

M I N U T E S
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
June 17, 2020
4:00 PM

A. CALL TO ORDER

1. This meeting will be held electronically pursuant to the Continuity of Government Ordinance adopted by the Board of Supervisors on April 14, 2020. The meeting will be accessible through a Zoom audio meeting. Please go to <https://zoom.us/j/93550969429> or call 301-715-8592 and enter the meeting ID 935 5096 9429. Citizen comments may be submitted via US Mail to the Planning Commission Secretary, PO Box 8784, Williamsburg, VA 23187, via electronic mail to community.development@jamecitycountyva.gov, or by leaving a message at 757-253-6750. Comments must be submitted no later than noon on the day of the meeting. Please provide your name and address for the public record.

B. ROLL CALL

1. Electronic Meeting Resolution

Mr. Jack Haldeman called the Development Review Committee (DRC) meeting to order at 4:05 p.m. He called the roll and read the electronic meeting resolution.

Ms. Julie Leverenz made a motion to Adopt the electronic meeting resolution.

The resolution was adopted by a voice vote of 5-0.

Present:

Jack Haldeman, Chair
Rich Krapf
Julie Leverenz
Barbara Null
Frank Polster

Staff in Attendance:

Alex Baruch, Principal Planner
Tori Haynes, Senior Planner
Thomas Wysong, Senior Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. April 22, 2020 Meeting Minutes

Mr. Frank Polster motioned to Approve the April 22, 2020 DRC meeting minutes.

On a voice vote, the Motion passed 4-0-1. Ms. Barbara Null abstained from the vote since she did not attend the April 22, 2020 meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-20-0015. Virginia Health Services, Colonial Heritage

Ms. Tori Haynes addressed the Committee and stated that Mr. Ryan Kiss, on behalf of Virginia Health Services, has applied for the new construction of a 160,000 square-foot assisted living facility. She noted that the facility will contain 120 beds, with sections ranging from one to three stories. Ms. Haynes said the property is located within commercial Land Bay VI of the Colonial Heritage Master Plan and is subject to the proffers associated with Case No. Z-3-2002.

Ms. Haynes stated that No. III-2 of the adopted proffers states that “conceptual elevations for development shall be approved prior to site plan approval for any nonresidential building by the DRC.” She said in this case, the proposed building elevations shall be reviewed for consistency with the design guidelines approved under Case No. C-19-0030.

Ms. Haynes also noted that per Section 24-147, DRC review of the site plan is required when total floor area exceeds 30,000 square feet and is not predominantly for office, warehouse, or industrial use. She stated the DRC will make a recommendation to the Planning Commission, who can then grant preliminary approval of the site plan. Ms. Haynes noted that granting preliminary approval would start a time limit for final approval to be achieved within one year.

Ms. Haynes told the Committee the applicant has stated his intention to subdivide the parcel so that the facility will be situated on an interior parcel to the west, and it will not front directly on Richmond Road. She explained that access to the facility, as well as to the other future commercial parcels in Land Bay VI, will be provided via the realignment of the existing private road extending from Richmond Road to Colonial Heritage Boulevard. She said this is called the “New Entry Road” in the design guidelines.

Ms. Hayes said the approved design guidelines call for any facades facing Richmond Road or the New Entry Road to be treated as primary facades, incorporating traditional colors and materials including brick, board & batten siding, and trellis elements, as well as fenestration, gables, towers, and other architectural features to help add visual interest. Ms. Haynes said that staff generally found the elevations to be consistent with the approved design guidelines, although staff did note that the roof on the one-story section appears to be at a steeper pitch than what is shown in the design guidelines.

Ms. Haynes then noted that, regarding parking, the design guidelines stipulate that parking should be located behind primary façades and should not be visible from Richmond Road wherever possible. She further explained that if parking is visible, it should be screened using landscaping features and berms. Ms. Haynes said that, as shown on the site plan, the proposed parking areas are located in a fashion consistent with the design guidelines, although at this stage parking lots visible from Richmond Road are not yet sufficiently screened. Ms. Haynes said staff finds that revising the site plan to reflect the appropriate screening is achievable and not a hindrance to preliminary approval.

Ms. Haynes explained further that staff finds the outstanding comments from various agencies will not substantively impact the layout or size of the facility. She noted, although there are several items to complete for an approvable final site plan, staff finds that these are achievable through typical site plan revisions. She told the Committee that, should there be a substantive change to the layout or size of the facility, staff would bring this proposal back to the DRC for another review.

Ms. Haynes said that staff recommends that the DRC approve the proposed building elevations, subject to a revised roof design on the single-story sections as determined by the Planning Director. She stated staff also recommends that the DRC recommend preliminary approval of the site plan, subject to addressing all outstanding agency comments and receiving final approval within one year.

Ms. Haynes asked if the Committee had any questions, and noted that the applicants were also available.

Mr. Polster asked Ms. Haynes about the issue with pitch on the elevation document and said he read the applicant letter with rationalization.

Ms. Haynes replied the single-story section noted was consistent with the three-story section, and it was not a serious concern for staff. She said staff wanted to inform the DRC and address the slight difference between the elevation and design guidelines, but she did not think it would hinder approval.

Mr. Polster said that the context provided by the applicant was very helpful, and he did not see a problem with the difference.

Ms. Leverenz commented on the elevations as well. She noted a strong vertical blankness in the towers. She suggested some kind of decorative or functional window might be desirable.

Ms. Haynes stated that the DRC could include that in its recommendation.

