

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SIXTH DAY OF JANUARY TWO-THOUSAND AND SIXTEEN, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Robin Bledsoe

Rich Krapf

Tim O'Connor

Chris Basic

John Wright

Heath Richardson

Staff Present:

Paul Holt, Planning Director

Jose Ribeiro, Senior Planner II

Maxwell Hlavin, Assistant County Attorney

Absent:

George Drummond

Ms. Robin Bledsoe called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT

Ms. Bledsoe opened the public comment.

As no one wished to speak, Ms. Bledsoe closed the public comment.

3. CONSENT AGENDA

A. Minutes from the December 2, 2015 Regular Meeting

Mr. Heath Richardson moved to approve the Minutes.

The Minutes from the December 2, 2015 Regular Meeting were approved by voice vote (6-0, Mr. Drummond being absent)

4. REPORTS OF THE COMMISSION

A. Development Review Committee

Ms. Bledsoe presented the DRC report and noted that the Development Review Committee met on December 16, 2015 to consider Z-0005-2015/MP-0002-2015/HW-0002-2015, Patriot's Colony Expansion. The land owner is Riverside Healthcare Associates and they would like to add approximately 188 new units to the existing development consisting of a mix of independent living apartments, skilled nursing beds and assisted living memory care units. The independent living units are proposed to be located in a five story building exceeding 60 feet in height. The DRC had concerns about the five story building and its impact on the Greensprings National Historic Landmark and whether the building would complement the existing development. The DRC recommended a balloon test which is currently scheduled for January 11, 2016 from 7:30 – 11:00 a.m. and January 14, 2016 from 8:00 a.m. – 10:00 a.m. There being no further business, the meeting was adjourned.

Ms. Bledsoe noted that a DRC meeting had been scheduled for January 6, 2016; however, it was cancelled.

B. Policy Committee

Mr. John Wright stated that the Policy Committee did not meet in December.

5. PUBLIC HEARINGS

A. SUP-0007-2015, St. Olaf Catholic Church SUP Amendment

Mr. Tim O'Connor stated that he is a member of the Design Committee for St. Olaf Catholic Church and would abstain from the discussion and vote.

Mr. José Ribeiro stated that Mr. Bob Cosby of AES Consulting Engineers has applied to amend the adopted conditions for SUP-0006-2008. Mr. Ribeiro stated that, more specifically, the request was to amend condition # 4 by replacing the original architectural elevations with revised ones. Mr. Ribeiro further stated that the amendment further clarifies that the design of the building and any further expansions must be reviewed and approved by the Director of Planning.

Mr. Ribeiro stated that, according to the applicant, the proposed changes would result in a modest increase of approximately 135 sq. ft. from the original building footprint. Mr. Ribeiro further stated that the original elevations called for a maximum building height of 50 feet with a height waiver approved by the Board of Supervisors to allow the construction of a 90 foot tall spire and cross. Mr. Ribeiro stated that the applicant has indicated that the revised elevations call for a maximum building height of 45 feet with the spire and cross no more than 90 feet above grade.

Mr. Ribeiro stated that St. Olaf Catholic Church is located within the Norge Community Character Area and that the development standards listed in the 2035 Comprehensive Plan are intended to assist in the preservation of the integrity of the area. Mr. Ribeiro stated that staff finds the revised elevations to be compatible with the development standards and the surrounding zoning and development; particularly in regard to the more traditional approach to architectural elements. Mr. Ribeiro stated that staff recommends that the Commission recommend approval of the application to the Board of Supervisors with the amended and restated conditions.

Ms. Bledsoe opened the public hearing.

As no one wished to speak, Ms. Bledsoe closed the public hearing.

Ms. Bledsoe called for disclosures from the Commissioners.

There were no disclosures.

Ms. Bledsoe opened the floor for discussion.

Mr. Richardson stated that he appreciated the work of the DRC in reviewing the application and that the new elevations worked well with the Norge Community Character Corridor.

Mr. Rich Krapf stated that he also believed the revised elevations were a much better fit with the intent of the development standards as well as the surrounding buildings.

Mr. Chris Basic stated that he appreciated the applicant's willingness to work with staff to develop the revised elevations.

Ms. Bledsoe stated that she believes the revisions are a great improvement and compliment the area.

Mr. Krapf moved to recommend approval of the application.

