

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BOARD ROOM, BUILDING C, AT 4:00 P.M. ON THE 2<sup>nd</sup> DAY OF AUGUST, TWO THOUSAND.

1. ROLL CALL

Mr. Martin Garrett  
Ms. Peggy Wildman

ALSO PRESENT

Mr. Paul Holt, Senior Planner  
Mr. Chris Johnson, Planner

2. MINUTES

Upon unanimous vote, the minutes of the June 28, 2000, meeting were approved.

3. Case No. S-45-00. Scott's Pond, Section 2.

Mr. Holt presented the staff report and staff's recommendation. The DRC members discussed current growth and future potential growth along Olde Towne Road. The DRC also discussed the recent timbering of an adjacent property. Mr. Holt stated that Scott's Pond has been zoned residential for a long time and that no existing proffers or conditions exist on the property. Mr. Holt stated that some traffic mitigation was occurring as a result of the Virginia Department of Transportation (VDOT) review and the subsequent requirement for turn lanes. After no further discussion, the DRC recommended that preliminary approval be granted subject to the applicant submitting revised plans which adequately address agency review comments and subject to any comments received from the Virginia Department of Transportation.

4. Case No. SP-87-00. Anheuser Busch Brewery, Contractor Employee Parking Facility

Mr. Johnson presented the staff report and recommended that the DRC approve the applicant's request to allow off site parking on Busch Gardens property for contractor employees working on the Transportation Advantage project at the brewery. Ms. Wildman asked if the project would impact the buffer area along Country Road. Mr. Johnson stated that the project would not require any clearing or land disturbance in the buffer along the Country Road. There being no further discussion, the DRC recommended approval of the proposed off site parking facility.


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

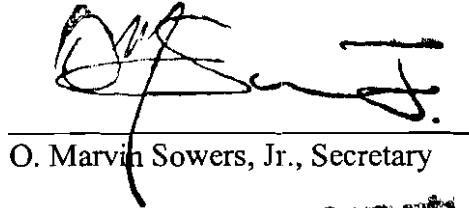
Mr. Johnson presented the staff report and summarized the buffer and storm water management pond issues that were the focus of discussion when this case was first presented

at the May 31, 2000, DRC meeting. Mr. Johnson stated that the DRC recommended preliminary approval for Phase 1 of the development at the May meeting and requested that the applicant bring revised drawings back to the DRC for review which addressed Commission and staff recommendations. Staff recommended that the DRC recommend approval of the location of the stormwater management pond as it conformed to the expectations expressed at the May 31, 2000 meeting. Mr. Charles Records of AES presented revised plans which addressed concerns by reconfiguring the stormwater management pond so that the 100-year high water elevation no longer encroached on any proposed lots realigned the soft surface nature trail and reconfigured Sediment trap #2 and grass swales behind lots 8 through 10 and 32 through 35 so they do not encroach into the 35-foot buffer. Mr. Garrett and Ms. Wildman expressed concern for the safety of children around the stormwater management pond. Mr. Records stated that the pond design contains 3 to 1 slopes which add a shelf around the perimeter of the facility and contains environmentally friendly plantings which will create an aesthetically pleasing look to the pond over time. There being no further discussion, the DRC recommended approval of the stormwater management pond location.

6. ADJOURNMENT

There being no further business, the August 2, 2000, Development Review Committee meeting adjourned at approximately p.m.

