

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING C, AT 6:45 P.M. ON THE 3RD DAY OF DECEMBER, TWO THOUSAND.

1. ROLL CALL

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

ALSO PRESENT


Ms. Jill E. Schmidle, Senior Planner

2. Case No. SP-110-01. Williamsburg Christian Academy.

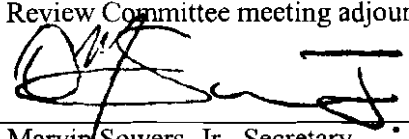
Ms. Schmidle presented the case, stating the size of the school facilities (78,000+ square feet) required DRC review prior to granting preliminary approval. Mr. Hagee inquired about the right-of-way landscaping requirements. Ms. Schmidle and Mr. Kenny Jenkins, Rickmond Engineering, outlined the landscape ordinance requirements and noted that an area along Rochambeau Drive would be eligible for tree credits. A specific request would need to be made to the Landscape Planner upon resubmittal. The DRC continued with a general discussion about the development plans. Ms. Wildman questioned the excessive number of Environmental Division comments. Ms. Schmidle concurred, and noted that while the number was high, staff did not feel any of the comments was significant enough to delay granting preliminary approval and expected all comments to be addressed upon resubmittal. There being no further discussion, a motion was made to grant preliminary approval. Upon voice vote, the DRC unanimously granted preliminary approval contingent upon the staff comments in the report.

3. Adjournment.

There being no further business, the December 3, 2001, Development Review Committee meeting adjourned at approximately 6:55 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

Master Plan 6-01

Jamestown Hundred Master Plan Amendment

Staff Report for the January 9, 2002, Development Review Committee Meeting

SUMMARY FACTS

Applicant/Land Owner: Hampton Roads Development, LLC

Approved Use: Single Family, Cluster Development

Location: Off Route 5; Across from Jamestown High School

Tax Map/Parcel: (46-1); Parcels (7-5), (7-43) and (7-49)

Primary Service Area: Inside

Existing Zoning: R-2, General Residential, Cluster

Comprehensive Plan: Low Density Residential

Reasons for DRC review: Rear Yard Setback Reductions

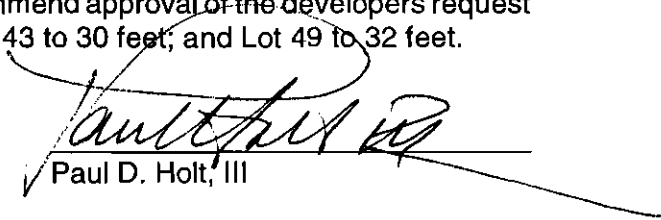
Staff Contact: Paul D. Holt, III Phone: 253-6685

Jamestown Hundred is a cluster development that was approved in 1995. As a cluster, the Zoning Ordinance allows for the side and rear yard setback to be reduced to zero. The developer may, however, establish greater side and/or rear yard setbacks on the plat. The side yard setback for Jamestown Hundred was set by the developer at 5 feet while the rear yard setback was set by the developer at 35 feet. The attached plat depicts these setbacks.

The developer would now like to reduce his established setbacks on three lots (5, 43, and 49), to allow for proper placement of his model homes. This request would normally be approved administratively, however, these three lots have already been recorded. Pursuant to Section 24-554(d) of the Zoning Ordinance, a proposed Master Plan Amendment that alters a recorded plat must be approved by the Planning Commission.

STAFF RECOMMENDATION

Staff finds the request will not negatively impact Jamestown Hundred subdivision or any surrounding property. Staff also finds the request compatible with the intent of the Cluster Ordinance. Therefore, staff recommends the DRC recommend approval of the developers request to reduce the rear yard setback on Lot 5 to 25 feet; Lot 43 to 30 feet; and Lot 49 to 32 feet.