Mr. Rich Krapf said he agreed with the comments made by both Mr. Polster and Ms. Leverenz. He asked if the applicant could address the possibility of some kind of architectural feature or decorative window under the gable.

Mr. Mark Richardson from Timmons Group said that Mr. Jeff Stodghill from PMA Architecture was on the call. Mr. Richardson said he believed one area discussed is an elevated section of roofline inside the building. He said other areas discussed do not have the same availability and include unoccupied space above a one-story section. He also noted that Mr. Jesse Young from Virginia Health Services was on the call.

Mr. Stodghill told the Committee that Elevation 8 was a two-story space and could have windows. He noted that the other elevations discussed consisted of only attic space for equipment, but they could address the concern as they meet their objective of hiding equipment in the roof levels.

Mr. Polster said either a window or some kind of decorative detail would be fine.

Mr. Young requested the ability to not add decorative detail to every area in order to maintain the unique look of the elements.

Mr. Krapf said he agreed and had concern the additional details may make a clean design look too busy. He said they should allow the applicant to make adjustments judiciously and possibly present revised renderings at a future DRC meeting.

Ms. Haynes said the DRC could prefer that, or the Committee could also make a recommendation that the applicant work with staff and the Planning Director before final approval.

Mr. Polster said he was in favor of having staff and the Planning Director work with the applicant.

Ms. Leverenz said she agreed with Mr. Polster.

Mr. Krapf agreed and said the Planning Commission would see the final design.

Mr. Alex Baruch asked to clarify whether there was a certain amount of detail the DRC would like added to the elevations. He said the item would be on the Planning Commission Consent Agenda.

Ms. Leverenz suggested the elevations facing the parking lots and roads should take priority when adding details.

Mr. Polster agreed.

Mr. Haldeman asked if there were any other comments or questions.

Ms. Haynes asked for any consideration of preliminary approval of the overall layout and size of facility. She said preliminary approval would grant one year to achieve final approval.

Mr. Polster motioned to recommend preliminary approval of the site plan.

The motion was approved on a voice vote of 5-0.

Mr. Polster motioned to approve the elevations, with adjustments discussed to be made between the applicant, staff, and Planning Director.

The motion was approved on a voice vote of 5-0.

2. C-20-0054. 164 & 168 Bush Springs Rd - Overhead Utility Waiver

Mr. Thomas Wysong addressed the Committee and stated that Mr. Paul White has submitted a waiver request on behalf of PW Development, Inc. for Section 24-200c of the Zoning Ordinance which requires all new utility connections to be placed underground.

Mr. Wysong stated that the proposed overhead power line would be for two residential parcels, 164 and 168 Bush Springs Road, which are planned for the construction of two new homes. He said the properties account for 2.23 acres total, are inside the Primary Service Area, are zoned for Limited Residential use, and are designated for Low Density Residential on the adopted Comprehensive Plan.

Mr. Wysong told the Committee that the property owners had worked with Dominion Energy for several months to secure an underground easement on the properties adjacent to 164 and 168 Bush Springs Road for a proposed buried power line. However, Mr. Wysong stated, Dominion Energy was unable to acquire an underground easement on these adjacent properties.

Mr. Wysong said as a result, Dominion Energy is instead proposing to connect an overhead power line from a new 36-foot, six-inch high pole to be located on the 168 Bush Springs Road property to a new 36-foot, six-inch high pole to be located on the other side of Bush Springs Road. He said the lowest cable will connect at 24 feet, 10 inches, and the approximate length of the power line from pole to pole will be 100 feet. He explained the secondary wires connecting from the pole to both proposed houses will be buried.

Mr. Wysong stated that staff examined the factors listed in Section 24-200(c) as part of the review for this request. He said these factors include voltage requirements, existing overhead

service, existing tree cover, and physical features of the site and the surrounding area. Mr. Wysong said staff notes that: 1) the line would be an extension of existing overhead service; 2) adjacent property owner will not grant an underground utility easement; and 3) the extension would be a short distance from existing service to the property.

Mr. Wysong said due to these factors, staff finds that this application meets the criteria for consideration of waiver as found in Section 24-200(c) and recommends the DRC recommend approval of this request to the Planning Commission.

Mr. Wysong asked the Committee members if they had any questions. He said Ms. Dianne Newman was on the call and represented the applicant.

Mr. Haldeman asked why the adjacent property owners did not want to bury the line.

Mr. Wysong replied that Dominion Energy could not get a response from some property owners.

Ms. Leverenz asked if the other homes in the area had overhead lines.

Mr. Wysong replied yes.

Mr. Krapf replied that some property owners do not want to give up an easement for a utility.

Mr. Krapf motioned to Approve an overhead utility waiver for 164 and 168 Bush Springs Road.

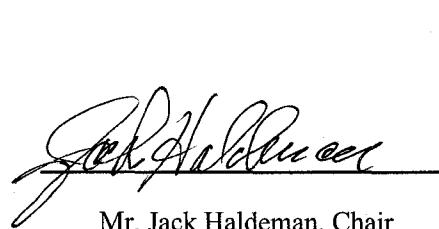
The motion passed on a voice vote of 5-0.

F. ADJOURNMENT

Mr. Haldeman thanked everyone for attending the meeting.

Mr. Polster motioned to Adjourn the meeting.

Mr. Haldeman adjourned the meeting at 4:30 p.m. after a unanimous voice vote of 5-0.



Mr. Jack Haldeman, Chair



Mr. Paul Holt, Secretary