  
Martin Garrett

  
O. Marvin Sowers, Jr., Secretary

## **Conceptual Plan 58-00**

### **Toano Hair Salon**

Staff Report for the August 30, 2000, Development Review Committee Meeting

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#### **SUMMARY FACTS**

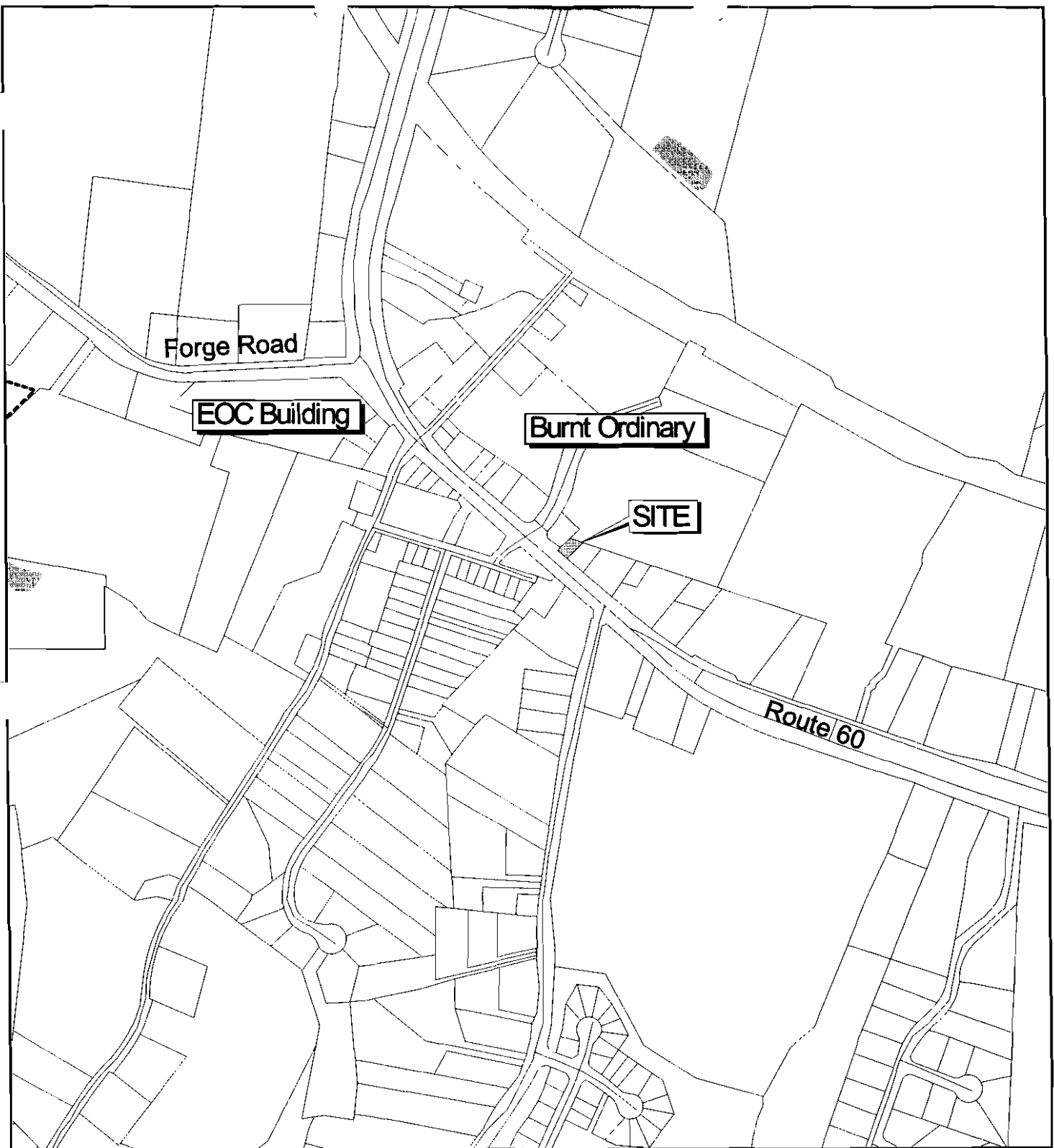
<b>Applicant:</b>	Ms. Cynthia L. Young
<b>Land Owner:</b>	James River Equipment and Supply Co.
<b>Proposed Use:</b>	Hair Salon - only one chair is proposed
<b>Location:</b>	7864 Richmond Road - the old Toano Post Office (adjacent to Burnt Ordinary)
<b>Tax Map/Parcel:</b>	(12-4)(2-12)
<b>Primary Service Area:</b>	Inside
<b>Parcel Size:</b>	Approximately 0.05 acres
<b>Existing Zoning:</b>	M-1, Limited Business/Industry
<b>Comprehensive Plan:</b>	Mixed Use
<b>Reason for DRC review:</b>	<p>The proposed business will occur within the existing building (see attached photo). The parking ordinance states that "at least three parking spaces plus two spaces for every barber or beautician chair" (or a total of 5 spaces) is required. As noted above, the site is extremely small and there is not enough room for 5 parking spaces. There is enough space however, for 4 spaces that meet the minimum size requirements.</p> <p>Section 24-59(g)(2) of the Zoning Ordinance states that a property owner may be granted a waiver by the planning commission from the minimum off-street parking requirements if it can be shown that due to unique circumstances a particular activity would not reasonably be expected to generate parking demand sufficient to justify the parking requirement.</p>
<b>Staff Contact:</b>	Paul D. Holt, III      Phone: 253-6685

#### **STAFF RECOMMENDATION**

Staff believes that a one chair salon in such a small building would not reasonably generate enough business to warrant 5 full parking spaces. Staff believes that such a limited scale business could operate sufficiently with 4 spaces, and recommends that the DRC grant the requested waiver.

#### **attachments:**

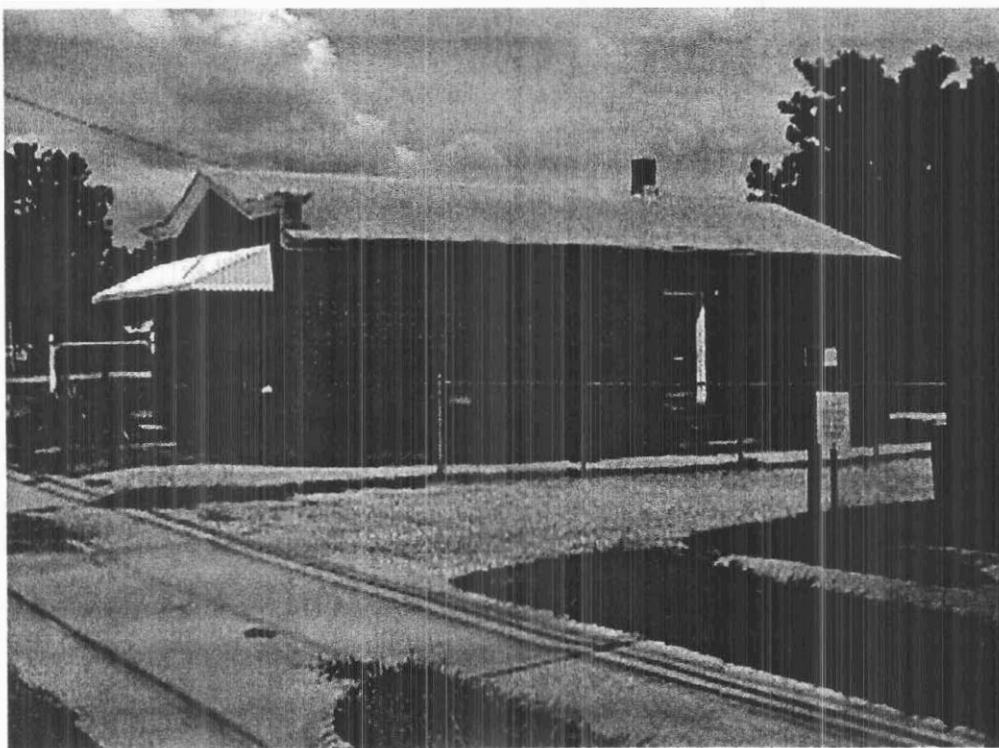
1. location map
2. photo of the building



**C-58-00**  
**Toano Hair Salon**



CONCEPTUAL PLAN 58-00  
TOANO HAIR SALON



7864 RICHMOND ROAD

## **Subdivision S-35-00**

### **Williamsburg Crossing, Parcel 30 Part of Parcel 2**

Staff Report for the August 30, 2000 Development Review Committee Meeting

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#### **SUMMARY FACTS**

**Applicant:** Mr. Frank Sluss

**Owner:** Mr. Calvin Davis, University Square Associates

**Location:** On the southwest corner of the Route 199/ Route 5 intersection located within the Williamsburg Crossing Shopping Center

**Tax Map/ Parcel:** Part of (48-1)(22-2)

**Primary Service Area:** Inside

**Parcel Size:** 1.03 acres

**Existing Zoning:** B-1, General Business

**Comprehensive Plan:** Mixed Use, with principal suggested uses being commercial and office

**Reason for DRC Review:** Section 19-40 of the James City County Subdivision Ordinance requires all newly created parcels to abut and have access to a proposed or existing publicly dedicated street. Mr. Davis has proposed a resubdivision of an existing lot that will front on a private road. The Planning Commission must grant Mr. Davis an exception to Section 19-40 before the County can approve the subdivision plat.