Paul D. Holt, III

Attachments:

- ▶ Location Map
- ▶ Copy of the Approved Plat

**Site Plan 32-01
Powhatan Village**

Staff Report for the January 9, 2002, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Steve Romeo of LandMark Design Group
Land Owner: Powhatan Enterprises (for sale to Centex Homes)

Approved Use: 209 Residential Units: 63 Single Family (cluster) & 146 Townhouse

Location: Powhatan Secondary planned community - off News Road
Tax Map/Parcel: (38-3)(1-21)

Primary Service Area: Inside
Parcel Size: This particular area is approximately 27 acres in size

Existing Zoning: R-4, Residential Planned Community
Existing Master Plan Designation: The approved Master Plan for Powhatan Secondary shows this land bay designated for up to 244 attached townhomes

Comprehensive Plan: Low Density Residential

Reason for DRC review: This case was deferred by the DRC at its October 31, 2001, meeting. A copy of the staff report from that meeting is attached. To aid the DRC in its discussion, as requested is a map showing 4 depictions. The first is the News Road buffer as originally proposed on 12/4/00. The second shows the buffer as required by Ordinance (an average 50 feet plus an additional 15 feet building setback). The third is the buffer width approved by the DRC on 2/28/01. The buffer is 45 feet in some places, but greater than 45 feet in other places. Staff believes the larger buffer widths help to mitigate impacts where the buffer width was reduced to 45 feet. Finally, the fourth diagram shows the buffer as the developer now wants it - a consistent 45 feet in width.

Buffer width summary (as it applies to the attached units):

Original plan buffer width: 37 feet, but narrowing down to as little as 3 feet in one area.
Required buffer width: 50 feet, average
DRC approved buffer width: 45 feet minimum, increasing to larger widths behind units 67-86
Developer requested buffer width: 45 feet

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

STAFF RECOMMENDATION

As noted in the previous staff report, staff does not support the applicant's appeal and recommend's the DRC not modify their previous action. That is, ensure the minimum buffer width from unit nos. 57 thru 66 is a minimum of 45 feet in width and for unit nos 67 thru 86, ensure the backyard in private property does not exceed 10 feet in width - thus leaving the remaining area between the property line and the road right of way as buffer (an area that is greater than 45 feet in width).

Attachments:

1. Copy of the October 31, 2001, staff report
2. Map showing buffer widths

**Site Plan 32-01
Powhatan Village**

Staff Report for the October 31, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Steve Romeo of LandMark Design Group
Land Owner: Powhatan Enterprises (for sale to Centex Homes)

Approved Use: 209 Residential Units: 63 Single Family (cluster) & 146 Townhouse

Location: Powhatan Secondary planned community - off News Road
Tax Map/Parcel: (38-3)(1-21)

Primary Service Area: Inside
Parcel Size: This particular area is approximately 27 acres in size

Existing Zoning: R-4, Residential Planned Community
Existing Master Plan Designation: The approved Master Plan for Powhatan Secondary shows this land bay designated for up to 244 attached townhomes

Comprehensive Plan: Low Density Residential

Reasons for DRC review: The case was before the DRC previously on February 28, 2001, and on August 29, 2001. Part of the discussion at the February 28, 2001, meeting, was the landscape buffer along News Road. It is staff's position that since News Road is a Community Character Corridor, the Zoning Ordinance requires an average 50 foot wide landscape buffer, plus an additional 15 foot wide construction zone setback. However, the DRC recommended, and the Commission subsequently approved, certain modifications to that buffer.

The attached letter to Mr. Steve Romeo, dated March 1, 2001, summarizes the actions and recommendations of the DRC with respect to roadway buffers, sidewalks, and recreation. This letter was generated from the audio tape of the February 28, 2001, DRC meeting.

As noted in the letter, as approved by the DRC and Commission, the roadway buffer between unit nos. 57 thru 66, inclusive, shall be a minimum of 45 feet in width. These same units shall have a backyard in private property that is a maximum width of 10 feet. For unit nos. 67 thru 86, inclusive, the backyard in private property shall also have a maximum width of 10 feet. Finally, for unit nos. 171, 177, 178, 184, 185, 191 and 192, the backyard in private property shall have a maximum width of 5 feet, with the limits of clearing a maximum distance of 10 feet from the edge of the building.

