

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BOARD ROOM, BUILDING C, AT 6:40 P.M. ON THE 3RD DAY OF APRIL, TWO THOUSAND.

1. ROLL CALL

Mr. John Hagee, Chairman
Mr. Martin Garrett
Ms. Peggy Wildman
Mr. Joe Poole

ALSO PRESENT

Mr. Paul D. Holt, III, Senior Planner

2. Case No. SP-45-00. Wal Mart Bulk Distribution Facility

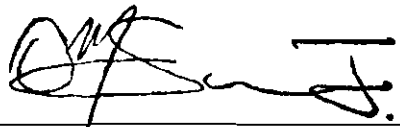
Mr. Holt presented the site plan, described the project, and stated that, due to its size, this project required review by the DRC and the issuance of preliminary approval by the Planning Commission. Ms. Wildman inquired as to traffic generation. Mr. Holt briefly described the anticipated traffic generation and current review comments by VDOT on the traffic study. Mr. Holt then described the proposed landscape plans, discussed how this sites' location compared to the Branscome borrow pits, and generally discussed VDOT's plans for the public review of future Route 60 to be held in the fall of 2000. Mr. Poole suggested that the martin's hundred church and cemetery site just south of the proposed facility and parking lot be protected and memorialized in a minimal, yet appropriate manner. He suggested that a low wall be placed around the site to create a simple, rectangular form. The other DRC members concurred. After no further discussion, the DRC recommended preliminary approval.

3. Adjournment

There being no further business, the April 3, 2000, Development Review Committee meeting adjourned at approximately 6:55 p.m.



John Hagee, Chairman



O. Marvin Sowcers, Jr., Secretary

Site Plan 46-00
Design Masters

Staff Report for the April 26, 2000, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Charles Records of AES

Proposed Use: Warehouse/Light Manufacturing

Location: Stonehouse Commerce Park

Tax Map/Parcel: (12-1)(1-46)

Primary Service Area: Inside

Parcel Size: Approximately 4.1 acres

Existing Zoning: PUD-C; Planned Unit Development Commercial

Comprehensive Plan: Mixed Use

Reason for DRC review: The proposed building exceeds 30,000 square feet

Staff Contact: Paul D. Holt, III Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends that preliminary approval be granted subject to the attached agency review comments

Attachment:
agency review comments
site plan (separate)

AGENCY REVIEW COMMENTS
FOR
SP-46-00. Design Masters

Planning:

1. Please sign, date, and return the attached Certification of Notice of Adjacent Property Owners.
2. Include a note on the plans stating that all new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
3. Add a note to the plans stating that “Any old wells that may be on site that will not be used must be properly abandoned according to State Private Well Regulations.”
4. Update the property lines, as appropriate, since the subdivision of this parcel has been approved.
5. Provide orange safety fence around the limits of the gravesite.
6. What is the basis for so much pavement in the loading area? Would it be possible to incorporate more landscape/pervious surfaces in this area?
7. Provide the landscape modification request, as referenced on Sheet 4. Also on this sheet, please change the reference to “setback variance” to “landscape ordinance modification”.
8. Sheet 5: Since no parking lot light glare is permitted on adjacent property, revise the lighting plan such that no glare is cast past the southern property line.
9. Sheet 5: Provide a catalog cut of the types of light fixtures to be used in the parking lot.
10. Show any existing tree line - especially as it exists with the Conservation Easement located to the south.
11. Provide dedicated off-street loading areas, as required by the zoning ordinance.
12. Provide evidence the drainage easement has been obtained from John Deere.
13. Provide tree protection along the edge of the existing 100' Conservation Easement.
14. It has been noted that a request will be filed with the Planning Director to reduce the South yard adjacent to Route 30 to 10' in width to comply with Stonehouse Design Guidelines – but grading is not allowed within the 100' Conservation Easement. Revise the plans accordingly. Because of this, please be advised that some modification of the proposed yard will be required regardless of any landscape modification granted by the Planning Director.

15. Include two more evergreens in the mix of the trees for the parking lot plantings.
16. Label the 15' construction zone setback from both John Deere Road and Route 30.
17. Change all plan references to Meadowview Circle to John Deere Road.

County Engineer:

1. The plans, as submitted, are acceptable.

Fire:

1. The plans, as submitted, are acceptable.

VDOT:

1. Comments will be forwarded to you when available.

JCSA:

1. Please refer to the attached comments, dated April 17, 2000.

Environmental:

1. Please refer to the attached comments, dated April 12, 2000. These comments have been sent to you previously.

ENVIRONMENTAL DIVISION REVIEW COMMENTS
DESIGN MASTERS
PLAN NO. SP-46-00 MCE/DEC
April 12, 2000



General:

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.