On a roll call vote the Commission voted to recommend approval of SUP-0007-2015, St. Olaf Catholic Church SUP Amendment (5-0-1, Mr. Drummond being absent and Mr. O'Connor abstaining).

6. **PLANNING COMMISSION CONSIDERATION**

A. Initiation of Amendments to the Subdivision Ordinance – Right-of-Way Vacations

Mr. Ribeiro stated that Section 19-12 of the Subdivision Ordinance establishes that any recorded plat, may be vacated by the governing body pursuant to Code of Virginia. Mr. Ribeiro further stated that the initiating resolution is the first step in amending the Subdivision ordinance to clarify the references to the Code of Virginia for plats vacated for the purpose of extinguishing property lines and/or removing a property designation and for plats vacated for the purpose of abandoning a public right-of-way dedicated to the County.

Mr. Ribeiro stated that staff recommends the Planning Commission adopt the attached resolution to initiate consideration of such amendments to the Subdivision Ordinance and refer this matter to the Policy Committee.

Mr. Basic inquired about what prompted the proposed amendments.

Mr. Ribeiro stated that it was to bring the Subdivision Ordinance into alignment with State Code.

Mr. Holt stated that this amendment is also part of the initiative by the County Attorney's Office to ensure that County Code is up to date and ensure that all cross references are accurate.

Ms. Bledsoe inquired about what the Commission would be voting on.

Mr. Ribeiro clarified that the Commission would be voting to approve the initiating resolution so that staff can present the amendments to the Policy Committee for review and that ultimately the amendments would go the Planning Commission and Board of Supervisors through the public hearing process.

Mr. Wright moved to approve the initiating resolution.

On a roll call vote the Commission voted to recommend approval of the Initiating Resolution for Amendments to the Subdivision Ordinance – Right-of-Way Vacations (6-0, Mr. Drummond being absent).

7. **COMMISSION DISCUSSION AND REQUESTS**

Ms. Bledsoe stated that the next meeting of the Strategic Plan Advisory Group (SPAG) would be held on January 11, 2016. Ms. Bledsoe stated that the SPAG would be discussing the report developed by Clarion Associates, consultant for the Strategic Plan initiative, and invited the Commissioners to sit in on the discussion.

Mr. Basic inquired if the proposed intersection improvements at Centerville and News Road would be coming before the Planning Commission for review.

Mr. Holt stated that there would be discussion at the Board of Supervisors level shortly. Mr. Holt further stated that the public hearing period for that project had just closed and that VDOT would be preparing a document summarizing the comments.

Mr. O'Connor stated that it is challenging to assess the impacts of a project on paper. Mr. O'Connor further stated that as he watches the development at Lightfoot Marketplace, he is glad that the Commission reviewed the project with diligence and requested revisions, not to be difficult but rather to ensure a quality product that would be compatible with the nature of the area.

Ms. Bledsoe noted that a quality product is also beneficial to the applicant.

Mr. Basic stated that the County is a desirable place to live because the Commission and the Board have raised the bar with development standards to maintain the character of the community.

8. PLANNING DIRECTOR'S REPORT

Mr. Holt stated that there was nothing more to add other than what was submitted in the Planning Commission packet.

Mr. O'Connor inquired when Novus Agenda would be rolled out to the Commission.

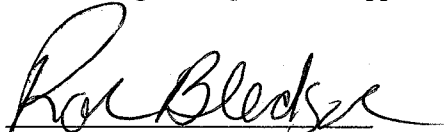
Mr. Holt stated that Novus Agenda would be rolled out for the Policy Committee and the Development review Committee first. Mr. Holt further stated that if all goes well Novus Agenda would be rolled out to the Commission soon.

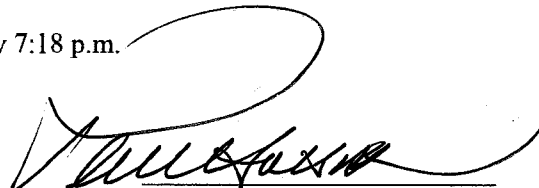
9. ADJOURNMENT

Ms. Bledsoe called for a motion to adjourn.

Mr. Krapf moved to adjourn.

The meeting was adjourned at approximately 7:18 p.m.


Robin Bledsoe, Chairwoman


Paul D. Holt, III, Secretary