The applicant has stated that staff's recollection of these conclusions and DRC actions are not consistent with what he remembers and is appealing staff's determination back to the DRC for further discussion. More specifically, it is his recollection that in the area of the attached units (unit nos. 57-86), the DRC agreed to a *consistent* buffer width of 45 feet.

As evidenced by the DRC actions listed in the attached letter, it is staff's clear recollection, based on the audio tape minutes and graphic supplements to the 2/28/01 staff report, that the DRC agreed to a minimum buffer width of 45 feet - *not* a consistent 45 foot wide buffer width. Therefore, while the buffer width would be 45 feet from unit 57 to unit 66, the buffer width would then be wider from unit 67 to unit 86 (to offset the narrower width from units 57 to 66 and to offset the narrower buffer width found adjacent to the single family units (units 171, 177, 178, 184, 185, 191 and 192).

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

STAFF RECOMMENDATION

Staff does not support the applicant's appeal and recommend's the DRC not modify their previous action. That is, ensure the minimum buffer width from unit nos. 57 thru 66 is a minimum of 45 feet in width and for unit nos 67 thru 86, ensure the backyard in private property does not exceed 10 feet in width - thus leaving the remaining area between the property line and the road right of way as buffer (an area that is greater than 45 feet in width).

Attachments:

1. Letter to Mr. Steve Romeo from Paul Holt, dated March 1, 2001
2. Copy of the plan showing the buffer area and the adjacent units



DEVELOPMENT MANAGEMENT

101-E MOUNTS BAY ROAD, P.O. BOX 8784, WILLIAMSBURG, VIRGINIA 23187-8784
(757) 253-6671 Fax: (757) 253-6850 E-MAIL: devtman@james-city.va.us

CODE COMPLIANCE
(757) 253-6626
codecomp@james-city.va.us

ENVIRONMENTAL DIVISION
(757) 253-6670
environ@james-city.va.us

PLANNING
(757) 253-6685
planning@james-city.va.us

COUNTY ENGINEER
(757) 253-6678
INTEGRATED PEST MANAGEMENT
(757) 259-4116

March 1, 2001

Mr. Steve Romeo
Principal
Landmark Design Group, Inc.
4029 Ironbound Rd, Suite 100
Williamsburg, VA 23185

RE: Powhatan Village

Dear Mr. Romeo:

The purpose of this letter is to summarize the actions of the Development Review Committee (DRC) pursuant to the meeting held on February 28, 2001, on the above referenced case.

Roadway Buffers:

News Road - the roadway buffer between Unit Nos. 57 thru 66, inclusive, shall be a minimum of 45 feet in width. Furthermore, these same units shall have a backyard in private property that is a maximum width of 10 feet. For Unit Nos. 67 thru 86, inclusive, the backyard in private property shall also have a maximum width of 10 feet. For units 57-86, a "Construction Zone Setback" (concurrent with the limits of the private back yards) should be labeled on the plans. For Unit Nos. 171, 177, 178, 184, 185, 191 and 192, the backyard in private property shall have a maximum width of 5 feet, with the limits of clearing a maximum distance of 10 feet from the edge of the building. This 10 foot clearing limit for these remaining units should be labeled as a "Construction Zone Setback" on the plans. When the site plan is submitted, the limits of clearing and property lines should be clearing marked. Furthermore, the edge of the buffer should be identified on the plans as being protected in the field with orange safety fence. Landscaping shall be installed with quantities and species as identified on the plan titled "Planting Plan - LPZ and ROW, Powhatan Village," and dated December 19, 2000, however, the initial planting sizes of the proposed landscaping must be revised such that they are consistent with the minimum size requirements listed in Section 24-90 of the Zoning Ordinance. In addition, in accordance with offerings made by Centex, indicate on the plans that all landscaping will be installed concurrent with the development of Phase I.

