

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING C, AT 4:00 P.M. ON THE 31st DAY OF MAY, TWO THOUSAND.

1. ROLL CALL

Mr. John Hagee, Chairman  
Mr. Martin Garrett  
Mr. Joe Poole

ALSO PRESENT

Ms. Tammy Rosario, Senior Planner  
Mr. Christopher Johnson, Planner  
Mr. Jim Breitbeil, Planning Technician

2. MINUTES

Upon unanimous vote, the minutes of the April 26, 2000, meeting were approved.

3. Case No. S-34-00. The Pointe at Jamestown, Phase 2

Mr. Johnson presented the staff report and stated that staff was recommending preliminary approval subject to the conditions in the staff report. Mr. Poole asked whether there would be any subsequent phases in this development. Mr. Johnson stated that the 93 lots in Phase 2 would be the final phase of development. Mr. Hagee asked if there were any agency comments that were of concern to staff. Mr. Johnson stated that he was unaware of any problems or issues associated with any of the agency comments. Ms. Dawn Lemon of DJG added that she had been in contact with the Environmental Division and the JCSA and felt that all of their comments could be resolved. Mr. Poole asked whether the stormwater management pond in this development contributed to the flooding problems at Jamestown 1607 during Hurricane Floyd. Mr. Henry Stephens of A & W, LLC responded that the pond did overflow during the storm but flooding was already occurring at Jamestown 1607 by the time the pond overflowed. With no further discussion, the DRC unanimously recommended preliminary approval.

4. Case No. S-35-00. Mulberry Place

Ms. Rosario presented the staff report and noted that staff recommended preliminary approval only for the lots not affected by the archaeology work. She also stated that there were several buffer items on which the DRC would need to vote. Mr. Henry Stephens, developer of the project, expressed his desire to have the DRC grant preliminary approval for all of the lots, as the latest archaeological report recommended no further investigation of the sites. Ms. Rosario responded that this recommendation would need to be reviewed and approved by the Planning Director with input from the Department of Historic Resources. After some discussion, the DRC decided to grant preliminary approval of lots 1-14 and 32-50 and to allow staff to grant preliminary approval for the remaining lots once they were satisfied with the archaeological work. Ms. Rosario then reviewed the buffer issues including the drainage structures, the storm water retention pond, and the utility easement. Mr. Stephens offered to move the grass swales into the adjacent lots, to which staff and the DRC agreed. Regarding the sediment trap and the pond, Ms. Rosario stated that the master plan did not anticipate intrusions into the buffer and that the adjacent property owners had been vocal about the

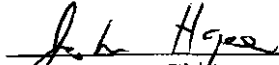
need for buffering during the rezoning. Mr. Stephens and Mr. Records stated they would continue to work with staff to minimize the effects of the traps and pond and to relocate the trail. The DRC agreed and requested that this item return to them for a final review. Finally, staff stated that they recommended approval of the utility easement through the right of way buffer, and the DRC concurred.

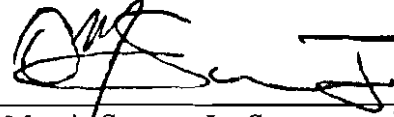
5. Case No. SP-86-99. Greensprings Plantation R.V. Lot

Mr. Breitbeil presented the staff report and stated the proposed RV Lot is consistent with the Greensprings Master Plan and recommended the DRC approved the fence design. The site is surrounded by either designated buffers or open space with a proposed fire station on the east side of the site. Mr. Poole asked if landscaping could be placed in lieu of using slats on the fence. Mr. Breitbeil stated that the applicant is in the process of requesting a waiver to the landscaping requirements. With no further discussion, the DRC unanimously recommended approval of the fence design as shown with the staff report.

6. Adjournment

There being no further business, the May 31, 2000, Development Review Committee meeting adjourned at approximately 4:30 p.m.

  
\_\_\_\_\_  
John Hagee, Chairman  
P:\DRC\MINUTES\2000\05-31-00.min.wpd

  
\_\_\_\_\_  
O. Marvin Sowers, Jr., Secretary

**SP-76-00**

**Mid-County Park Lighting Improvements**

Staff Report for the June 28, 2000 Development Review Committee Meeting

---

**SUMMARY FACTS**

**Applicant:** Mr. James Peters, AES Consulting Engineers

**Land Owner:** James City County Department of Parks and Recreation

**Proposed Use:** Lighting improvements at existing basketball courts, tennis courts, warm-up area and playground (Kidsburg)

**Location:** 3793 Ironbound Road, at the intersection of Powhatan Parkway

**Tax Map/Parcel:** (38-3) (10-14)

**Primary Service Area:** Inside

**Parcel Size:** 18.3 acres

**Existing Zoning:** R-4, Residential Planned Community

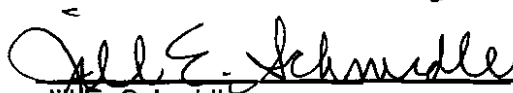
**Comprehensive Plan:** Park, Public, or Semi-Public Open Space

**Reason for DRC Review:** Section 15.2.22.32 of the Virginia State Code requires Planning Commission review. This code section states that no changes at a public park facility shall be allowed unless the Planning Commission finds the changes "substantially" consistent with the adopted Comprehensive Plan.

**Staff Contact:** Jill E. Schmidle, Senior Planner. 253-6685.

**STAFF RECOMMENDATION**

The 1997 Comprehensive Plan designates Mid-County Park as Park, Public or Semi-Public Open Space. Staff finds the proposal consistent with the Comprehensive Plan since the park will serve the county and region as a whole, and because it is a public facility owned and operated by James City County. Staff recommends the Development Review Committee find the lighting improvements to Mid-County Park substantially consistent with the adopted Comprehensive Plan.

  
Jill E. Schmidle

Attachments:

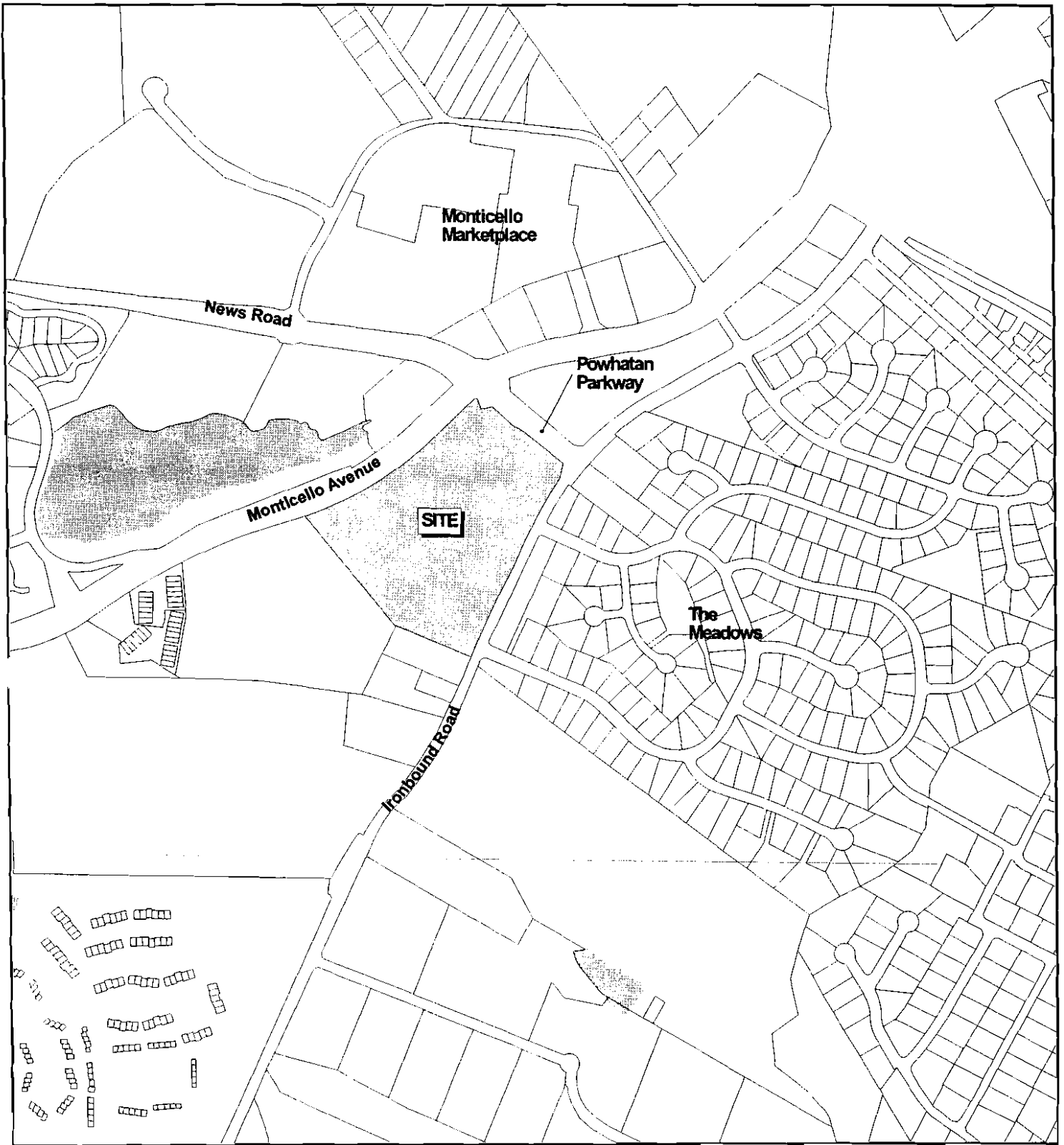
1. Location Map
2. Site Plan
3. Additional Agency Comments

### **Additional Agency Comments**

Case No. SP-76-00, Mid-County Park Lighting Improvements

#### **Planning:**

1. Please clarify which lighting fixture will be used for the playground (P1, P2, P3). The fixture diagram shows the LS-SC2 model for the playground, but the lighting schedule lists the LS-LV8 model for the playground. Please revise.



**SP-76-00**

# Mid County Park Lighting Improvements

400 0 400 800 Feet



**Master Plan MP-02-00**  
**Williamsburg Plantation Master Plan Amendment**  
Staff Report for June 28, 2000 Development Review Committee

---

SUMMARY FACTS

**Applicant:** Deirdre Wells, AES Consulting Engineers

**Landowner:** Williamsburg Plantation, Inc.

**Proposed Use:** 303 Dwelling Units (timeshares)

**Location:** 4870 Longhill Road

**Tax Map/ Parcel:** (32-4)(1-26C)

**Primary Service Area:** Inside

**Parcel Size:** 75.65 acres

**Existing Zoning:** R-2, General Residential

**Comprehensive Plan:** Low Density Residential

**Reason for DRC Review:** Williamsburg Plantation, a low-density cluster development, approved under the old cluster guidelines, is requesting a Master Plan amendment. Two notable changes are first, the creation of two units in Beverly Grove Court, which is a response to losing eight units in Indian Fields Way due to the widening of Route 199, and second, the reduction of existing wooded areas. Both of these are issues based around previously approved master plan density bonuses. The density bonus changes are cause for DRC review and decision.

**Staff Contact:** Ben Thompson Phone: 253-6685

*STAFF RECOMMENDATION:*

Williamsburg Plantation's original subdivision master plan received several density bonuses to bring their housing stock to 4 units per acre. The density allowance was grandfathered and approved under Section 20-508 of the Zoning Ordinance (7/6/92). This section gave specific bonuses a site could receive, thus allowing them to develop at a higher density.

One of the bonuses granted to Williamsburg Plantation dealt with the preservation of existing wooded area. The site's wooded area in question contains rotting and broken trees. Therefore, the applicant proposes a clearing and replacement of this area with landscaped open-space. In case no. S-83-93, the DRC gave the development a density bonus of 15 percent for the preservation of 20 percent of the site's existing wooded area. With the proposed clearing, Williamsburg Plantation will fall short of the 20 percent preserved area thus losing their 15 percent density bonus. However, Williamsburg Plantation presently exceeds the density bonus, which brings them to the maximum dwelling units of 4/ per acre, by 15 percent. Therefore, the master plan still meets the density bonus, which allows them to develop at the maximum of 4 units per acre. The following chart breaks down the previous bonuses earned by the development and the bonus adjustment for the proposed amendment.

Density Bonus Approved as part of Master Plan S-83-93

1.	Sidewalks	20%
2.	50' Additional Scenic Easement Along Longhill Road	10%
3.	Major Recreational Area	30%
4.	Preserve Wooded Area (old)	15%
	(new)	0%
	<b>Total Possible Bonus (old)</b>	<b>75%</b>
	<b>(new)</b>	<b>60%</b>
	<b>Old Bonus Received</b>	<b>60%</b>

The new density calculation and determination is as follows:

$$\begin{aligned} \text{Total Site Area} \times \text{Low Density Dwelling Units} \times \text{Density Bonus} &= \\ \text{Bonus Units} & \\ 75.97 \times 2.5 \times 0.60 &= 113.955 \end{aligned}$$

