

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C BOARD ROOM AT 4:00 P.M. ON THE 1ST DAY OF AUGUST, TWO THOUSAND ONE

1. ROLL CALL

Mr. Martin Garrett
Ms. Peggy Wildman

ALSO PRESENT

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

2. MINUTES

Upon unanimous vote, the minutes of the June 27, 2001 meeting were approved.

3. Case No. SP-68-01. James City County Government Center, Building J

Mr. Johnson presented the staff report and stated that Section 15.2.2232 of the Virginia State Code requires Planning Commission review of the proposed public facility. This code section states that no facility shall be allowed unless the Planning Commission determines that the location, character and extent of the facility is substantially consistent with the adopted Comprehensive Plan. Mr. Johnson stated that staff finds the proposed facility consistent with the Comprehensive Plan as it will serve the needs of the county and region as a whole, and because it is a facility owned and operated by James City County. The DRC asked questions about the location of the building in the government center and about the layout and seating capacity of the Board Room. Mr. Johnson stated that the Board Room was designed to improve the acoustics and lighting for public hearings broadcasts and would likely add seating capacity as well. With no further discussion, the DRC unanimously found the proposed facility substantially consistent with the adopted Comprehensive Plan.

4. Case No. SP-71-00. Williamsburg Crossing, Retail Shop


Mr. Holt presented the staff report and staff's recommendation. Ms. Wildman inquired as to what the specific use of the building would be. Mr. Calvin Davis, the owner, stated there was an option for an ice-cream vendor to operate out of the building. Mr. Garrett inquired as to the orientation of the building and the distance to the adjoining bank. Both DRC members stated they did not have an issue with the request and recommended approval by a vote of 2-0.

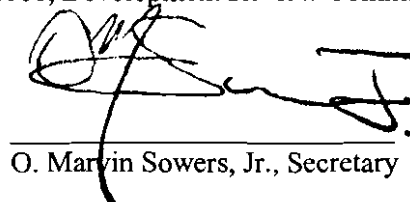
5. Case No. C-100-01. Robinson Lot, Septic Tank Request

Mr. Thompson presented the staff report and staff's recommendation. Mr. Garrett inquired about the visibility of the proposed Puraflo septic tank. Mr. Robinson stated that the system would be visible as it extends four to five inches above ground. He also stated his intent to landscape this already wooded area. Both DRC members stated that they had no objections with the exception request and recommended approval by a vote of 2-0.

6. ADJOURNMENT

There being no further business, the August 1, 2001, Development Review Committee meeting adjourned at approximately 4:15 p.m.


John Hagee, Chairman


O. Marvin Sowers, Jr., Secretary

Conceptual Plan 119-01

8828 Barnes Road - Overhead Power Line Request

Staff Report for the August 29, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. James Etchberger of Cloverwood Builders
Land Owner: Ms. Nancy Barbour

Proposed Use: Single family house
(With an anticipated completion date of September 7, 2001)

Location: 8828 Barnes Road
(Approximately 1,100 feet south of Richmond Road)

Tax Map/Parcel: (10-1)(1-18C)
Primary Service Area: Outside

Parcel Size: Approximately 1.74 acres
(This lot was recently approved by the BOS as a family subdivision)

Existing Zoning: A-1, General Agriculture
Comprehensive Plan: Rural Residential

Reasons for DRC review: Section 24-200 of the Zoning Ordinance states that new utilities are, generally, to be placed underground. However, in consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the planning commission may waive requirements for underground utilities upon a favorable recommendation of the development review committee.

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

To meet the requirement for underground utilities, the new power line would have to be bored underground from power poles on adjacent lots (an option which the builder claims is very costly for the homeowner), bored underground from an existing transformer on the adjacent lot (an option which the builder claims is unfeasible due to topography between the two lots - almost 40 feet horizontal difference), or trenched beside the roadway from the existing pole on the adjacent lot (an option which would require the removal of many, many trees).

Therefore, Virginia Power, through the applicant, has requested a waiver from the Zoning Ordinance requirement. They would like to run an overhead power line from the existing power pole in front of 8821 Barnes Road, which is across the street from the property (shown on the attached) to a new pole to be placed out in front of this property. From this power pole, the power line would be run underground to the house. Running the power line overhead from the existing pole on the other side of the street would only require the removal of 1 or 2 trees.