March 1, 2001
Mr. Steve Romeo
RE: Powhatan Village
Page 2

Finally, a landscaped berm should be added at the corner of Powhatan Secondary Road and News Road. Staff recommends extending the berm down to behind Lot 191, but only far enough to still be able to protect the existing mature trees behind Lot 185. The site plan submitted should indicate the limits and height of the berm, as well as what mature trees would be removed during installation of the berm.

Powhatan Secondary - the width of the buffer should be consistent with buffer widths shown on previously submitted plans. The limits of clearing and property lines should be indicated on revised plans. Any existing trees to be saved must be adequately protected and the plans revised to indicate such. Furthermore, in terms of new vegetation required, the buffer must be landscaped in accordance with Zoning Ordinance requirements. Section 24-96(a) of the Zoning Ordinance states that a landscape area shall be provided adjacent to any existing or planned road right-of-way. Landscape plans previously submitted (plans titled "Planting Plan - LPZ and ROW, Powhatan Village," and dated December 19, 2000) appear to meet the quantity requirements for landscaping, however, all notations stating that right of way landscaping is not required and shall be planted at the developers discretion, must be removed and re-worded accordingly. Again, please ensure the proposed plantings meet the required minimum sizes.

A general note should be added to the landscaping plans stating that buffer widths were modified as shown by the Development Review Committee on February 28, 2001.

Sidewalks:

News Road - the DRC approved your request for a 4-5 foot wide trail. In order to preserve as much existing vegetation as possible, staff recommends the width be 4 feet. The material to be used is the natural earth polymer-binder mix (i.e., dirt glue). The plans should state that the trail will be installed in a winding, meandering manner in such a way that no existing mature or specimen trees will be removed. With the revised plans, please submit all available product specs. Also, given the nature of the material and the possible long term maintenance issues, a performance and maintenance (replacement) surety will need to be submitted to the County.

Powhatan Secondary Road - no sidewalk or trail is required along this roadway.

Recreation:

Powhatan Village - as approved by the DRC, trails and 3 gathering areas (each including a gazebo, at a minimum) must be provided, all in areas shown on plans previously submitted. In adjusting the plans to account for other needed changes, no changes must occur to the previously proposed sizes of gathering areas or open space (as these areas were agreed to as part of the recreation package).

March 1, 2001
Mr. Steve Romeo
RE: Powhatan Village
Page 3

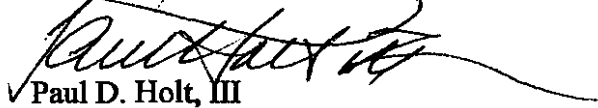
Powhatan Secondary (2.5 acre recreation site) - as approved by the DRC, playground equipment (consisting of at least a slide and swingset group), picnic facilities and a fireplace must be provided. In addition, in accordance with the proffers, the 2.5 acres must be cleared to remove undesirable undergrowth, deadfalls, and windfalls. In addition, also as approved by the DRC, a paved trail must be provided from Powhatan Secondary Road in Phase 7, across the dam, to Providence Road in Phase 6. Furthermore, a paved trail must be provided connecting the trail to be installed around the BMP, to Road A within Powhatan Village. The trail must be located generally behind Unit Nos. 30-45, with sufficient separation distance from the property lines. Finally, this trail should be connected to the proposed connection between Lots 30 and 31.

For recreation, the plans should be revised to include appropriate details (clearing & grading limits, location and lists of recreation improvements, trail cross sections, etc.). Since the trail around the BMP was included as part of the adopted recreation package, as well as the other off-site listed trail connections, the plans should be appropriately revised to account for these improvements.

Finally, HOA documents must be submitted for review and approval by the County Attorneys Office which indicate that all improvements (trails, recreation amenities, etc.) will be sufficiently maintained.

If I can be of further assistance please contact me at any time. Thank you again.