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

#### **STAFF RECOMMENDATION**

Section 19-18 of the Subdivision Ordinance sets forth findings that must be made by the DRC and the Planning Commission before the exception can be approved. These findings and a brief staff response to each are provided below.

1. Strict Adherence to the ordinance requirement will cause substantial injustice or hardship.

Kings Way is not included in VDOT's street system. A mechanism will be established with the County, through the County Attorney, to provide for perpetual maintenance of the road. Without authorizing this exception, no additional lots can be created within the shopping center causing substantial hardship to its owner and James City County.

2. The granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others.

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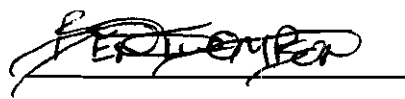
2. The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter.

This situation is unique in that the property to be subdivided is located with in an existing shopping center served by a private street system. The roads within the shopping center do not qualify to come under the State's secondary road system.

3. No objection to the exception has been received in writing from the transportation department, health department, or fire chief.

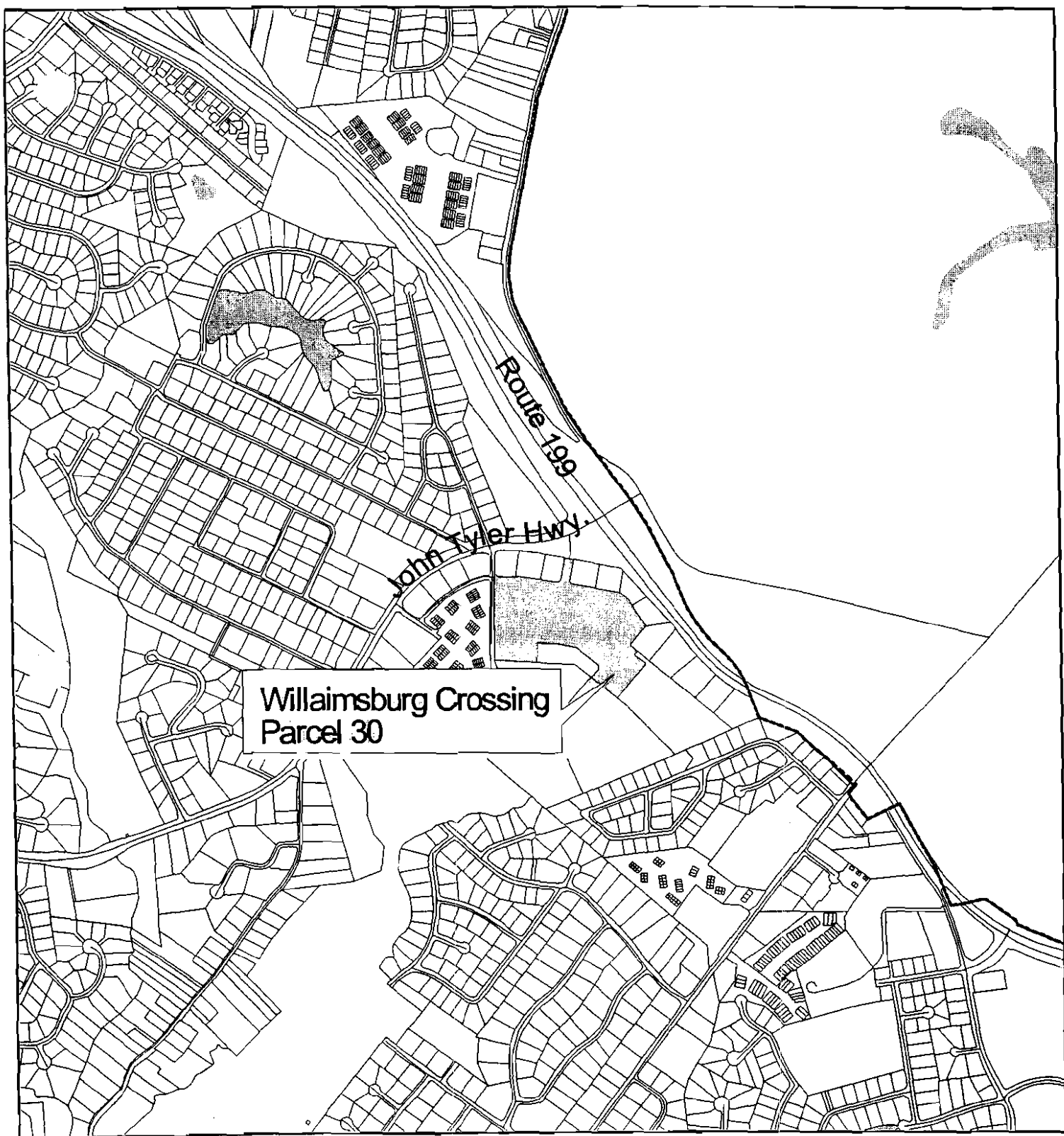
No objections have been received.

For the reasons cited above, staff recommends that the DRC recommend approval of this exception request with the requirement that a mechanism be established with the County, through the County Attorney, to provide for perpetual maintenance of the adjacent private road.