Chesapeake Bay Preservation:

2. Environmental Inventory. Please provide an environmental inventory in accordance with Section 23-10(2) of the Chesapeake Bay Preservation ordinance. Components include tidal wetlands, tidal shores, non-tidal wetlands in RPA, resource protection areas, non-tidal wetlands in RMA, hydric soils and slopes 25 percent or greater.

Erosion & Sediment Control Plan:

3. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas and required erosion and sediment control measures or indicate on the plans that none are anticipated for the project site.
4. Perimeter Diversion Dikes. Provide diversion dikes along the southern and western sides of the site. The dike on the western side should begin at the elevation 120 contour and run south to the proposed dumpster pads. At the dumpster pad location, a small sediment trap should be provided. This trap and dike system must be installed as a first step measure (along with the basin) and must remain until the site grading and drainage operations have progressed to a point where runoff can be conveyed to the basin.
5. Silt Fence. Provide silt fence along the western edge of the project, from the 120 foot contour, to Meadowview Circle.
6. Offsite Land Disturbing Areas. Identify any offsite land disturbing areas (borrow, waste, disposal sites, etc.) and required erosion and sediment control measures or indicate on the plans that none are anticipated for this project.
7. Construction Entrance. Provide a stone construction entrance, in accordance with the 1992 edition of the VESCH, at the entrance to the project. Provide a detail of the entrance on the detail sheet.
8. Sediment Basin. Provide safety fencing around the sediment basin, due to its' proximity to Meadowview Circle.
9. Sediment Basin/Trap. The drainage area to the sediment basin is just under the amount necessary to require a basin. If it would enable a reduction in the size of the basin because of either depth or flow considerations, the basin can be redesigned as a sediment trap with a stone, channel or pipe outlet. This could reduce the size of the excavation because of reduced freeboard requirements for storm flows or depth due to connections to the storm drain system. Please investigate and call to discuss any modifications to the basin. As currently designed, the sediment basin is acceptable except for the requirement for a baffle to increase the flow length in the basin.

10. Gravesite Protection. Provide a visual barrier (orange safety fencing) around the gravesite, to protect it from construction staging and traffic.
11. Sequence of Construction. Provide a more detailed sequence of construction. For example, the location of the sediment basin/trap is covered by a stockpile that will need to be removed prior to construction of the basin.

Stormwater Management / Drainage:

12. Level Spreader. Provide a level spreader or a permanent check dam at the end of the proposed swale in the southwest corner of the project.



MEMORANDUM



Date: April 17, 2000
To: Paul Holt, Planner
From: Danny W. Poe, P.E., Chief Engineer - Wastewater
Subject: SP-46-00, Design Masters

We reviewed the site plan for the above project you forwarded on 4/4/00 and noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

1. At the tie-in connection to the water main, use a 90 degree elbow and reducer instead of a 12x8 tee. Remove the stubbed 12" main and blow-off assembly south of the connection point.
2. A backflow prevention device is required on the service line for the irrigation system. A PVB type device will suffice. Call Garland Dalton at (757) 253-6836 for additional information if necessary.
3. Provide the irrigation design demands to confirm the irrigation meter sizing.
4. Provide an air release assembly on the water main at the high point, on the building side of the fire service vault. Show the ARV on the plan and profile.
5. On sheet 7, water main profile, a neoprene pad and sand cushion, from the bottom of the 18" storm pipe to the spring line of the water main, is required at station 11+14.
6. The fire flow must be specified on the Water Data Sheet.
7. The grinder pump station must be reviewed and approved by the DEQ. JCSA will provide a flow acceptance letter upon request, to accompany the submittal to the DEQ. An HRSD flow certification should not be required, since the receiving 12" force main has previously received a flow certificate.

Please call me at 253-6810 if you have any questions or require any additional information.