With Best Regards,


✓ Paul D. Holt, III
Senior Planner

Site Plan 98-01. Chesapeake Bank

Staff Report for the January 9, 2002, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Robert Mann of AES Consulting Engineers on behalf of Chesapeake Bank

Landowner: Loulynn Acres Associates

Proposed Use: Bank

Location: 8909 Richmond Road; near the intersection of Old Stage Road and Richmond Road adjacent to the Stonehouse Commerce Park.

Tax Map/Parcel No.: (12-1)(1-3A)

Primary Service Area: Inside

Parcel Size: ± 1.9 acres on a larger 9.89 acre tract

Existing Zoning: B-1, General Business, with proffers

Comprehensive Plan: Mixed Use

Reason for DRC Review: The proffers for this development state that enhanced landscaping shall be provided within the 50 foot landscaped buffer along Route 30. The enhanced landscaping plan shall be shown on the site plan for development of the property and shall be subject to the approval of the Development Review Committee.

Staff Contact: Christopher Johnson, Senior Planner Phone: 253-6685

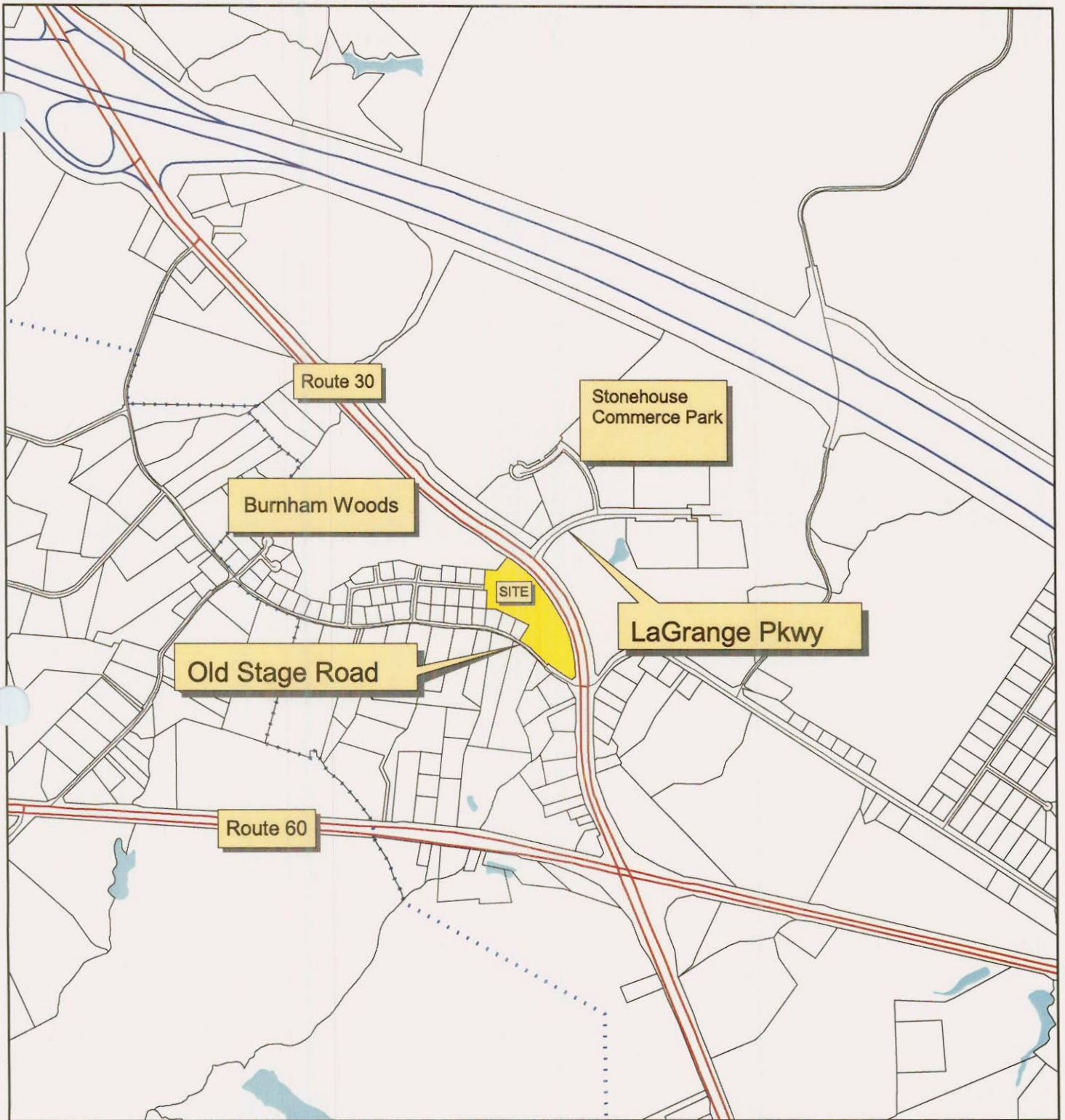
STAFF RECOMMENDATION

The 1.9 acre site was rezoned by the Board of Supervisors on July 10, 2001, with proffers. Enhanced landscaping was defined in the proffers as (i) landscaping which exceeds the numerical requirements of the Landscaping Ordinance by at least 25% or (ii) is otherwise approved by the Director of Planning. The initial site plan submittal for this development did not provide enhanced landscaping meeting the above referenced definition and was pulled from the October 31, 2001, DRC agenda to allow the applicant to address this issue and other agency review comments. The applicant resubmitted a set of plans on December 6, 2001, which substantially address agency comments and the revised landscaping plan meets the proffer definition and has received a recommendation of approval from the Planning Division's Landscape Planner, Lee Schnappinger. Staff, therefore, recommends that the DRC recommend approval of the Route 30 landscape buffer as shown on the attached site plan.