  
Benjamin A. Thompson

Attachments:

1. Location Map



**S-52-00**

**Williamsburg Crossing, Parcel 30,  
Part of Parcel 2**

400 0 400 800 1200 1600 2000 2400 2800 3200 3600 4000 Feet





**Site Plan 90-00**  
**Kingswood Pool and Recreation Center**  
Staff Report for the August 30, 2000 Development Review Committee

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**SUMMAET FACTS**

**Applicant:** Mr. Timothy Cuddihy

**Land Owner:** Kingswood Recreation Association and Williamsburg Aquatic Club.

**Proposed Use:** Place a temporary air supported dome over the existing swimming pool. This will allow the pool to be used for swim practice during the cooler months of the year.

**Location:** Spring Road Section C, Approximately 1,500 Feet from Jamestown Road at the Kingswood Recreation Center.

**Tax Map/Parcel:** (47-2)(8-2-1A)

**Primary Service Area:** Inside

**Parcel Size:** 3.89 acres

**Existing Zoning:** R-1

**Comprehensive Plan:** Low Density Residential

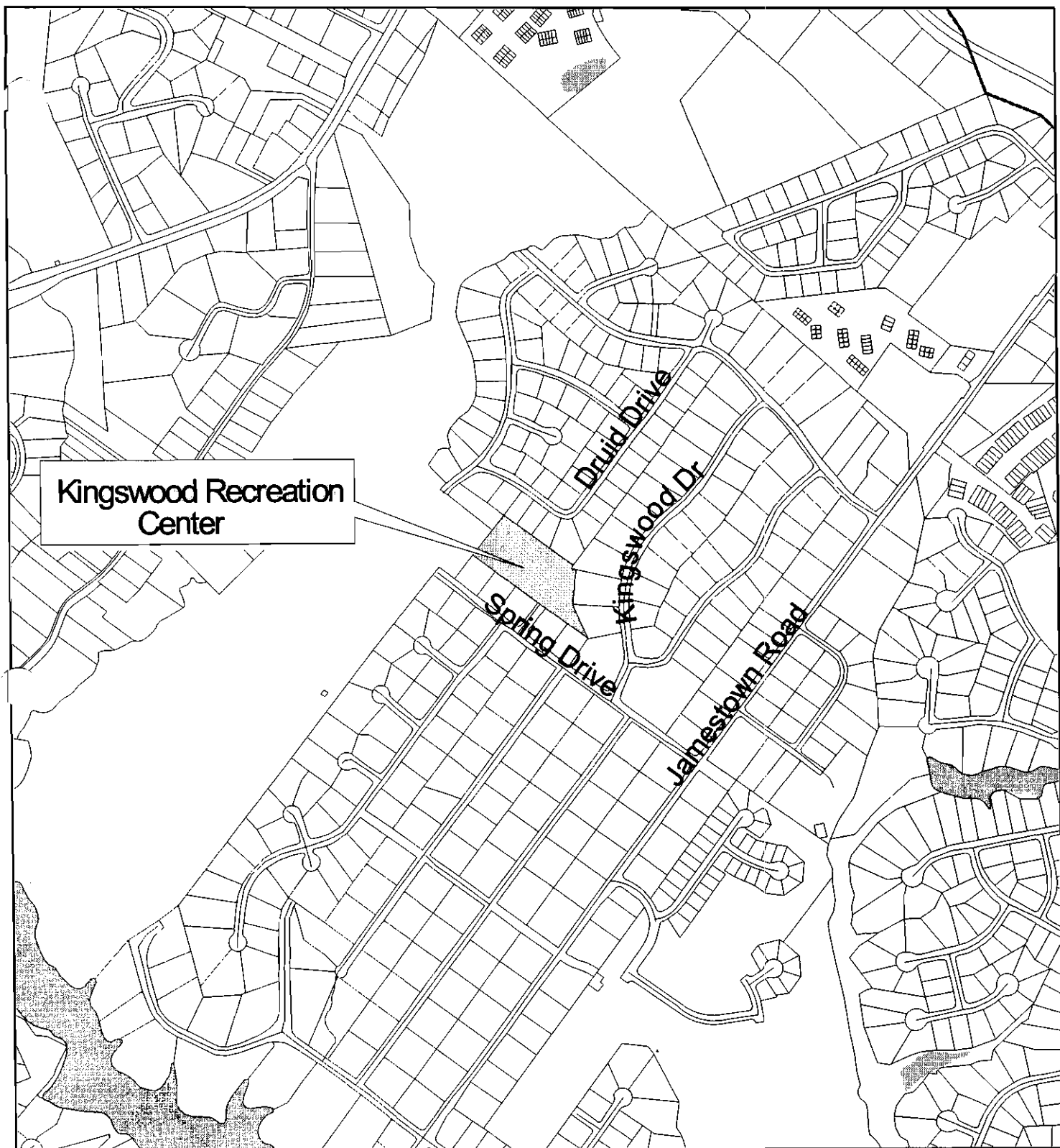
**Reason for DRC Review:** The proposed additions at the existing Kingswood Recreation Center have created issues with the adjacent property owners, and departmental reviewing agencies concerning storm water run-off and erosion control. This is due in part to the fact that the previously approved site plan in 1993 was never completed.

This site plan comes to the **DRC** because section 24-147 (2) of the Zoning Ordinance, states that if “there are unresolved problems between the applicant, adjacent property owners or any departmental reviewing agency” the **DRC** shall consider these site plans.

**Staff Contact:** **John Rogerson**      **253-6685**

**STAFF RECOMMENDATION**

Staff recommends the DRC approve this site plan subject to all issues from the previous approved site plan (**SP-35-93**) being addressed, including all storm water run off and erosion control measures. Staff believes resolution of these items will address adjacent property owners concerns.



**SP-90-00**

**Kingswood Pool &  
Recreation Center**

800 0 800 1600 Feet

A horizontal scale bar with markings at 800, 0, 800, and 1600 feet.