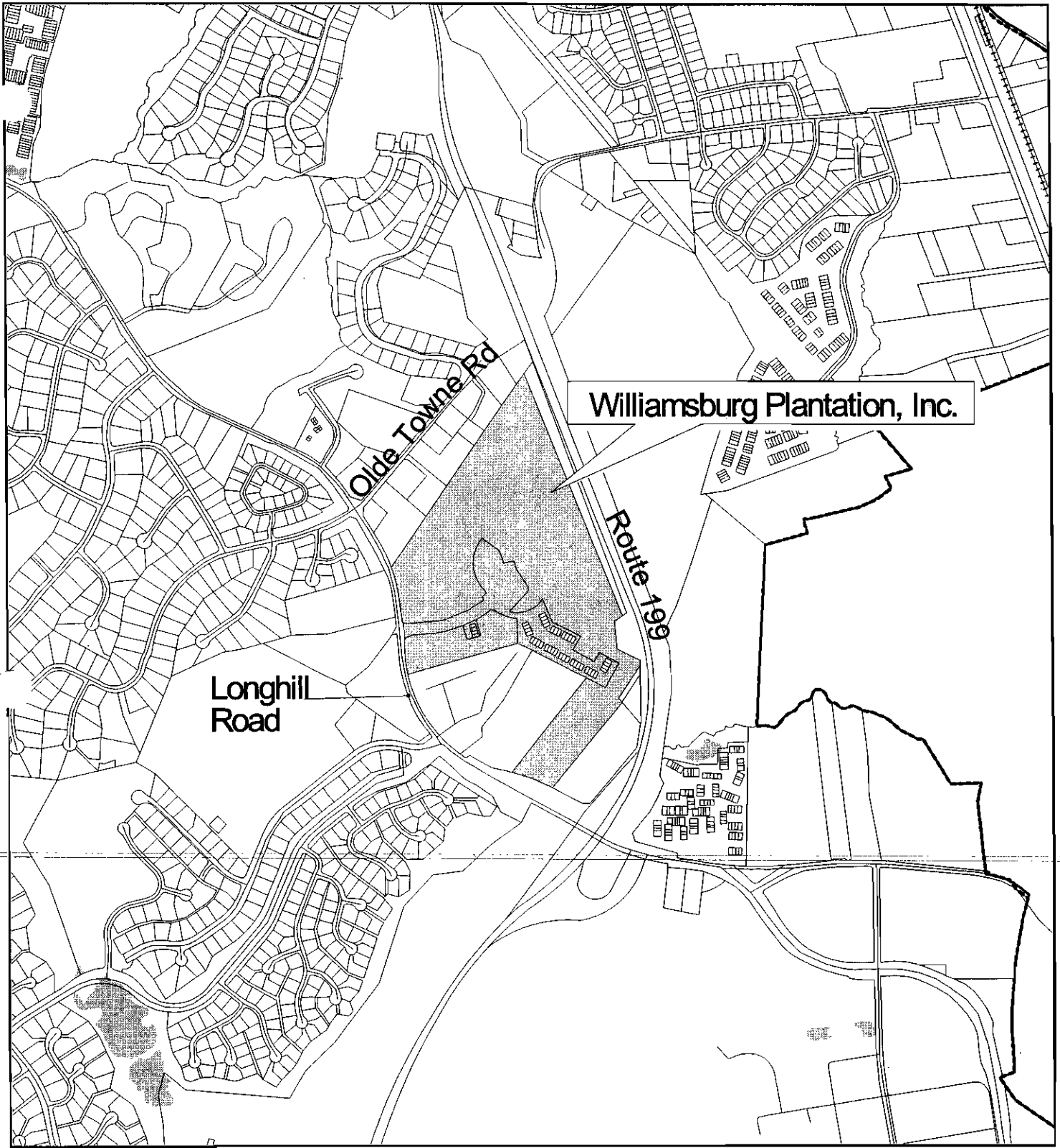
$$\begin{aligned} \text{Total Number of Units Requested} + \text{Total Number of Bonus Units} &= \text{Total Units} \\ 189.925 + 113.955 &= 303.88 \end{aligned}$$

This calculation holds the applicant to their 303 requested dwelling units.

Therefore, staff recommends the DRC grant approval of the master plan amendment, as the proposed changes continue to conform to the original master plan.



Benjamin A. Thompson



**MP-02-00**  
**Williamsburg Plantation**  
**Master Plan Amendment**

0

4000 Feet





**Subdivision S-40-00  
Westmoreland, Sections 3 & 4**

Staff Report for the June 28, 2000 Development Review Committee Meeting

---

SUMMARY FACTS

**Applicant:** Mr. Robert Hornsby, Charter L. L. C.

**Proposed Use:** 36-lot subdivision

**Location:** On the north side of Olde Towne Road near the intersection of Olde Towne Road and Route 199

**Tax Map/Parcel:** (32-4)(1-1)

**Primary Service Area:** Inside

**Parcel Size:** 20.46 acres

**Existing Zoning:** R-2, General Residential

**Comprehensive Plan:** Low Density Residential

**Reason for DRC review:** Section 19-24 of the Subdivision Ordinance requires any major subdivisions which do not have approved conceptual plans to be reviewed by the Planning Commission.

**Staff Contact:** Tamara A. M. Rosario      Phone: 253-6685

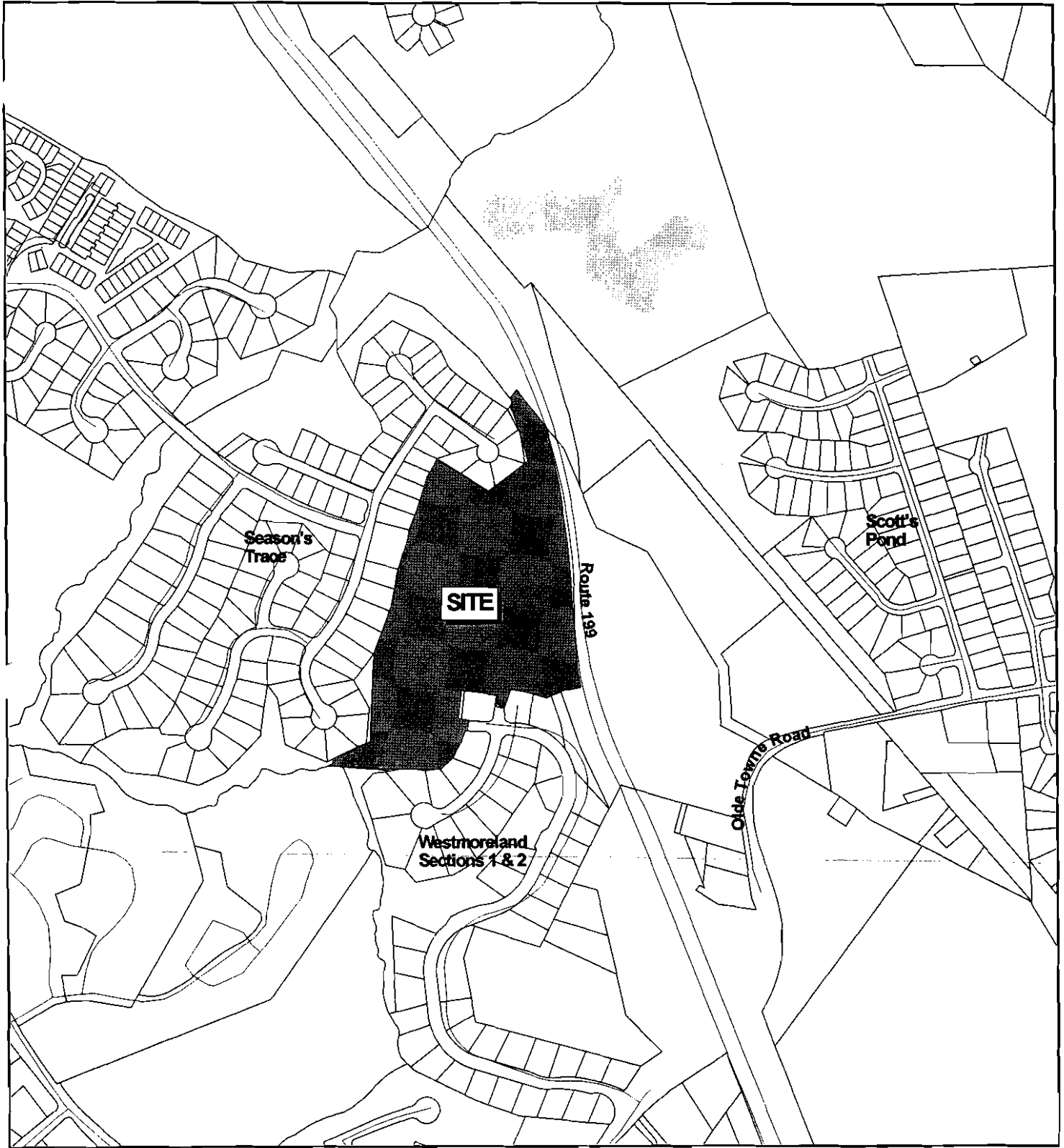
STAFF RECOMMENDATION

No proffers exist on the property, and the property is grandfathered under the pre-1997 R-2 zoning district. Staff recommends the DRC grant preliminary approval contingent upon the attached and forthcoming agency comments.