Christopher Johnson

Attachments:

1. Location Map
2. Site Plan



SP-098-01
Chesapeake Bank

500 0 500 1000 Feet



DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of January 9, 2002

Case No. MP-6-01

Jamestown Hundred Master Plan Amendment

The applicant, Hampton Roads Development, LLC has requested a reduction to the established setbacks on three lots (5,43, and 49) to allow for proper placement of model homes. The request would normally be approved administratively; however, these lots have already been recorded. Pursuant to Section 24-55(d) of the Zoning Ordinance, a proposed Master Plan Amendment that alters a recorded plat must be approved by the Planning Commission. The site is located off Route 5; across from Jamestown High School and can be further identified as Parcel Nos. (46-1), ((7-5), and (7-49) on the JCC Real Estate Tax Map No. (46-1).

Action: The DRC approved the request for a reduction in the setbacks.

Case No. SP-037-01

Powhatan Village

Mr. Steve Romeo, on behalf of Landmark Design Group, has requested that the DRC grant a waiver from the ordinance requirement that sidewalks be provided along internal streets. This case came before the DRC previously on February 28, 2001 and on August 29, 2001. At that time, the developer requested waivers from recreation facilities, from sidewalks required along exterior roads and from several landscape ordinance requirements. The site is located at Powhatan Secondary off News Road and can be further identified as Parcel No. (1-21) on the JCC Real Estate Tax Map No. (38-3).

Action: The DRC approved a minimum buffer width of 45 feet.

Case No. SP-098-01

Chesapeake Bank

Mr. Robert Mann, on behalf of Landmark Design Group, has requested that the DRC review this case. The proffers for this development state that enhanced landscaping shall be provided within 50 foot landscaped buffer along Route 30. The enhanced landscaping plan shall be shown on the site plan for development of the property and shall be subject to the approval of the Development Review Committee.