STAFF RECOMMENDATION

Considering the location of existing overhead service, existing tree cover and physical features of surrounding property, staff finds the proposal to run the new power line overhead from the existing power pole, located across the street, acceptable and recommends the waiver be granted with the conditions that no more than two trees be removed, that the new line be run underground from the new pole to the house, and that the owner secure a VDOT permit prior to commencing work. Conditioned on obtaining the permit, VDOT has stated they are preliminarily okay with the proposal. Attached is the Zoning Ordinance requirement and a location map showing the property and the location of existing power poles.

- (1) Where district boundaries are indicated as approximately following or being at right angles to property lines, or the centerlines of streets, highways, alleys or railroad tracks, such property lines, centerlines, or lines at right angles to such property lines or centerlines shall be construed to be such boundaries, as the case may be.
- (2) Where a district boundary is indicated to follow a river, creek or branch or other body of water, such boundary shall be construed to follow the centerline at low water or at the limit of jurisdiction, and in the event of change in the shoreline, such boundary shall be construed as moving with the actual shoreline.
- (3) If no distance, angle, curvature description or other means is given to determine a boundary line accurately and the foregoing provisions do not apply, the same shall be determined by the use of the scale shown on the zoning map. In case of subsequent dispute, the matter shall be referred to the board of zoning appeals which shall determine the boundary.

(Ord. No. 31A-88, § 20-26, 4-8-85)

Sec. 24-199. Limitation on the number of dwellings on a lot.

Two or more principal residential uses may be located on a single lot; provided, however, that yard, area and other dimensional requirements of the zoning district in which the lot is located shall apply to each principal residential use as if the lot were subdivided to accommodate the principal residential uses on individual lots. The placement of two or more principal residential uses on a single lot shall be situated so as to permit the future subdivision of the lot in accordance with the zoning district in which the lot is located and the county's subdivision ordinance.

(Ord. No. 31A-88, § 20-27.6, 4-8-85)

Sec. 24-200. Public utilities.

(a) Except where a public utility requires a special use permit, public utilities shall be allowed as a permitted use in each zoning district. Public utilities include poles, power lines, distribution transformers or substations, pipes, meters, telephone exchanges and other facilities necessary for the provision and maintenance of utilities, including water and sewer facilities, water storage tanks, pumping or regulator stations.

(b) The location of all utilities and utility easements shall be shown on the site plans, or subdivision plats, as appropriate. New utilities are to be placed underground except for required transformers, switching equipment, meter pedestals, telephone pedestals, outdoor lighting poles and meter and service connections attached to buildings. In consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the planning commission may waive requirements for underground utilities upon a favorable recommendation of the development review committee. Waivers in subdivisions must comply with section 19-18 of the subdivision ordinance.