  
Tamara A. M. Rosario

Attachments:

1. Location map
2. Agency comments



**S-40-00**

**Westmoreland Sections 3 and 4**

300 0 300 600 Feet



## AGENCY COMMENTS

### Planning

1. Please provide an area tabulation on the preliminary plat which includes the total acreage, acreage of subdivided area, and number of lots.
2. Please demonstrate that the entire development meets the open space requirements of the R-2 zoning district. Specifically, 15% of the net developable area of the site must be set aside for recreation or conservation and recreation purposes. The required open space may not include non-developable area or proposed or existing utility easements or drainage facilities. The land must be suitable for the recreational use intended, with adequate access, and no more than 50 percent of the required open space shall be used for active recreational uses. Please provide evidence that satisfactory arrangements will be made for the perpetual preservation of the designated open space areas.
3. Please note zoning and tax map and parcel number of the parent parcel on the preliminary plat.
4. Please add the wetlands note referenced in Section 19-29(g) of the Subdivision Ordinance on the preliminary plat.

### JCSA

Please see the attached comment letter previously forwarded to the applicant.

### Environmental Division

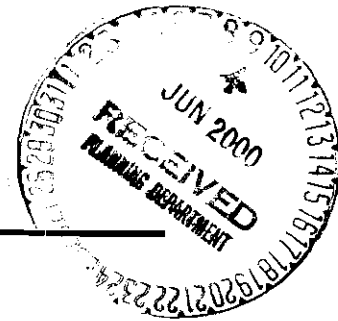
Please see the attached comment letter previously forwarded to the applicant.

### VDOT

Comments will be forthcoming.

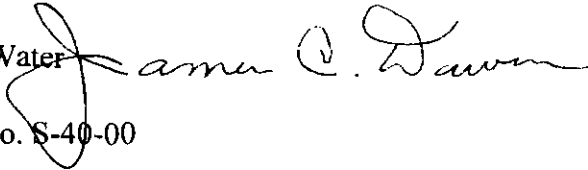


## MEMORANDUM



Date: June 9, 2000

To: Tammy Mayer Rosario, Senior Planner

From: James C. Dawson, P.E., Chief Engineer - Water 

Subject: Westmoreland Sections III and IV, Case No. S-40-00

We reviewed the construction plans, Water data sheet, and sanitary sewer data sheet for the above project you forwarded on May 25, 2000, and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

1. The JCSA Standards and Specifications for Water Distribution Systems state "Dead ends shall be minimized by looping of all lines where possible." This project provides an opportunity to connect the water distribution systems of Westmoreland and Seasons Trace and eliminate two dead-end systems. This connection will improve reliability by providing a second source for both systems. This connection will also reduce the need for JCSA to flush both systems to maintain water quality.

This connection can be made by extending an 8-inch waterline to the waterline in Kestrel Court or to the waterline in Teal Way. Please contact me at (757)253-6677 to discuss these options and any other possible alignments you consider feasible.

2. The Fire Department must approve the number and location of fire hydrants for this project during the design so the waterline(s) can be sized appropriately.
3. Describe how the contractor will maintain water service to lots 9, 10, and 11 in Section II since their service connections appear to be beyond the last mainline valves.

Please call me at 253-6677 if you have any questions or require any additional information.

JCD/

ENVIRONMENTAL DIVISION REVIEW COMMENTS  
WESTMORELAND PHASES 3 AND 4  
PLAN NO. S-40-00  
JUNE 16, 2000



1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
4. An Inspection/Maintenance Agreement shall be executed with the county for the BMP facility for this project.
5. As-built drawings must be provided for the detention basin on completion. Also, a note shall be provided on the plan stating that upon completion, the construction of the dam will be certified by a professional engineer who has inspected the structure during construction.
6. Revise the streetlight layout as follows:
  - A. Provide lights between lots 1 / 2, 18/19, 24/25 and at the corner of lot 36 adjacent to the BMP.
  - B. Delete the lights between lots 3/4, and 35/36.
7. A streetlight rental fee for seven lights must be paid prior to the recordation of the subdivision plat.
8. Show any temporary soil stockpile areas, staging and equipment storage areas.
9. Identify any off-site land disturbing areas required with proper erosion control measures.
10. Paved Ditch. Pave the ditch on the right side of Pennington Place from station 12+50 to the point where it ties into the existing culvert pipe for lot 9 of Section 2 as shown on the plan. The Subdivision Ordinance requires that all ditches need to be paved where the longitudinal slope of the road is less than 0.75%.
11. Paved Ditch. The same comment made in item 10 applies to the cul-de-sac for Pennington Place. The ditches need to be paved between structures 2 and 3.
12. Forebays. The use of forebays in place of sediment traps was approved as an erosion control measure for the Ford's Colony subdivision only. This decision was based on their unique type of development sequencing and their ability to have the site contractor working on site throughout the life of the project. Delete the forebays from the plan, and replace with a properly sized sediment trap. This trap should be located in the storm sewer easement between lots 10 and 11. The flared end section and the outfall pipe should be constructed as a first step measure, leaving out the final few sections of pipe. The sediment trap can then be built, in the easement, between the existing outfall pipe and the proposed drainage inlet. Flexible pipe can be attached to the RCP, run through the embankment of the trap, turned up, perforated, and surrounded by number 1 stone. This type of modified trap has been used throughout the county with great success. A detail can be provided if needed.