ENVIRONMENTAL DIVISION REVIEW COMMENTS  
Kingswood Pool and Recreation Center Amendment to SP-35-93  
PLAN NO. SP-90-00  
August 2, 2000



1. There are some outstanding drainage problems at this site that are caused primarily by the fact that all the site improvements from the SP-35-93 plan have not been installed. The installation of the dome will increase the amount of runoff and add to the existing drainage problems. Therefore, this plan cannot be approved until it incorporates solutions to the drainage problems or the Kingswood Pool addresses the drainage problems by installing the required improvements. There are currently at least three adjacent properties that are adversely affected by runoff from the project site. The problems are located primarily along the northeast (Druid Hills) side of the site with one problem located near the volleyball court on the west side.

## **Subdivision S-53-00**

### **Ford's Colony Section XIVA, lots (1-12)**

Staff Report for the August 30, 2000 Development Review Committee Meeting


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#### **SUMMARY FACTS**

<b>Applicant:</b>	Mr. Charles Records	
<b>Owner:</b>	Realtec, Inc.	
<b>Location:</b>	North of Edinburgh Drive and Section 14B of Ford's Colony	
<b>Tax Map/ Parcel:</b>	(37-4)(1-4)	
<b>Primary Service Area:</b>	Inside	
<b>Parcel Size:</b>	14.06 acres	
<b>Existing Zoning:</b>	R-4, Residential Planned Community	
<b>Comprehensive Plan:</b>	Low Density Residential	
<b>Reason for DRC Review:</b>	Section 19-19 of the Subdivision Ordinance specifies that that a conceptual plan should be submitted prior to the submission of a major subdivision. Section 19-24 of the Subdivision Ordinance states that if the submitted preliminary plan does not have an approved conceptual plan as set forth in Sec. 19-19, then the preliminary plan shall be reviewed by the commission.	
<b>Staff Contact:</b>	Ben Thompson	Phone: 253-6685

#### **STAFF RECOMMENDATION**

Staff notes that VDOT has concerns that Ford's Colony may have passed it's trigger of building permits and must install a proffered turn lane off of Route 612/ Longhill Road onto Williamsburg West Drive. The proffer in question is letter "d", listed in connection with MP-2-87 (see attached). Staff is currently researching the actual number of building permits, in total, that have been issued to Ford's Colony. Due to the aforementioned, staff recommends the DRC recommend preliminary subdivision approval subject to the resolution of the proffer issue and attached agency comments.

  
Benjamin A. Thompson

Attachments:

1. Agency comments, with attachments
2. Proffer Agreement
3. Location Map
4. Lot Layout

### Additional Agency Comments

#### Environmental Division:

1. See attached comment letter, dated August 9, 2000.

#### James City Service Authority:

1. See attached comment letter, dated August 14, 2000.

#### Planning:

1. On the cover sheet, please provide the engineer's signature on the engineer's seal.
2. A Subdivision Agreement, Surety, and Streetlight Rental shall be secured prior to final subdivision approval. All of these items are to be submitted to the Management Assistant in the Environmental Division.
3. Please include on your final plan coversheet an Owner's Certificate, Certificate of Notarization, Certificate of Source of Title, Engineer or Surveyor's Certificate, and a Certificate of Approval.

#### Virginia Department of Transportation:

1. See attached comment letter, dated August 17, 2000.



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND RD.

WILLIAMSBURG, VIRGINIA 23188-2621

August 17, 2000

CHARLES D. NOTTINGHAM  
COMMISSIONER

QUINTIN D. ELLIOTT  
RESIDENT ENGINEER

Ben Thompson  
James City County Planning  
P.O. Box 8784  
Williamsburg, VA 23187

Ref: Ford's Colony, Section XIV A, Lots 1-12  
S-53-00  
Route 612, James City County

Dear Mr. Thompson:

We have reviewed the above referenced project, and we offer the following comments and recommendations.

We do not recommend approval of this project until the proffered right turn lane at the Route 612 entrance is adequately constructed. Ford's Colony currently exceeds the warrants for the right turn lane on Route 612 and any additional traffic generated will pose a safety issue.

Should you have any further questions concerning this matter, please advise.

Sincerely,

John E. Mazur  
Assistant Resident Engineer

JEM/ehw



## MEMORANDUM



Date: August 14, 2000  
To: Ben Thompson, Planning  
From: James C. Dawson, P.E., Chief Engineer - Water *James C. Dawson*  
Subject: Ford's Colony, Section XIV-A (Lots 1 - 12), Case No. S-53-00

We reviewed the plans, water data sheet, and sanitary sewer data sheet for the above project you forwarded on July 31, 2000, and noted the following comments. We may have additional comments when revised documents incorporating these comments are submitted.

### General

1. We acknowledge the engineer will submit a hydraulic analysis of the water distribution system upon receipt of fire flow test results.
2. The engineer must sign the seal on the Cover Sheet.

### Drawing No. 5

1. All waterline providing fire flow must be 8-inch. Replace the proposed 4-inch waterline and fittings with 8-inch.
2. Revise the joint restraint table to include 8-inch 45° bends.
3. Delete the in-line cleanouts along the proposed 6-inch sanitary line serving lots 8 - 10.
4. Would it be easier to connect the sanitary sewer lateral for lot 1 to the existing manhole behind lots 261 and 262 in Section VI and eliminate the easement across lot 2?