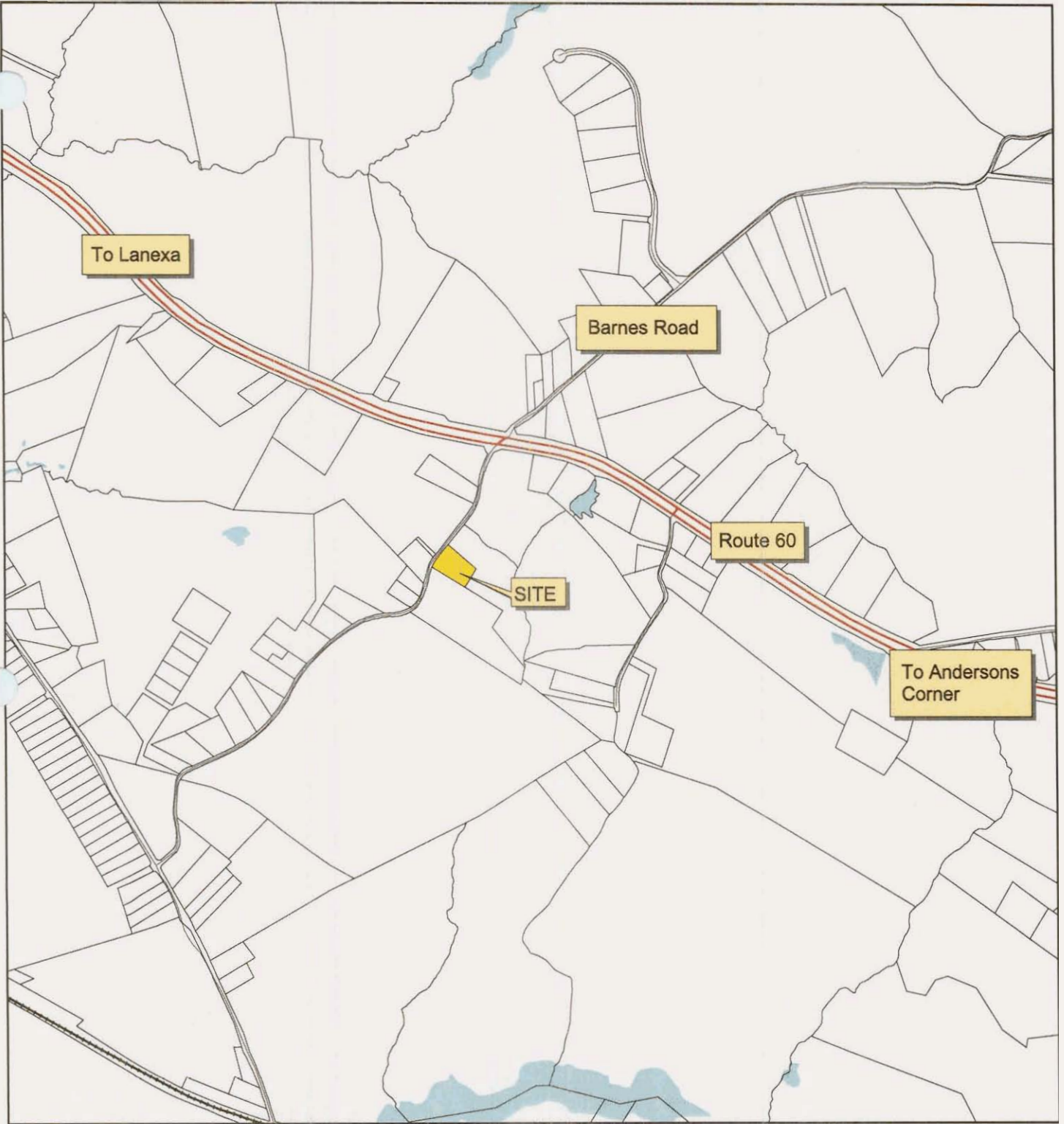
(Ord. No. 31A-88, § 20-27.8, 4-8-85; Ord. No. 31A-112, 2-6-89)

Sec. 24-201. Individual utilities.

Individual water wells and septic drainfields shall be generally permitted except where in conflict with chapter 19, chapter 24 or the James City Service Authority regulations.