13. Standard Notes. Revise standard note 18 on sheet 9 to state that the sediment trap will remain in place until 60% of the lots have homes constructed on them and are stabilized or 75% of the lots are sold to an unrelated third party (a bulk sale to another builder would not satisfy this requirement).
14. Diversion Dikes. Provide diversion dikes along the cleared rights of way, to divert runoff into the traps and basins, until the roadside ditches have been graded. This will also divert clean runoff away from the project in certain areas, thus improving the function of the erosion control measures. The locations for the diversion dikes is on the right side of Pennington Place from between lots 7/8 to the proposed sediment trap between lots 10 and 11, and on the left side of Westmoreland Drive from between lots 34/35 to the sediment basin.
14. Sequence of Construction. Modify the sequence of construction on sheet 9 to include the diversion dikes, sediment trap, and the phasing of the installation of portions of the storm drain outfall pipe as detailed in a previous comment. Remove reference to the forebays.
15. Wetlands. Provide evidence that any necessary wetlands permits are being pursued, have been obtained or have not expired for this project.
16. Lot-to-Lot Drainage. Address or provide a plan to prevent conveyance of increased or concentrated drainage due to lot development at the following locations: 11, 12, 13, and 30. This plan needs to ensure additional runoff is not directed to existing lots 38 and 39 of Heron Run or in Seasons Trace, Section 12.
17. Drainage Channel. Show the location of the existing drainage channel that is located in Heron Run connecting to this project. It is probably located in the vicinity of lots 13 or 30 and can be used to help address the issue identified in comment 16.
18. Open Space Credit. Natural Open Space areas as claimed in the standard BMP worksheet shall be placed in undisturbed common areas or conservation easements. If any of the open space areas in this section are to be used for BMP credits, easements must be provided.
19. Drainage Map. Provide a drainage map showing the drainage area for the BMP. Include the size of each drainage area as well as the time of concentration.
20. Offsite Channel Adequacy. Submit adequacy analyses for all receiving drainage facilities, whether natural (swales, channels, etc.) or man-made (pipes, culverts, etc.). Adequacy computations are required to verify that natural channels are adequate for velocity and capacity using the 2-year design storm event and man-made channels are adequate for velocity based on the 2-year event and for capacity based on the 10-year event. As the BMP does not provide stream channel protection, include a verification that its channel is adequate for the routed discharge.
21. BMP Configuration/Aesthetics. Chapter 24 of the Zoning Ordinance, Section 24-98(d) requires that provision needs to be made in the layout of the BMP to protect and provide for adequate screening, separation, and buffer from adjoining properties or the general public's view. Provisions may include use of innovative structural design, berms, landscaping or curvilinear shaping to make the facility have a more aesthetic appearance, complement the existing topography and blend with the natural character of the site. For this particular BMP, the riser and anti-vortex device are very large and will sit above the normal pool. To be more aesthetic, an EW-11 type outlet device needs to be used to improve the aesthetics. This design has been used by AES in many other BMPs and allows the outlet to conform to the

slope of the basin.

22. **Outfall Protection.** There is a large riprap area immediately adjacent to the roadway opposite station 43+00 of Westmoreland Drive. It is unclear why this is so large. It would be more aesthetic to reduce this to the width of the channel leading to the forebay.
23. **Riprap.** Change the designation of riprap class from A1 to Class I.
24. **Concrete Outlet Barrel.** Specify watertight reinforced concrete pipe meeting the requirements of ASTM C361 for the pond outlet barrel.
25. **Anti-Seep Collars.** Provide a detail for the anti-seep collars for the pond barrel with appropriate details; use of concrete collars is required.
26. **Pond WSEL.** Label the 100-year design water surface elevation that is shown on the pond plan on sheet 4.
27. **Geotechnical.** Please submit the geotechnical report referenced on drawings for the BMP facility. This is needed to verify the design parameters stated for the facility such as the cutoff trench, anti-seep collars, etc.
28. **Drainage Easement.** Increase the width of the drainage easement between lots 10 and 11 from 15 feet to 20 feet.
29. **Note Revision.** On sheet 4, revise the note at station 10+24 Pennington to state that it applies to the right side not the left side paved ditch.
30. **Aquatic Bench.** In order to better support the wetlands vegetation specified, the aquatic bench needs to be revised to slope gradually from 0 to 12 inches over its 15 foot width, beginning at the shoreline.
31. **Pond Landscaping.** Specify the amount of each type of plant or tree to be provided on the aquatic bench or in the buffer. Also add Soft Rush to the types of plants to be planted in the buffer.

**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 6/1/2000 THROUGH: 6/28/2000

June 28, 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-116-99	New Town Williamsburg James City County Courthouse
SP-140-99	Weathercrafters Expansion
SP-023-00	JCSA Water Main on Jamestown Road
SP-038-00	JCSA Warhill Sewer Ext (Mallard Hill/Longhill Sta)
SP-039-00	St. Martin's Episcopal Church
SP-042-00	Ironbound Road Sidewalk
SP-058-00	Camp Chickahominy Shelter
SP-059-00	Captain George's SP Amendment -- Gazebo
SP-061-00	Ford's Colony Surplus Parking Area SP Amendment
SP-063-00	U.S. Post Office / Monticello Branch
SP-064-00	Ford's Colony Golf Cart Staging Area SP Amendment
SP-065-00	Ford's Colony Golf Course Comfort Station SP Amend
SP-066-00	Ford's Colony Berm Plan @ Centerville & Blackheath
SP-068-00	Jamestown Road Sidewalk Plan
SP-069-00	Williamsburg Pottery Non-Potable water line
SP-070-00	Busch Corp., Print Pack Compressor Bldg. Addition
SP-071-00	Busch Gardens Paint Booth Enclosure
SP-072-00	Kingsmill - Busch Corporate Residence Amendment
SP-074-00	Greensprings - Patriots Colony, Phase 2, Amendment
SP-075-00	Williamsburg National Golf Course SP Amendment
SP-076-00	Mid County Park Lighting Improvements
SP-077-00	Busch Gardens Expansion 2001
SP-078-00	Tidewater Physical Therapy Amendment
SP-079-00	BASF - Leachate Distribution System
SP-080-00	Wellington Cross Country Sewer Main
SP-081-00	Custom Builders Supply Storage Rack

**B. PENDING FINAL APPROVAL**

SP-061-99 Brandon Woods, Phase 2 Condominiums

**EXPIRE DATE**

11/ 2/2000



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-124-99	Williamsburg Dodge	3/ 6/2001
SP-127-99	Prime Retail Outlet Expansion	1/ 5/2001
SP-143-99	Wexford Hills Well W-28 No. 2	5/18/2001
SP-005-00	JCSA Well Facility W-33 Modification	5/25/2001
SP-008-00	Williamsburg Crossing - Riverside Pump Station Am.	2/28/2001
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-024-00	Faith Baptist Church SP Amendment	3/27/2001
SP-032-00	JCSA - Well Facility W-1, System Improvements	4/ 6/2001
SP-041-00	Advanced Vision Institute	5/ 3/2001
SP-045-00	Walmart	4/ 3/2001
SP-046-00	Design Master Associates, Inc.	5/ 1/2001
SP-048-00	HRSD Williamsburg Treatment Plant Odor Control	5/ 4/2001
SP-057-00	Williamsburg Heating and Air Conditioning	6/14/2001

**C. FINAL APPROVAL**

**DATE**

SP-089-99	The Midlands Office Building	6/ 6/2000
SP-115-99	Nextel Communications Tower Amendment	6/ 6/2000
SP-139-99	Strawberry Plains Center	6/ 1/2000
SP-011-00	Carolina Furniture Warehouse	6/ 9/2000
SP-027-00	Seasons of Williamsburg	6/ 6/2000
SP-035-00	JCSA-Newport News Waterworks Interconnection	6/12/2000
SP-037-00	Scavenger's Paradise Storage Shed	6/12/2000
SP-040-00	JCC District Park Sports Complex Concession Stands	6/ 6/2000
SP-043-00	Ford's Colony Chisel Run Pedestrian Bridge Amndmnt	6/16/2000
SP-049-00	Kingsmill - Wickham's Grant, Storage Building	6/13/2000
SP-055-00	Lafayette High School Trailers	6/19/2000
SP-056-00	Jamestown High School Trailers	6/19/2000
SP-060-00	Stonehouse Community Rec Center SP Amendment	6/16/2000
SP-062-00	Powhatan Office Park SP Amendment	6/ 9/2000
SP-067-00	Busch Gardens Royal Palace Lighting Catwalk Addtn	6/ 7/2000
SP-073-00	Mid-County Park Sidewalk Improvements	6/14/2000

