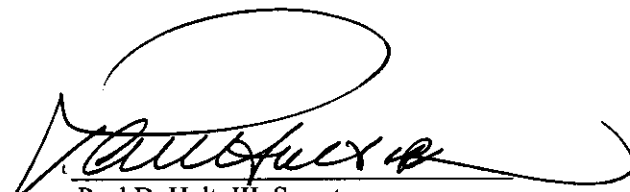
Dr. McCourtney that it should not be a problem to modify the footprint of the building.

Mr. Krapf made a motion to approve the setback modification request subject to the conditions proposed by staff and the additional condition of not extending the proposed addition past the 50 foot front setback (as shown on exhibit A). The motion passed by a vote of 3-0.

#### **F. ADJOURNMENT**

Mr. Basic then motioned to adjourn the meeting, and the meeting was adjourned at approximately 4:25 p.m.

  
Chris Basic, Acting Chairman

  
Paul D. Holt, III, Secretary