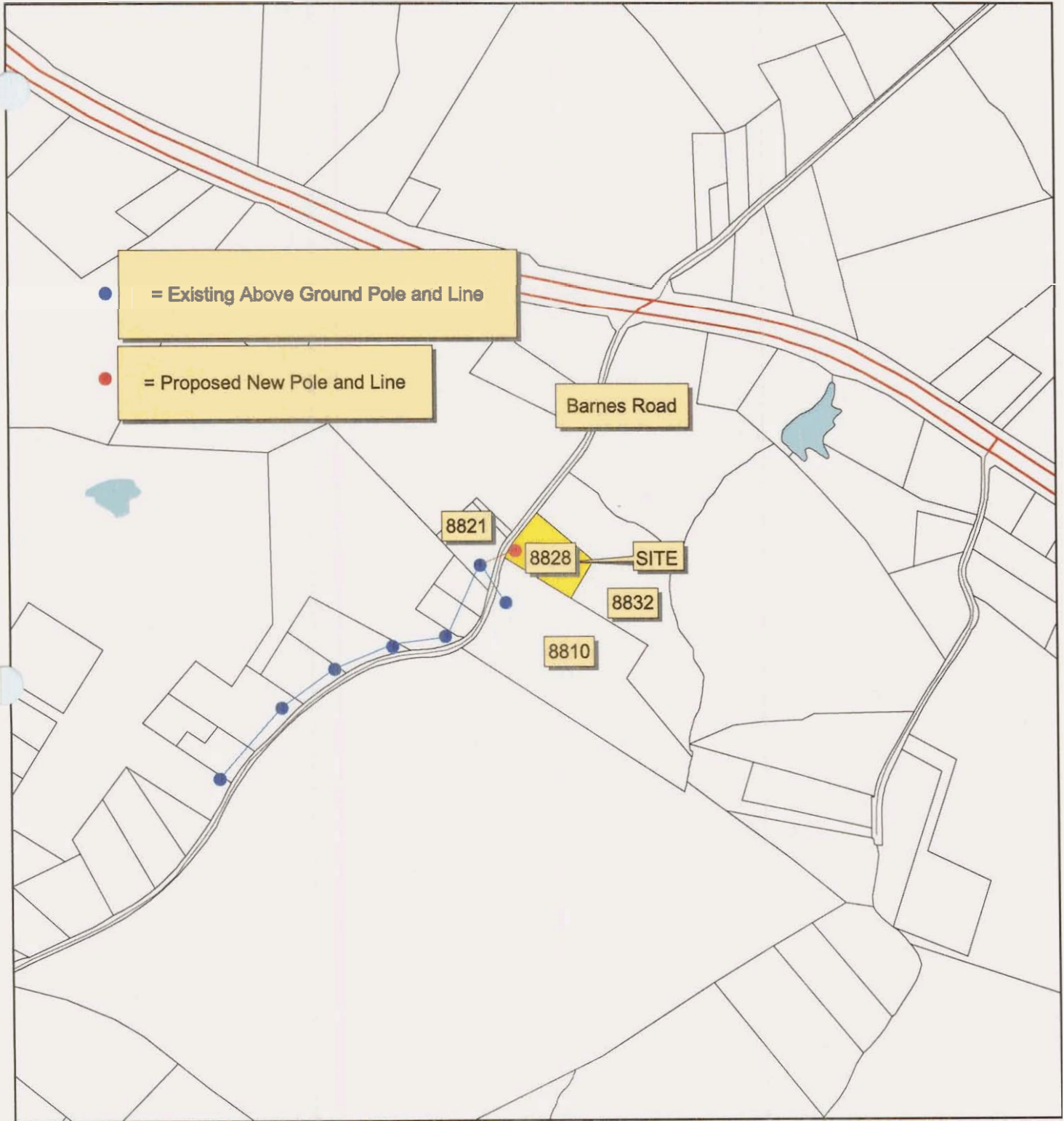
(Ord. No. 31A-150, 4-5-93; Ord. No. 31A-153, 11-1-93)

Secs. 24-202 - 24-210. Reserved.



Conceptual Plan 119-01 8828 Barnes Road





Conceptual Plan 119-01 8828 Barnes Road

500 0 500 1000 Feet



Site Plan 5-01
Skiffes Creek Village

Staff Report for the August 29, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. James Pagano of Bush Construction

Land Owner: Cal Company, LLC

Proposed Use: 31 Townhomes

Location: Adjacent to Skiffe's Creek Townhomes - off Pocahontas Trail in Grove

Tax Map/Parcel: (59-2)(1-15)

Primary Service Area: Inside

Parcel Size: 4.341 acres

Existing Zoning: R-5, Multifamily residential, with proffers

Comprehensive Plan: Moderate Density Residential

Reasons for DRC review: Consideration of density bonuses

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

The DRC previously reviewed this case on February 28, 2001, for consideration of preliminary approval. The case is now back before the DRC for consideration of awarding density bonuses. Per the requirements of the zoning ordinance, based on the net developable area of the site, only 25 attached units are allowed.

However, "in order to encourage attractive architectural and site designs which are harmonious with adjoining property, to encourage the preservation of open space within and around higher density development, to encourage preservation and restoration of historic sites and to encourage developers to go beyond the minimum standards of the Zoning Ordinance, the planning commission may approve percentage increases (not to exceed an additional 20% of the base amount) where superior design offsets the problems which would otherwise be created."