Action: The DRC granted approval of the enhanced landscaping plan.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 11/30/2001 THROUGH: 1/14/2002

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-082-00	Stonehouse - LaGrange Parkway Extension
SP-032-01	Powhatan Village - Phase 1 & 2
SP-051-01	Zooms Gas Station
SP-063-01	Williamsburg - Jamestown Airport, Apron Expansion
SP-064-01	Toano Sidewalk Project - VDOT R/W - Route 60
SP-082-01	Crown Landing Apartments (Amd to SP-015-01)
SP-083-01	ABC Grove Daycare Addition
SP-087-01	The Vineyards Phs. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-094-01	Powhatan Village - Phases 3 & 4
SP-095-01	Powhatan Village- Phase 5
SP-097-01	Powhatan Secondary Road Extension- Channel Removal
SP-100-01	Williamsburg Crossing Frontage Road
SP-103-01	Powhatan Village Phases 6 & 7
SP-105-01	Voice Stream Wireless - Regional Jail Co-Location
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-110-01	Williamsburg Christian Academy
SP-113-01	Amended Powhatan Place Townhomes
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-118-01	Bay Welding & Fabrication
SP-120-01	Riverside Healthcare Center Facility
SP-121-01	Frances S Rees Subdivision Utility Additions
SP-122-01	Sprint PCS Site - Ford's Colony
SP-124-01	American Tower Site Plan Amendment
SP-126-01	Hankins Industrial Park
SP-127-01	Avid Medical Expansion
SP-002-02	Williamsburg-Jamestown Airport Hangar Additions

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-002-01	JCC HSC Parking Area Expansion	3/5/2002
SP-029-01	Ironbound Village	8/7/2002
SP-041-01	Ruby Tuesday at Monticello Marketplace	6/20/2002
SP-068-01	JCC Government Center - Building J	8/20/2002
SP-072-01	Bruce's Super Body Shop	8/24/2002

SP-078-01	Powhatan Apartments - Site Improvements	8/31/2002
SP-085-01	Greensprings Apartments and Condominiums	11/5/2002
SP-086-01	Williamsburg Pottery Factory Haitian Bldg / Fence	10/12/2002
SP-092-01	APVA Water & Sewer Improvement (Jamestown Is.)	10/9/2002
SP-098-01	Chesapeake Bank	10/30/2002
SP-119-01	Busch Corporate Center - McLaws Centre	1/2/2003
SP-123-01	Wise Recycling Site Plan Amendment	1/4/2003
SP-128-01	JCC Government Center- Registrar & Mapping Trailer	1/7/2003

C. FINAL APPROVAL

DATE

SP-136-00	Greensprings Grocery	12/5/2001
SP-150-00	Williamsburg Business Center, Phase III	12/3/2001
SP-028-01	St. Bede Catholic Church	12/4/2001
SP-077-01	James River Commerce Center- Endeavor Dr Extension	12/10/2001
SP-084-01	American Tower 120 ft. Telecommunications Tower	12/5/2001
SP-107-01	John Deere Bldg. Addition-Stonehouse Commerce Park	12/26/2001
SP-108-01	Church of Christ Cemetery & Access Road	12/18/2001
SP-111-01	Powhatan Secondary - Phase 7-A, Soil Stockpile	12/5/2001
SP-112-01	Smith Mem Baptist Church - Family Life Center	12/11/2001
SP-114-01	Voice Stream Wireless Co-Location	12/4/2001
SP-115-01	Powhatan Secondary - Phase 6, Earth Berm	12/20/2001
SP-125-01	Dewey Renovation	12/20/2001
SP-001-02	Fence at Courthouse Green Building D	1/9/2002

D. EXPIRED

SP-125-00	JCC District Park - Hotwater Coles Tract
-----------	------------------------------------------