### Water Data Sheet

1. Revise the water distribution system piping quantities to incorporate the above comments.

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

JCD/



ENVIRONMENTAL DIVISION REVIEW COMMENTS  
Ford's Colony, Section 14A, lots (1-12)  
PLAN NO. S-53-00  
August 9, 2000 *MW/DEC*



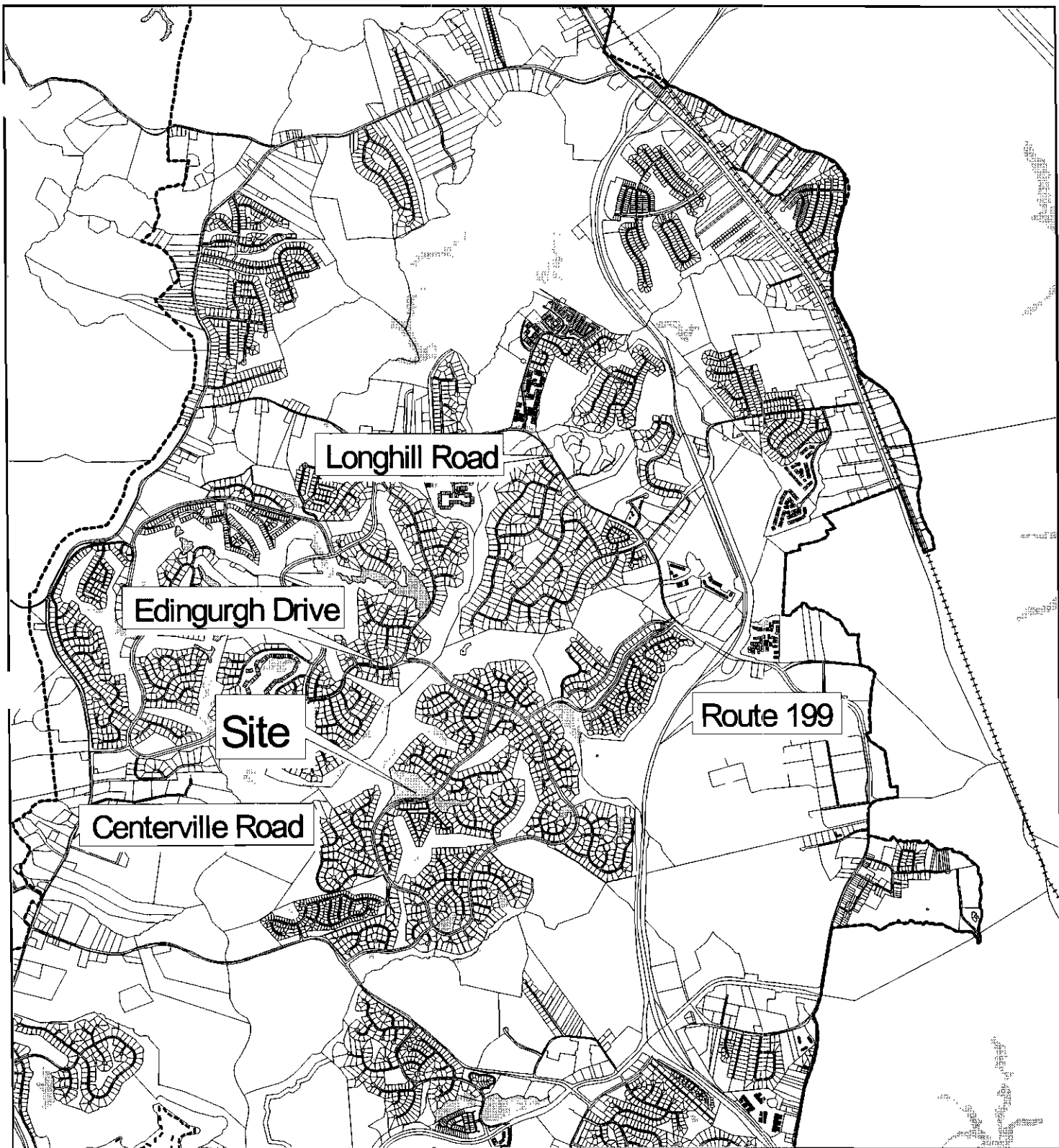
1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. A Subdivision Agreement, with surety, shall be executed with the County prior to recordation of lots.
3. Water and sewer inspection fees must be paid prior to the issuance of a Land Disturbing Permit.
4. Relocate the streetlight between lots 10/11 to lots 4/5.
5. Provide additional silt fence in storm sewer easement, side adjacent to the golf course.
6. Show existing vegetation to include tree lines, especially along the golf course and existing lake.
7. Provide riprap outlet protection for all pipe systems and culverts. Specify the amount of stone to be used in accordance with Spec 3.19 of the third edition of the Virginia Erosion Control Handbook (VESCH).
8. Provide EC-2 matting on both sides of the road from stations 15+00 to 17+00.
9. A Maintenance Easement needs to be provided around the pond that extends 15 feet beyond the 100-year design highwater elevation. An acceptable alternative would be to label the area between the sewer easement on lots 2 through 7 as a drainage and maintenance easement.

Exhibit A

<u>Proffer Number</u>	<u>Column A</u>	<u>Column B</u>
	Residential Building Permits if <u>Hotel Built</u>	Residential Building Permits if Hotel Not <u>Built</u>
(a) Installation of traffic signals:		
(i) Williamsburg West Drive/ Longhill Road	1,808 units	2236 units
(ii) News Road Entrance	3,250 units	3250 units
(iii) Ford's Colony Drive/ Longhill Road	519 units	947 units
(b) Installation of left and right turn lanes		
(i) News Road Entrance	2,175 units	2603 units
(ii) Centerville Road/Old Manchester Drive	519 units Note: Completed 1987	947 units
(c) Construct Williamsburg West Drive:		
(i) Establish right of way for four lane road to Longhill Road	1,117 units Note: Partially complete 1988	1545 units
(ii) Construct two lane private road (Williamsburg West Drive) to Longhill Road	1,117 units Note: Phase I construction-1988	1545 units
(iii) If VDOT does not permit construction of an intersection with Route 199 as set forth in Paragraph (g) below, widen the initial two lane road to a four-lane road.	2,500 units	2928 units
(d) Installation of dual through lanes on Route 612, dual left turn on Route 612 to Williamsburg West Drive; right turn on Route 612 to Williamsburg West Drive; dual right turn on Williamsburg West Drive to Route 612:		
(i) Construct intersection of Williamsburg West Drive and Longhill Road with:	1,117 units	1545 units

Right turn lane on Williamsburg West Drive onto Longhill Road; Right turn lane on Longhill Road onto Williamsburg West Drive; and Left turn lane on Longhill Road onto Williamsburg West Drive.