Based on Ordinance provisions, the developer has requested an 8% bonus for enhanced recreation facilities. Proposed is a 19,640 square foot tot lot, a sand box, a teeter, a swing, and a multi-use/function play structure.

Also based on Ordinance provisions, the developer has requested an additional 12% bonus for enhanced landscaping. More specifically, along the sites' Route 60 frontage, landscaping in the amount of 150% of the Ordinance minimums would be provided.

STAFF RECOMMENDATION

Staff finds the enhanced landscaping and proposed recreation exceed ordinance minimums, that the proposal promotes an attractive site design, that the recreation area is conveniently located, and that the landscaping is unusually extensive along the public road right of way. Therefore, staff recommends approval of the density bonuses (i.e., an additional 20% to allow for the 31 proposed units). Attached are the Ordinance provisions for density bonuses and a site plan is separately attached.

(l) *Private yards.* Each two-family dwelling unit and each townhouse unit shall open directly into a private yard of a minimum of 200 square feet.

(m) *Minimum distances.* The distance between two main structures on a single lot shall be a minimum of the height of the taller structure. Accessory structures shall be a minimum of ten feet from any other structure.

(n) *Drainage facilities.* Adequate facilities for the control of stormwater, erosion and sedimentation shall be provided in accordance with the *Virginia Erosion and Sediment Control Handbook* and the Virginia Department of Transportation's *Drainage Manual*.

(o) *Natural features and amenities.* Existing features which would enhance the residential environment or the county as a whole such as trees, watercourses, historic spots and similar features shall be preserved to the maximum extent possible.

(p) *Guarantee for improvements.* The zoning administrator shall not issue any certificate of occupancy until the applicant has guaranteed the completion of public improvements, including, but not limited to, public roads, public water and public sewer facilities, shown on the approved site plan by providing either a letter of credit, certified check, cash escrow, cash payment, or other surety, approved by the county attorney.

(q) *Maintenance of common open space, recreation facilities, etc.* The maintenance of common open space, recreation facilities, sidewalks, parking, private streets and other privately owned but common facilities serving the project shall be guaranteed by the developer, project owner or a properly established homeowners' association.

(Ord. No. 31A-88, § 20-80.13, 4-8-85; Ord. No. 31A-89, 9-9-85; Ord. No. 31A-91, 12-2-85; Ord. No. 31A-100, 4-6-87; Ord. No. 31A-105, 2-22-88; Ord. No. 31A-118, 2-5-90; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-142, 5-4-92; Ord. No. 31A-145, 7-6-92; Ord. No. 31A-166, 1-23-96; Ord. No. 31A-176, 5-26-98)

Sec. 24-315. Density bonuses.

In order to encourage attractive architectural and site designs which are harmonious with adjoining property, to encourage the preservation of open space within and around higher density development, to encourage preservation and restoration of historic sites and to encourage developers to go beyond the minimum standards of the Zoning Ordinance, the planning commission may approve the following percentage increases of dwelling units where superior design offsets the problems which would otherwise be created. Density bonuses shall not exceed a maximum of an additional 20 percent:

- (1) *Setback bonus.* For every 25 feet of setback, in addition to the minimum required from the right-of-way of each peripheral road or adjoining property line which borders the site, one and one-half percent additional dwelling units may be added. Maximum additional setback on each side for which a bonus may be given shall be 100 feet or a maximum six percent bonus for each side of the site. The total setback shall be calculated from the right-of-way or property line to the nearest building on the site. For the purposes of calculation, the site is considered to have four sides. For irregularly shaped parcels, a flexible method of calculation may be used by the planning director so the total bonus shall not exceed 20 percent for this section.