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98	Ball Metal Conservation Easement
S-013-99	JCSA Mission Bank ROW Acquisition
S-074-99	Longhill Station, Section 2B
S-086-99	Peleg's Point, Section 5
S-110-99	George White & City of Newport News BLA
S-006-00	Ewell Station, Lots 1, 4 & 5
S-086-00	Ford's Colony Section 30 Lots 1-68
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-103-00	Powhatan Village - Powhatan Secondary
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
S-055-01	White Oaks - Albert & Miriam Saguto, BLA
S-073-01	Fernbrook, JCSA Pump Station/Gabrowski BLA
S-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-087-01	Stonehouse, Hillcrest, Ph.1, Sect. 6C
S-093-01	Olde Towne Timeshares Conservation Easement Plat
S-099-01	Stonehouse, Section 7A-Phase 1 (Mill Pond)
S-101-01	Greensprings West, Phase 4A
S-102-01	Powhatan Place Townhomes-BLA Lots 51-56
S-104-01	The Retreat, Phase I, Section III
S-108-01	Waterford at Powhatan Sec., Ph. 28
S-109-01	Landfall Phase V
S-112-01	Stonehouse Community Recreation Center
S-117-01	Richard Newberg Family Subdivision
S-119-01	Stonehouse Easement Adj-The Overlook Phs 2 Lot 231
S-002-02	Stonehouse, Laurel Ridge-Phs. 2 & Parcel 12 BLE
S-003-02	JCSA Booster Tank Site Prop Line Adjustment
S-004-02	Stonehouse, The Overlook at Orchard Hill, Phs 2
S-005-02	Stonehouse, Laurel Ridge, Phs.2 Parc. 12 BLE
S-006-02	Stonehouse,Orchard Hill BLA Lot 211-14,222,228&230
S-007-02	WHS Land Holdings- Newtown

B. PENDING FINAL APPROVAL

EXPIRE DATE

S-077-97	Landfall at Jamestown, Phase 5	4/23/2002
S-034-00	The Pointe at Jamestown, Phase 2	6/5/2002
S-040-00	Westmoreland Sections 3 & 4	7/5/2002
S-045-00	Scott's Pond, Section 2	8/7/2002
S-071-00	Ida C Sheldon Estate	2/9/2002
S-084-00	Longhill Gate Section 1 BLA - Lot 1 A & B	3/6/2002
S-093-00	Monticello Woods (formerly Hiden Estates Phase I)	2/5/2002
S-014-01	Michelle Radcliffe-Boundary Line Adjustment	1/31/2002

S-036-01	Ironbound Village	8/7/2002
S-037-01	Wellington Section II & III Construction Plans	5/7/2002
S-088-01	Jamestown Hundred- Lots 52-91	10/18/2002
S-103-01	Hairston Family Subdivision	12/10/2002
S-113-01	Stonehouse-The Overlook@ Orchard Hill Phs1 BLA/BLE	1/11/2003
S-114-01	Manning Family Subdivision	1/9/2003

C. FINAL APPROVAL		DATE
S-039-99	Harwood - Pine Grove	1/4/2002
S-098-01	Monticello at Powhatan Apartments - Parcel "A"	12/20/2001
S-105-01	Six Mount Zion Estates	12/5/2001
S-106-01	Church Lane BLE	12/20/2001
S-107-01	Waterford at Powhatan Sec., Ph. 27	12/20/2001
S-110-01	Stonehouse Future Section II BLA	1/2/2002
S-111-01	Stonehouse-The Overlook BLA lots 209-10,224-6,229	12/19/2001
S-115-01	Stonehouse, Laurel Ridge-Phase 2 Lot 45	1/2/2002
S-116-01	Stonehouse, Laurel Ridge-Phase 2, Lot 39-40, 44	1/2/2002
S-118-01	Waterford at Powhatan Sec., Ph. 29	1/7/2002
S-001-02	Stonehouse BLA/BLE Lots 47/48 Phase 2 Laurel Ridge	1/2/2002

D. EXPIRED	
S-023-97	Fenwick Hills, Phase I
S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans
S-041-00	Powhatan Secondary, Phase 6B
S-058-00	Powhatan Secondary, Phase 7-A

AGENDA

DEVELOPMENT REVIEW COMMITTEE

January 9, 2002

4:00 p.m.

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

1. Roll Call

2. Minutes

A. Meeting of December 3, 2001

3. Consent Case
MP-6-01

Jamestown Hundred Master Plan Amendment

4. Cases
SP-037-01
SP-098-01

Powhatan Village
Chesapeake Bank

5. Adjournment