DWP/

Development Review Committee Report

April 26, 2000

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-045-99	Lightfoot Flea Market SP Amendment
SP-085-99	Villages at Westminster Recreation Center Amend.
SP-090-99	Centerville Bus Shelter
SP-095-99	Greensprings Greenway Phase 2
SP-114-99	Wellington Lift Station and Forcemain
SP-115-99	Nextel Communications Tower Amendment
SP-116-99	New Town Williamsburg James City County Courthouse
SP-140-99	Weathercrafters Expansion
SP-143-99	Wexford Hills Well W-28 No. 2
SP-001-00	Longhill Station Temporary Pump Station/Forcemain
SP-005-00	JCSA Well Facility W-33 Modification
SP-009-00	RE Berry Contractor Yard and Warehouse
SP-012-00	Eastern State Hospital -American Tower Co-Location
SP-022-00	Super 8 Van-Accessible Parking Relocation
SP-023-00	JCSA Water Main on Jamestown Road
SP-027-00	Seasons of Williamsburg
SP-028-00	Season's Trace Tower Co-Location
SP-030-00	Williamsburg Winery Force Main
SP-035-00	JCSA-Newport News Waterworks Interconnection
SP-038-00	JCSA Warhill Sewer Ext (Mallard Hill/Longhill Sta)
SP-039-00	St. Martin's Episcopal Church
SP-040-00	JCC District Park Sports Complex Concession Stands
SP-041-00	Advanced Vision Institute
SP-042-00	Ironbound Road Sidewalk
SP-043-00	Ford's Colony Chisel Run Pond Bridge Amendment
SP-046-00	Design Master Associates, Inc.
SP-047-00	PrimeCo Co-location at Brick Bat Road
SP-048-00	HRSD Williamsburg Treatment Plant Odor Control
SP-049-00	Kingsmill Whickem's Grant Storage Building
SP-050-00	Williamsburg Plantation Ph 1, SP Amendment
SP-051-00	Busch Gardens Escape from Pompeii Gift Shop Awning
SP-052-00	Powhatan Plantation Snack Bar Addition

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-047-99	Stonehouse Commerce Park - John Deere	5/ 3/2000
SP-061-99	Brandon Woods, Phase 2 Condominiums	11/ 2/2000
SP-065-99	King of Glory Lutheran Church Fenced Playgorund	6/23/2000
SP-086-99	Greensprings Plantation Recreational Vehicle Lot	8/ 4/2000
SP-094-99	UCP Limited Partnership	10/ 4/2000
SP-118-99	Smith Memorial Baptist Church Family Life Center	12/ 7/2000
SP-122-99	Powhatan Secondary E and S Plan	3/ 9/2001

SP-124-99	Williamsburg Dodge	3/ 6/2001
SP-127-99	Prime Retail Outlet Expansion	1/ 5/2001
SP-136-99	Busch Corp. Ctr. - Quarterland Commons, Phase 9	2/ 7/2001
SP-139-99	Strawberry Plains Center	2/ 7/2001
SP-008-00	Williamsburg Crossing - Riverside Pump Station Am.	2/28/2001
SP-011-00	Carolina Furniture Warehouse	3/ 1/2001
SP-013-00	Busch Brewery, Transportation Advantage, Ph. 2	2/28/2001
SP-016-00	Williamsburg Place Expansion	3/17/2001
SP-017-00	Kingsmill, River Bluffs, Phase 1, SP Amendment	3/ 8/2001
SP-019-00	Fenwick Hills Pump Station	2/21/2001
SP-020-00	J.W. Crossing	4/ 3/2001
SP-021-00	Ford's Colony Golf Course Comfort Station	4/ 7/2001
SP-024-00	Faith Baptist Church SP Amendment	3/27/2001
SP-032-00	JCSA - Well Facility W-1, System Improvements	4/ 6/2001
SP-037-00	Scavenger's Paradise Storage Shed	4/ 6/2001
SP-045-00	Walmart	4/ 3/2001

C. FINAL APPROVAL

DATE

SP-096-99	JCSA Lift Station 6-3 Access Road Improvements	4/12/2000
SP-123-99	Pocahontas Retirement Community	4/ 3/2000
SP-137-99	District Park - Williamsburg Indoor Sports Complex	4/10/2000
SP-138-99	Hankins Industrial Park - Wise Recycling	4/17/2000
SP-004-00	Stonehouse Community Recreation Center Expansion	4/21/2000
SP-010-00	Williamsburg Plantation Section 4, Units 39-53	4/20/2000
SP-014-00	Powhatan of Williamsburg Secondary Amendment	3/31/2000
SP-018-00	Fox Ridge Playground Picnic Pavillion	4/19/2000
SP-025-00	Living Word Church of God SP Amendment	4/ 7/2000
SP-029-00	John Tyler Tower Co-Location	4/ 7/2000
SP-031-00	Kiskiack Hills Clubhouse and Maintenance Amend.	4/10/2000
SP-033-00	Kingsmill Clubhouse/ Resort Amendment	4/ 6/2000
SP-034-00	Williamsburg Landing, Steers Addition	3/30/2000
SP-036-00	Williamsburg Plantation, Inc. Sec 3 SP Amendment	4/14/2000
SP-044-00	Busch Gardens - Roman Rapids Gift Shop Amendment	4/12/2000