- (2) *Recreation bonus.* If the applicant designates, improves and fully develops recreational facilities in excess of the playgrounds required in section 24-314(c) above, the planning director may recommend a bonus of nine percent additional dwelling units be granted. Such areas shall be conveniently located and consist of some combination of facilities such as tennis courts, large playgrounds, ball fields, swimming pools, tot lots, bike trails or other like items. Recreation facilities for which a density bonus is granted shall be fully completed before any certificate of occupancy may be issued.
- (3) *Landscape design.* If the applicant presents an unusually attractive and harmonious site plan and building design which retains, relates to and enhances the natural vegetation and terrain of the site or which proposes unusually extensive landscaping and planting of borders, entrances, recreation areas, street frontage, areas surrounding buildings or common open space, the planning director may recommend a bonus of 12 percent additional dwelling units be granted. In order to promote superior design, the award of this bonus shall be made only in cases where the design of the project is clearly superior to the design of typical projects of its type in the community and where the applicant goes beyond the minimum standards required by this chapter.
- (4) *Public facilities.* In the event a school, fire station, library, park or other public facility shown in the public facilities plan is proposed in or near the parcel, if the developer is willing to reserve a site suitable for the purpose intended and if the governing body is willing to acquire this site within 24 months of the approval of the final site plan, the planning director may recommend a bonus of nine percent additional dwelling units be granted to the number of units allowable on the remainder of the parcel.

(Ord. No. 31A-88, § 20-80.14, 4-8-85; Ord. No. 31A-142, 5-4-92)

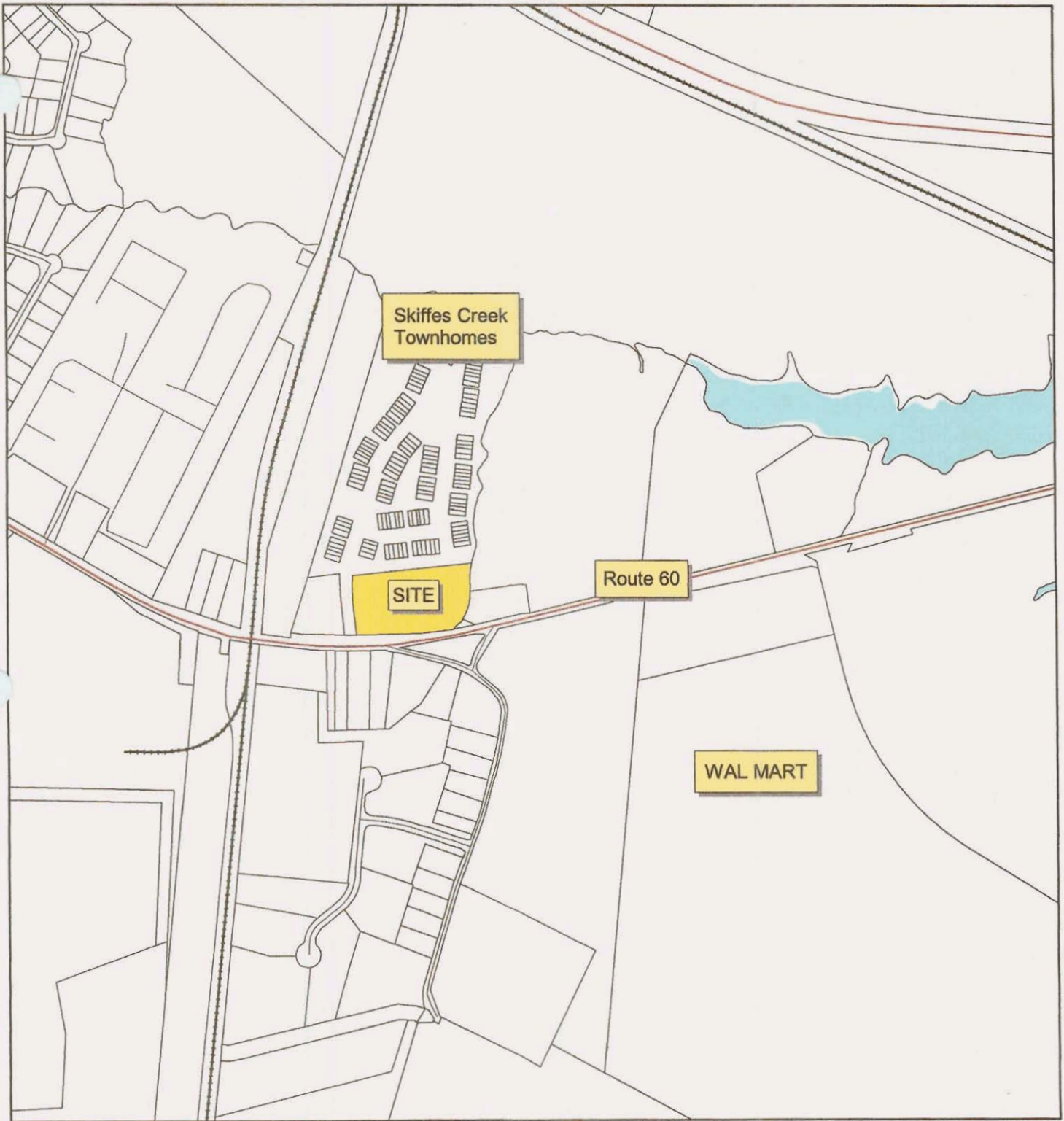
Sec. 24-316. Relation to public utilities.