(ii)	Add two through lanes on Longhill Road.	2,175 units	2603 units
(iii)	Add lane for dual left turn lanes on westbound Longhill Road onto Longhill Road onto Williamsburg West Drive.	2,500 units	2928 units
(iv)	Add lane for dual right turn on Williamsburg West Drive onto Longhill Road.	3,250 units	3250 units
(e)	Installation of right turn lane on Longhill Road onto Ford's Colony Drive.	519 units	947 units
(f)	Dedication of 15 foot strip of land and construction of improvements to create a four lane road from Williamsburg West Drive to the proposed intersection of Longhill Road with Route 199.	1,117 units	1545 units
(g)	Payment of \$230,000 to VDOT for the installation of an intersection at a point on Ford's Colony where Route 199 crosses the property and as may be approved by VDOT, including, the installation of appropriate turn lanes and traffic signals to the extent required by VDOT.	As required by VDOT when construction begins	



**S-53-00**  
**Ford's Colony, Section XIVA**  
**Lots 1-12**

400 0 400 800 1200 1600 2000 2400 2800 3200 3600 4000 Feet





**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 8/3/2000 THROUGH: 8/30/2000**

**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-116-99	New Town Williamsburg James City County Courthouse
SP-140-99	Weathercrafters Expansion
SP-023-00	JCSA Water Main on Jamestown Road
SP-042-00	Ironbound Road Sidewalk
SP-058-00	Camp Chickahominy Shelter
SP-063-00	U.S. Post Office / Monticello Branch
SP-069-00	Williamsburg Pottery Non-Potable water line
SP-072-00	Kingsmill - Busch Corporate Residence Amendment
SP-080-00	Wellington Cross Country Sewer Main
SP-082-00	LaGrange Parkway Extension
SP-090-00	Kingswood Pool and Recreation Center
SP-091-00	Kingsmill Operation Building
SP-092-00	Patriot's Colony Continuing Care Retirement Comm.
SP-093-00	Riverside Medical Facility, Gravity Sewer Amend.
SP-094-00	Powhatan Secondary - Road Extension & Dam
SP-097-00	Monticello at Powhatan Apts SP Am. - Lighting
SP-098-00	Mid County Park - Multiple Use Trail Development
SP-099-00	Williamsburg Landing SP Amendment "Chapel"
SP-100-00	Midlands Road, Lot 2
SP-101-00	JCW Community Center -James City County Skate Park
SP-102-00	Williamsburg Crossing/Site Pln Am/Parking Lot Add.
SP-103-00	Williamsburg Plantation Section 5, Units 97-133
SP-104-00	Upper County Park/Parking, Sport Field Improvements
SP-105-00	Williamsburg Landing/Pierson Addition
SP-106-00	Williamsburg Landing /Beard Addition
SP-107-00	Stonehouse Community Rec Ctr SP Amendment
SP-108-00	John Deere - Gator Demostration Track

**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-094-99	UCP Limited Partnership	10/ 4/2000
SP-118-99	Smith Memorial Baptist Church Family Life Center	12/ 7/2000
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	Ferwick Hills Pump Station	2/21/2001
SP-020-00	J.W. Crossing	4/ 3/2001
SP-039-00	St. Martin's Episcopal Church	8/22/2001
SP-041-00	Advanced Vision Institute	5/ 3/2001

SP-045-00	Walmart	4/ 3/2001
SP-057-00	Williamsburg Heating and Air Conditioning	6/14/2001
SP-079-00	BASF - Leachate Distribution System	7/26/2001
SP-088-00	Anheuser-Busch Transportation Advantage Ph. II	8/10/2001
SP-096-00	Tequila Rose Mexican Restaurante	8/31/2001

**C. FINAL APPROVAL**

**DATE**

SP-061-99	Brandon Woods, Phase 2 Condominiums	8/15/2000
SP-095-99	Greensprings Greenway Phase 2	8/25/2000
SP-114-99	Wellington Lift Station and Forcemain	8/29/2000
SP-124-99	Williamsburg Dodge	8/30/2000
SP-032-00	JCSA - Well Facility W-1, #3, Part 2	8/21/2000
SP-066-00	Ford's Colony Berm Plan @ Centerville & Blackheath	8/14/2000
SP-068-00	Jamestown Road Sidewalk Plan	8/10/2000
SP-077-00	Busch Gardens Expansion 2001	8/14/2000
SP-081-00	Custom Builders Supply Storage Rack	8/24/2000
SP-084-00	Bethel Restoration Center - E&S Control Plan	8/24/2000
SP-087-00	A-B Brewery - Contractor Employee Parking Facility	8/21/2000
SP-089-00	Stonehouse - Solarex - Truck Access Amendment	8/10/2000
SP-095-00	James City County/EOC Building - Fuel Tank	8/11/2000

**D. EXPIRED**

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

### **A. PENDING PRELIMINARY APPROVAL**

S-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-030-00	The Vineyards at Jockey's Neck, Ph. 3, Dev. Plans
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-045-00	Scott's Pond, Section 2
S-047-00	Hankins Industrial Park Road Extension
S-050-00	Indigo Heights
S-052-00	Williamsburg Crossing Parcel 30, Part of Parcel 2
S-053-00	Ford's Colony, Section 14-A, lots 1-12
S-055-00	Waterford at Powhatan Secondary, Phase 9
S-057-00	Lot 19, Section 2, Greatwoods & Stonehouse BLA
S-058-00	Powhatan Secondary, Phase 7-A
S-060-00	Rosa Mae Davis Boundary Line Adjust -Lot 2
S-062-00	Wexford Hills Phase II & III
S-063-00	Villages at Westminster-Resubdiv of Prop of Warhil
S-064-00	Williamsburg Mennonite Church - BLA
S-065-00	Shellbank Woods - James C. Windsor BLA
S-066-00	Riverview Road/Riverview Plantation D - BLA
S-067-00	Waterford at Powhatan Secondary/Phase 19
S-068-00	Waterford at Powhatan Secondary/Phase 24
S-069-00	Lake Powell Pointe-Const. Pins: RE:S-20-97