**D. EXPIRED**

SP-043-98	Fenwick Hills Pump Station & Off-Site Sewer
-----------	---

## 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-004-00 Powhatan Enterprises BLA  
S-006-00 Ewell Station, Lots 1, 4 & 5  
S-020-00 Powhatan Place Townhomes  
S-024-00 Neck-O-Land Farm, Parcel C  
S-025-00 Villages at Westminster, Phase 5, Section 2  
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-035-00 Mulberry Place  
S-036-00 Casey property subdivision & BLE - Windsor Meade  
S-037-00 J.W. Crossing Parcel 1-3  
S-040-00 Westmoreland Sections 3 & 4  
S-041-00 Powhatan Secondary, Phase 6B  
S-043-00 C.C. Casey / JCSA subdivision - Tewning Road  
S-044-00 Ford's Colony, Section 31, Lots 82-142  
S-045-00 Scott's Pond, Section 2  
S-047-00 Hankins Industrial Park Road Extension

### B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-023-97	Fenwick Hills, Phase I	2/ 9/2001
S-077-97	Landfall at Jamestown, Phase 5	4/23/2001
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	4/26/2002
S-039-99	Harwood - Pine Grove	6/23/2001
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans	9/ 2/2000
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-104-99	Ford's Colony, Section 31, Lots 82-142 Dev Plans	12/ 6/2000
S-127-99	Wexford Hills Phase 2 and 3 Dev. Plans	2/ 7/2001

Wednesday, June 28, 2000

S-007-00 Governor's Land, Parcel A, #51 and #47  
S-034-00 The Pointe at Jamestown, Phase 2 Dev Plans

Page 3 of 4

4/ 4/2001  
6/ 5/2001

**C. FINAL APPROVAL**

S-042-00 Troy H. Lapetina & Elizabeth M. Farmer BLA  
S-046-00 West Property - Right-of-Way Dedication to VDOT

**DATE**

6/12/2000  
6/20/200

**D. EXPIRED**

S-126-98 Powhatan Woods, Phase 2, Development Plans  
S-050-99 Stonehouse, Bent Tree, Phase 1

### III. Development Review Committee

#### **Case SP-76-00 Mid County Park Lighting Improvements**

Mr. James Peters of AES Consulting Engineers has requested that the Planning Commission approve lighting improvements at the existing basketball courts, tennis courts, warm-up area and playground (Kidsburg) located at 3793 Ironbound Road, at the intersection of Powhatan Parkway, located in the Berkeley District. The property is zoned R-4, Residential Planned Community; and is designated Park, Public, or Semi-Public Open Space on the JCC Comprehensive Plan. The property can be further identified as parcel No. (10-14) on the James City County Real Estate Tax Map No. (38-3). This case comes to the Development Review Committee because Section 15.2.22.32 of the Virginia State Code requires Planning Commission review. This code section states that no changes at a public park facility shall be allowed unless the Planning Commission finds the changes “substantially” consistent with the adopted Comprehensive Plan.

**Action:** After discussing the hours of nighttime operation and the staffing at Mid County Park the Committee voted 3-0 to find the lighting improvements “Substantially” consistent with the adopted Comprehensive Plan.

#### **Case MP-2-00 Williamsburg Plantation Master Plan Amendment**

Ms. Deirdre Wells of AES Consulting has requested on behalf of Williamsburg Plantation, Inc. That the Planning Commission approve a Master Plan Amendment to Williamsburg Plantation which consist of 303 dwelling units (timeshares). The property is located at 4870 Longhill Road. The property is zoned R-2, General Residential and is designated Low Density Residential on the JCC Comprehensive Plan. The property can be further identified as parcel No. (1-26C) on the James City County Real Estate Tax Map No. (32-4). This comes to the Development Review Committee because Williamsburg Plantation, a low-density cluster development, approved under the old cluster guidelines, is requesting a Master Plan Amendment. Two notable changes are first, the creation of two units in Beverly Grove Court, which is a response to losing eight units in Indian Fields Way due to the widening of Route 199, and second, the reduction of existing wooded areas. Both of these are issues based around previously approved master plan density bonuses. The density bonus changes are cause for DRC review and decision.

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

#### **Case SP-59-00 Captain George’s Restaurant SP Amendment-Gazebo**

William J. Millard of Captain George’s Restaurant has requested that the Planning Commission approve the installation of a Gazebo to be located at 5363 Richmond Road. The property is zoned B-1; General Business; and is designated neighborhood Commercial on the JCC Comprehensive Plan. The property can be further identified as parcel No (1-25) on James City County Real Estate Tax Map (33-3). This case comes to the Development Review Committee because the applicant has requested a setback reduction. Section 24-393 of the Zoning Ordinance states that a site plan may be considered for a setback reduction, if the reduction does not negatively impact adjacent property owners; and if one or more of the following criteria are met: (in short)

- A. The adjacent properties have setbacks that are nonconforming with this section.
- B. The applicant has offered extraordinary site design, which better meets the Development Standards of the Comprehensive Plan.

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

**Case S-40-00**

**Westmoreland Section 3 & 4**

Mr. Robert Hornsby has requested that the Planning Commission approve a 36-lot subdivision on the north side of Olde Towne Road near the intersection of Olde Towne Road and Route 199. The property is zoned R-2; General Residential, and is designated Low Density Residential on the JCC Comprehensive Plan. The property can be further identified as parcel No. (1-1) on James City County Real Estate Tax Map No. (32-4). This case comes to the Development Review Committee because Section 19-24 of the Subdivision Ordinance requires any major subdivisions, which do not have approved conceptual plans to be review by the Planning Commission.

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

## Site Plan SP-59-00

### Captain George's Seafood Restaurant- Gazebo

Staff Report for the June 28, 2000 Development Review Committee Meeting

---

#### SUMMARY FACTS

**Applicant:** William J. Millard

**Land Owner:** Captain George's Seafood Restaurant

**Proposed Use:** Gazebo

**Location:** 5363 Richmond Road

**Tax Map/ Parcel:** (33-3)(1-25)

**Primary Service Area:** Inside

**Parcel Size:** 5.0 acres

**Existing Zoning:** General Business

**Comprehensive Plan:** Neighborhood Commercial

**Reason for DRC review:** The applicant has requested a setback reduction. Section 24-393 of the Zoning Ordinance states that a site plan may be considered for a for a setback reduction if the reduction does not does not negatively impact adjacent property owners; and if one or more of the following criteria are met: (in short)

- A. The adjacent properties have setbacks that are non-conforming with this section.
- B. The applicant has offered extraordinary site design which better meets the Development Standards of the Comprehensive Plan.