(a) Multifamily Residential District, R-5, shall be so located in relation to sanitary sewers, water lines, storm sewers, surface drainage systems and other utility systems that neither extension nor enlargement shall be required which results in higher net public cost or earlier incursion of public cost than would development in forms generally permitted under existing zoning for the area.

(b) Extensions and expansions of public utilities to serve the project shall be governed by the regulations and policies governing service of the appropriate public agency.

(Ord. No. 31A-88, § 20-80.15, 4-8-85)

Secs. 24-317 - 24-326. Reserved.



Site Plan 5-01 Skiffes Creek Village





Site Plan 5-01 Skiffes Creek Village



**Site Plan 32-01
Powhatan Village**

Staff Report for the August 29, 2001, Development Review Committee Meeting

SUMMARY FACTS

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

Proposed 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. At the time, the developer requested waivers for recreation facilities, from sidewalks required along exterior roads and from several landscape ordinance requirements. The developer has now requested a waiver from the ordinance requirement that sidewalks be provided along internal streets.

The Zoning Ordinance states that the commission may modify the requirement that sidewalks be provided along internal streets provided that equivalent pedestrian facilities have been provided which adequately provide for pedestrian access within the development and to abutting development.

STAFF RECOMMENDATION

Staff does not support the request and strongly recommends the DRC not approve the waiver. Staff does not find the request meets the ordinance requirements for the granting of the waiver. First, without internal sidewalks, there are no provisions for pedestrian access within the development (other than walking in the street). Staff's most important concern is that of safety. Given the total number of units in this project, a high amount of traffic is expected to be generated (1,486 trips per day). Pedestrians should have a safe, dedicated route to walk within the project. Second, there is no provision for access to abutting property. There is no access to the Monticello at Powhatan Apartments and there is only very indirect access to the property to the north and west (via the pedestrian path around the BMP, which crosses wetlands and steep slopes, where steps will have to be installed).

Finally, during the February review of the case, the developer/ owner stated several times that the rationale for requesting the waiver from active recreation facilities was that they would be undesired and under-used and therefore, not necessary. Rather, it was expressed by the owner that the

primary mode of recreation within Powhatan Secondary, and within this development, was walking. Staff believes this rationale played an important part in the DRC granting the requested waiver from active recreation (in both Powhatan Village *and* for the adjacent 2.5 acre Powhatan Secondary recreation site) in favor of walking trails. In lieu of the active recreation, staff firmly believes that sidewalks internal to this development play an integral part in the trail recreation network and help facilitate the safety of residents. Without the internal sidewalk network, there would be no logical connection to the trails around the BMP and the "gathering" areas approved previously.

Attached is a site layout showing the development and where sidewalks would be required and the Ordinance section dealing with sidewalks.

Sec. 24-35. Sidewalks.

(a) Sidewalks shall be required for all projects requiring site plan review and residential developments in accordance with the following:

- (1) Sidewalks shall be built to VDOT standards and located within VDOT right-of-ways when they are to be publicly maintained. If sidewalks are to be privately maintained, they shall be built to standards acceptable to the county engineer or the planning commission.
- (2) Sidewalk plans providing for internal pedestrian access between parking areas, buildings and public areas as well as access to abutting property shall be provided for multifamily residential development and for nonresidential development sites.
- (3) Sidewalks shall be provided along all existing public roads abutting property to be developed.