### **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 Secondary Phase 6-A	10/ 4/2000
S-079-99	Wellington Section 1	3/29/2001
S-080-99	Ford's Colony Sec. 32 Dev Plans, Lots 27-78,93-129	9/ 6/2000
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
S-035-00	Mulberry Place	7/ 5/2001
S-041-00	Powhatan Secondary, Phase 6B	7/27/2001
S-044-00	Ford's Colony, Section 31, Lots 82-142	7/10/2001

**C. FINAL APPROVAL**

**DATE**

S-043-00	C.C. Casey / JCSA subdivision - Tewning Road	8/10/2000
S-051-00	Longhill Station Section 4 - Plat	8/29/2000
S-054-00	Waterford at Powhatan Secondary, Phase 25	8/25/2000
S-056-00	The Vineyards, Village Housing, Ph.3 resubdivision	8/14/2000
S-059-00	Governor's Land/Wingfield Lake Prop Line Adjust	8/25/2000
S-061-00	Gilliams' Woods - 1337 Jamestown Rd. BLA	8/21/2000

**D. EXPIRED**

S-126-98	Powhatan Woods, Phase 2, Development Plans
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### **III.**

### **Development Review Committee Report**

#### **Case No. C-58-00**

#### **Toano Hair Salon**

Ms. Cynthia Young has requested that the Planning Commission approve a hair salon located at 7864 Richmond Road, the old Toano Post Office (adjacent to Burnt Ordinary) located in the Stonehouse District. The property is zoned M-1, Limited Business/Industry, and is designated Mixed Use on the JCC Comprehensive Plan. The property can be further identified as Parcel No. (2-12) on the James City County Tax Map No. (12-4). This case comes to the Development Review Committee because the parking ordinance states that "at least three parking places plus two places for every barber chair or beautician chair" (or a total of five spaces) is required. The site is extremely small and there is not enough room for five parking spaces. There is enough space however, for four spaces that meet the minimum size requirements. Section 24-59 (g)(2) of the Zoning Ordinance states that a property owner may be granted a waiver by the Planning Commission from the minimum off street parking requirements if it can be shown that due to unique circumstances a particular activity would not reasonably be expected to generate parking demand sufficient to justify the parking requirements.

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

#### **Case No. S-35-00**

#### **Williamsburg Crossing, Parcel 30 Part of Parcel 2**

Mr. Frank Sluss on behalf of Calvin Davis of University Square Associates has requested that the Planning Commission approve the subdivision of this parcel located on the Southwest corner of the Route 199/ Route 5 intersection located within Williamsburg Crossing Shopping Center. The property is zoned B-1, General Business, and is designated Mixed Use on the James City County Comprehensive Plan. The property can be further identified as Parcel No. (22-2) on the JCC Tax Map No. (48-1). This case comes to the Development Review Committee because Section 19-40 of the James City County Subdivision Ordinance requires all newly created parcels to abut and have access to a proposed or existing publicly dedicated street. Mr. Davis has proposed a resubdivision of an existing lot that will front on a private road. The Planning Commission must grant Mr. Davis an exception to Section 19-40 before the County can approve the subdivision plat

**Action:** The DRC recommended that the Planning Commission grant preliminary approval of this case by exception with requirements, that a mechanism be established to provide for perpetual maintenance of the adjacent private right of way.

#### **Case No. SP-90-00**

#### **Kingswood Pool and Recreation Center**

Mr. Timothy Cuddihy on behalf of the Williamsburg Aquatic Club and the Kingswood Recreation Association has requested the Planning Commission approve a request to place an air-supported dome over the existing swimming pool located at the Kingswood Recreation center off of Spring Road in the Kingswood Subdivision. The property is zoned R-1, Limited Residential, and is designated Low Density Residential on the JCC Comprehensive Plan. The property can be further identified as Parcel No. (8-2-1A) on the JCC Real Estate Tax Map No. (47-2). This case comes to the DRC because of Section 24-147 (2) of the Zoning Ordinance. There are unresolved issues with the adjacent property owners "therefore the DRC must consider this site plan."

**Action:** The DRC recommended deferral of this case until the drainage and storm water run-off issues have been resolved.

#### **Case No. S-53-00**

#### **Ford's Colony Section XIVA, lots (1-12)**

Mr. Charles Records on behalf of Realtec, Inc. has requested that the Planning Commission approve this subdivision located North of Edinburgh Drive and Section 14B of Ford's Colony located in the Powhatan District. The property is zoned R-4, Residential Planned Community, and is designated

Low Density Residential on the James City County Comprehensive Plan. The property can be further identified as Parcel No. (1-4) on the James City County Real Estate Tax Map No. (37-4). The reason this comes to the DRC is Section 19-19 of the Subdivision Ordinance specifies that a conceptual plan should be submitted prior to submission of a major subdivision. Section 19-24 of the Subdivision Ordinance states that if the submitted preliminary plan does not have an approved conceptual plan as set forth in Section 19-19, then the preliminary plan shall be reviewed by the DRC.

**Action:**      **The DRC recommended that the Planning Commission grant preliminary approval contingent upon the resolution of agency comments.**

# **AGENDA**

## **DEVELOPMENT REVIEW COMMITTEE**

**August 30, 2000**

**4:00 p.m.**

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

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1. Roll Call

2. Minutes -- Meeting of August 2, 2000

3. Cases

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|--------------------|---|
| <b>A. C-58-00</b>  | <b>Toano Hair Salon</b>                                   |
| <b>B. S-52-00</b>  | <b>Williamsburg Crossing, Parcel 30, Part of Parcel 2</b> |
| <b>C. SP-90-00</b> | <b>Kingswood Recreation Center SP Amendment</b>           |
| <b>D. S-53-00</b>  | <b>Ford's Colony, Section 14-A, Lots 1-12</b>             |

1. Adjournment