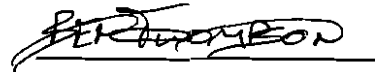
**Staff Contact:** Benjamin A. Thompson Phone: 253-6685

#### *STAFF RECOMMENDATION*

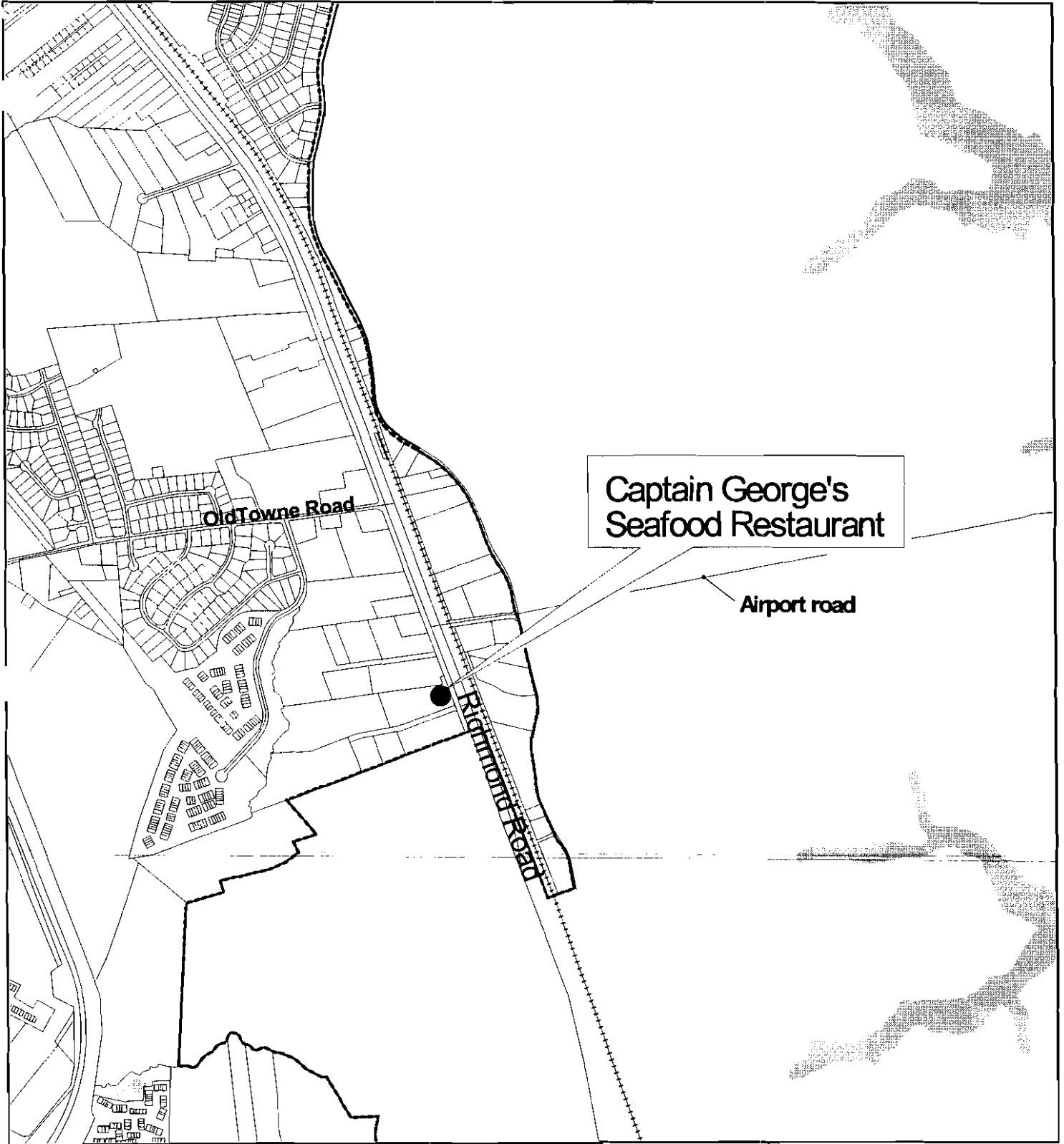
The applicant proposes placing the gazebo 45ft from the right-of-way rather than the 50 ft. as required by the Zoning Ordinance. The gazebo will be placed along Stratford Road, a private right-of-way and the entrance to the property. This private right-of-way is a shared easement for the Ramada Inn, Captain George's, the Pittsilide's Land Trust Property, and Stratford Apartments. As stated above, Section 24-393 states that the DRC

may grant a setback reduction under specific circumstances. The specifics that staff believes qualify Captain George's Seafood Restaurant for an exception are an excellent site plan and that the adjacent development has a non-conforming setback. The submitted site plan places the gazebo in a landscape bed, which currently exceeds JCC landscape regulations. They have also added plantings around the structure itself to increase the aesthetics and act as a buffer. Currently, the adjacent development south of Stratford Road (Ramada Inn) lacks the appropriate setback as it abuts the right-of-way. Based on these facts staff feels that this site plan does not negatively impact adjacent property owners and conforms to Section 24-393 of the Zoning Ordinance.

Therefore, staff recommends the DRC grant approval of the requested setback reduction and placement of a gazebo on the Captain George's Seafood Restaurant property.



Benjamin A. Thompson,  
Planning



**Case Number: SP-59-00**

**Case Name: Captain George's Gazebo  
Site Plan Amendment**

700 0 700 1400 Feet

N





**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT  
FROM: 6/29/2000 THROUGH: 8/1/2000**

**August 2, 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-116-99	New Town Williamsburg James City County Courthouse
SP-140-99	Weathercrafters Expansion
SP-023-00	JCSA Water Main on Jamestown Road
SP-039-00	St. Martin's Episcopal Church
SP-042-00	Ironbound Road Sidewalk
SP-058-00	Camp Chickahominy Shelter
SP-059-00	Captain George's SP Amendment -- Gazebo
SP-063-00	U.S. Post Office / Monticello Branch
SP-066-00	Ford's Colony Berm Plan @ Centerville & Blackheath
SP-068-00	Jamestown Road Sidewalk Plan
SP-069-00	Williamsburg Pottery Non-Potable water line
SP-072-00	Kingsmill - Busch Corporate Residence Amendment
SP-077-00	Busch Gardens Expansion 2001
SP-079-00	BASF - Leachate Distribution System
SP-080-00	Wellington Cross Country Sewer Main
SP-081-00	Custom Builders Supply Storage Rack
SP-082-00	LaGrange Parkway Extension
SP-083-00	Reiman Residence @ Williamsburg Landing
SP-084-00	Bethel Restoration Center - E&S Control Plan
SP-087-00	A-B Brewery - Contractor Employee Parking Facility
SP-088-00	Anheuser-Busch Transportation Advantage Ph. II
SP-089-00	Stonehouse - Solarex - Truck Access Amendment
SP-090-00	Kingswood Pool and Recreation Center
SP-091-00	Kingsmill Operation Building
SP-092-00	Patriot's Colony Continuing Care Retirement Comm.