D. EXPIRED

SP-043-98	Fenwick Hills Pump Station & Off-Site Sewer
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II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-038-97 Busch Corporate Center - Wheat Center
S-062-98 Ball Metal Conservation Easement
S-104-98 Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
S-013-99 JCSA Mission Bank ROW Acquisition
S-074-99 Longhill Station, Section 2B
S-081-99 Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans
S-086-99 Peleg's Point, Section 5
S-097-99 Waterford at Powhatan Sec., Natural Open Space
S-103-99 Greensprings West, Phase 3
S-110-99 George Wright & City of Newport News BLA
S-125-99 Grove Hill Estates Section 3
S-001-00 Season's Trace- Winter Park, Summer Trace BLA& LLE
S-004-00 Powhatan Enterprises BLA
S-006-00 Ewell Station, Lots 1, 4 & 5
S-020-00 Powhatan Place Townhomes
S-021-00 Jamestown LLC
S-022-00 CMM Properties (Tidewater Phys Therapy)
S-023-00 Walmart
S-024-00 Neck-O-Land Farm, Parcel C
S-025-00 Villages at Westminster, Phase 5, Section 2
S-026-00 Busch Corporate Center
S-027-00 Ethel Davis Estate
S-029-00 Kingsmill - Sandy's Fort, LPZ 7 & Lot 24
S-030-00 Vineyards at Jockey's Neck Ph 3 Dev Plans
S-031-00 Forrest Heights Road LLE lots 20 & 21
S-033-00 M.A. Rouland Estates "Saw Pit Tract" Parcel #4
S-034-00 The Pointe at Jamestown, Phase 2 Dev Plans
S-035-00 Mulberry Place

B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-023-97	Fenwick Hills, Phase I	2/ 9/2001
S-077-97	Landfall at Jamestown, Ph. 5, Dev. Plans	4/23/2001
S-019-99	Longhill Station Section 3 & 4	5/ 3/2000
S-039-99	Harwood - Pine Grove	6/24/2000
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans	9/ 2/2000
S-071-99	Springhill, Phase 2, BLA	8/24/2000
S-078-99	Powhatan of Williamsburg Secondary Phase 6-A	10/ 4/2000
S-079-99	Wellington Section 1	3/29/2001
S-080-99	Ford's Colony Section 32 Dev Plans	9/ 6/2000
S-087-99	Villages at Westminster Phase 4 Section 1	10/ 4/2000

S-104-99	Ford's Colony, Section 31, Lots 82-142	12/ 6/2000
S-127-99	Wexford Hills Phase 2 and 3 Dev. Plans	2/ 7/2001
S-007-00	Governor's Land, Parcel A, #51 and #47	4/ 4/2001
S-016-00	Villages at Westminster, Phase 5, Section 1	3/ 7/2001

C. FINAL APPROVAL

DATE

S-012-00	Busch Corp. Ctr.(DJG) Parcel 58-B & por. Parcel C	4/25/2000
S-017-00	Busch Corporate Center, Parcel 54A (Wheat Center)	4/ 7/2000
S-028-00	Greensprings West Phase 2 - BLA/LLE	4/ 3/2000
S-032-00	Stonehouse Commerce Park, Resub Sec C Parcel B	4/12/2000

D. EXPIRED

S-100-97	Landfall at Jamestown, Ph. 4, Dev. Plans
S-126-98	Powhatan Woods, Phase 2, Development Plans
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans
S-050-99	Stonehouse, Bent Tree, Phase 1

III. Development Review Committee Report

Case No. SP-46-00 Design Masters

Mr. Charles Records of AES Consulting Engineers has requested that the Planning Commission approve the proposed Warehouse/Light Manufacturing facility in the Stonehouse Commerce Park. The property is zoned PUD-C, Planned Unit Development Commercial and is designated Mixed Use on the Comprehensive Plan, and can further be identified as Parcel No. (1-46) on James City County Real Estate Tax Map No. (12-1). This case is under Planning Commission review due to the fact that the proposed building exceeds 30,000 square feet.

Action: The DRC recommended that the Planning Commission approve this case.

AGENDA

DEVELOPMENT REVIEW COMMITTEE

April 26, 2000

4:00 p.m.

**JAMES CITY COUNTY GOVERNMENT COMPLEX
Conference Room, Building E**

1. Roll Call
2. Minutes Meetings of March 1, 2000, March 29, 2000, and April 3, 2000
3. SP-46-00 Design Masters
4. Adjournment