**B. PENDING FINAL APPROVAL**

	<b>EXPIRE DATE</b>
SP-061-99      Brandon Woods, Phase 2 Condominiums	11/ 2/2000
SP-094-99      UCP Limited Partnership	10/ 4/2000
SP-114-99      Wellington Lift Station and Forcemain	7/27/2001

SP-118-99	Smith Memorial Baptist Church Family Life Center	12/ 7/2000
SP-124-99	Williamsburg Dodge	3/ 6/2001
SP-008-00	Williamsburg Crossing - Riverside Pump Station Am.	2/28/2001
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-032-00	JCSA - Well Facility W-1, System Improvements	4/ 6/2001
SP-041-00	Advanced Vision Institute	5/ 3/2001
SP-045-00	Walmart	4/ 3/2001
SP-046-00	Design Master Associates, Inc.	5/ 1/2001
SP-057-00	Williamsburg Heating and Air Conditioning	6/14/2001

**C. FINAL APPROVAL**

**DATE**

SP-086-99	Greensprings Plantation Recreational Vehicle Lot	7/ 6/2000
SP-127-99	Prime Retail Outlet Expansion	7/ 5/2000
SP-143-99	Wexford Hills Well W-28 No. 2	7/26/2000
SP-005-00	JCSA Well Facility W-33 Modification	7/ 7/2000
SP-024-00	Faith Baptist Church SP Amendment	7/28/2000
SP-048-00	HRSD Williamsburg Treatment Plant Odor Control	7/18/2000
SP-061-00	Ford's Colony Surplus Parking Area SP Amendment	6/30/2000
SP-064-00	Ford's Colony Golf Cart Staging Area SP Amendment	7/ 6/2000
SP-065-00	Ford's Colony Golf Course Comfort Station SP Amend	6/30/2000
SP-070-00	Printpak, Compressor Building Addition	7/ 6/2000
SP-071-00	Busch Gardens Paint Booth Enclosure	6/29/2000
SP-074-00	Greensprings - Patriots Colony, Phase 2, Amendment	7/ 6/2000
SP-075-00	Williamsburg National Golf Course SP Amendment	7/20/2000
SP-076-00	Mid County Park Lighting Improvements	7/ 6/2000
SP-078-00	Tidewater Physical Therapy Amendment	7/ 5/2000
SP-085-00	Busch Gardens - Haunted House	7/25/2000
SP-086-00	Brandon Woods, Phase 2-A	7/14/2000

**D. EXPIRED**

SP-043-98	Fenwick Hills Pump Station & Off-Site Sewer
-----------	---

## 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 White & City of Newport News BLA  
S-006-00 Ewell Station, Lots 1, 4 & 5  
S-020-00 Powhatan Place Townhomes  
S-024-00 Neck-O-Land Farm, Parcel C  
S-025-00 Villages at Westminster, Phase 5, Section 2  
S-027-00 Ethel Davis Estate  
S-030-00 Vineyards at Jockey's Neck Ph 3 Dev Plans  
S-035-00 Mulberry Place  
S-036-00 Casey property subdivision & BLE - Windsor Meade  
S-037-00 J.W. Crossing Parcel 1-3  
S-040-00 Westmoreland Sections 3 & 4  
S-041-00 Powhatan Secondary, Phase 6B  
S-043-00 C.C. Casey / JCSA subdivision - Tewning Road  
S-044-00 Ford's Colony, Section 31, Lots 82-142  
S-045-00 Scott's Pond, Section 2  
S-047-00 Hankins Industrial Park Road Extension  
S-050-00 Indigo Heights  
S-051-00 Longhill Station Section 4  
S-052-00 Williamsburg Crossing Parcel 30, Part of Parcel 2  
S-053-00 Ford's Colony Section XIVA, lots(1-12)  
S-054-00 Waterford at Powhatan Secondary, Phase 25  
S-055-00 Waterford at Powhatan Secondary, Phase 9

### B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-023-97	Fenwick Hills, Phase I	2/ 9/2001
S-077-97	Landfall at Jamestown, Phase 5	4/23/2001
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	4/26/2002
S-039-99	Harwood - Pine Grove	6/23/2001
S-042-99	Stonehouse - Bent Tree, Sect. 5B, Ph. 2 Dev Plans	9/ 2/2000
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-104-99	Ford's Colony, Section 31, Lots 82-142 Dev Plans	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-034-00	The Pointe at Jamestown, Phase 2 Dev Plans	6/ 5/2001

### C. FINAL APPROVAL

DATE

S-050-99	Stonehouse, Bent Tree, Phase 1	7/18/2000
S-004-00	Powhatan Enterprises BLA	7/ 3/2000
S-029-00	Kingsmill - Sandy's Fort, LPZ 7 & Lot 24	7/19/2000
S-048-00	Parcel A Stonehouse Commerce Park, Shell Building	6/30/2000
S-049-00	Parcels 56 & 57 Part of Parcel C Busch Corp. Cente	7/28/2000

**D. EXPIRED**

S-126-98	Powhatan Woods, Phase 2, Development Plans	
----------	--	--

### III. Development Review Committee

#### **Case S-45-00            Scott's Pond Section 2**

Mr. Ken Tudor has requested that the Planning Commission approve the 97-lot subdivision Section 2 of Scott's Pond located off of Longhill Road, located in the Powhatan District. The property is zoned R-2, General Residential and is designated Low Density Residential on the JCC Comprehensive Plan. The property can be further identified as parcel No. (1-106), (1-107), (1-108) and (1-108A) on the James City Tax Map No. (32-2). This case comes to the Development Review Committee because the proposed subdivision exceeds 50 lots.

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

#### **Case SP-87-00            Anheuser Busch Inc., Contractors Employee Parking Facility**

Mr. Kirk Reno on behalf of Anheuser Busch, Inc. has requested that the Planning Commission approve a contractors' employee parking facility located at 7851 Pocahontas Trail, located in the Roberts District. The property is zoned M-1, Limited Business/Industrial and is designated Limited Industry on the JCC Comprehensive Plan. The property can be further identified as parcel No. (1-9) on the James City Real Estate Map No. (51-4). This case comes to the Development Review Committee because Section 24-55 (B)(2) of the zoning ordinance requires the DRC approval of off-site parking spaces which are not located on the same property or use they serve.

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

#### **Case S-35-00            Mulberry Place**

Mr. Charles Records of AES Consulting Engineers on behalf of Associated Developers Inc. has requested the Planning Commission approve a 50-lot subdivision located on Centerville Road, south of its intersection with Longhill Road and north of D.J. Montague School located in the Powhatan District. The property is zoned R-2, General residential, and is designated Low Density Residential and Moderate Density Residential on the JCC Comprehensive Plan. The property can be further identified as parcel No. (1-33, 34, 36, 42, and 43) on the James City County Real Estate Tax Map No. (31-3). This case came to the DRC originally because it is a 50-lot subdivision. It was deferred at the May 31, 2000 meeting to allow DRC members the opportunity to review changes made over buffer issues including drainage structures, storm water retention pond, and utility easement.

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



NORTH

ACCESS DRIVES

CONCRETE-LINED OPEN CHANNEL

PROJECT LIMITS

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**June 28, 2000**

**4:00 p.m.**

**JAMES CITY COUNTY GOVERNMENT COMPLEX  
Board Room, Building C**

---

1. Roll Call
2. Minutes -- Meeting of May 31, 2000
3. Cases
  - A. SP-76-00                      **Mid County Park Lighting Improvements**
  - B. MP-2-00                      **Williamsburg Plantation Master Plan Amendment**
  - C. SP-59-00                      **Captain George's Restaurant Site Plan Amendment-Gazebo**
  - D. S-40-00                      **Westmoreland Section 3 & 4**
4. Adjournment