(4) Sidewalks shall be provided for one block commencing at the entrance(s) on at least one side of all entrance roads serving residential developments which shall or would be expected to serve more than 500 vehicles per day based on the application of the Institute of Transportation Engineers' traffic generation rates to a projected density assigned to undeveloped land remaining within a proposed subdivision. Sidewalks shall be provided on one side of all roads which shall serve or would be expected to serve more than 1,000 vehicles per day based on the method listed above.

(b) Upon a favorable recommendation of the development review committee, the planning commission may modify the requirements listed in item (4) above; provided, that equivalent pedestrian facilities have been provided which adequately provide for pedestrian access within the development and to abutting property.

(c) Upon a favorable recommendation of the development review committee, the planning commission may modify the requirements listed in item (3) above; provided that:

- (1) Sidewalks are provided along an existing public road as identified in the transportation element of the Comprehensive Plan; or
- (2) Access to abutting properties has been provided for by way of a pedestrian connection constructed to the minimum standards listed in (d) below; or
- (3) A combination of (1) and (2) above, have been provided in a manner and location acceptable to the development review committee.

(d) Where pedestrian connections are provided in accordance with (c)(2) above, such connections shall be constructed to the following minimum standards:

- (1) Such pedestrian connections should avoid lands with greater than 25 percent slopes, areas subject to flooding, environmentally sensitive land or lands otherwise designated as a resource protection area.
- (2) Such pedestrian connections shall be at least eight feet wide and constructed of an all weather surface. ~~In instances where a soft-surface is provided, the surface shall be underlaid with filter cloth.~~
In no case shall a multi-use pedestrian connection be closer than five feet to the property line of an adjoining residential property.

(3) The right-of-way and pedestrian connection shall be indicated on the final plat.
(Ord. No. 31A-118, 2-5-90; Ord. No. 31A-203, 1-26-00)

Rezoning 5-00

New Town Office Building

Staff Report for the August 29, 2001, Development Review Committee Meeting

Summary Facts

Applicant:	Mr. Vernon Geddy, III
Land Owner:	G-Square, Inc.
Proposed Use:	Office Building
Location:	4007 Ironbound Road
Tax Map/Parcel:	(38-4)(1-53)
Primary Service Area:	Inside
Parcel Size:	Approximately 1.24 acres
Existing Zoning:	R-8, Rural Residential, with proffers
Proposed Zoning:	B-1, General Business
Comprehensive Plan:	Mixed Use
Reason for DRC review:	The applicant has requested setback waivers for the proposed office building
Staff Contact:	Paul D. Holt, III Phone: 253-6685

The DRC members might remember this site from the recent special use permit that was granted to the James City Service Authority (JCSA) for the construction of a water storage facility.

Mentioned in the staff report for the water tanks, was that an applicant would be bringing forward a subsequent rezoning application to allow for the construction of an office building and associated parking. When the New Town Design Review Board (DRB) reviewed the initial master plan for the water tanks and the office building, they approved the Master Plan, but expressed a strong desire to separate the distance between the office building and water tanks as much as possible. This request resulted in the DRC previously granting a 15 foot setback modification to allow for the placement of the building 35 feet from the Monticello Avenue right of way.

After the DRB initially reviewed and approved that Master Plan, and after the DRC subsequently approved the 15 foot setback modification, the building was redesigned and it is now larger than originally proposed. The master plan that is currently before you shows the footprint location of the newly designed building. This master plan has *not* been back to the DRB for reconsideration and approval.

Even with the larger building size, the developer would like to maintain as much space as possible between the building and the water storage facility. Therefore, the applicant is requesting additional building setback waivers. The Zoning Ordinance requires a minimum 50 foot setback from Monticello Avenue and a minimum 50 foot setback from Ironbound Road Relocated. The applicant is requesting waivers such that there would be a 35 foot setback from both Monticello Avenue and Ironbound Road Relocated and a 25 foot setback from the intersection of the two roads.

Language in the Zoning Ordinance states that, with the approval of the DRC, setbacks may be reduced to 25 feet from any street right of way which is greater than 50 feet in width. According to the ordinance, the DRC may consider a setback reduction only if the setback reduction will achieve results which clearly satisfy the overall purposes and intent of the Landscape Ordinance; if the road is not designated for widening improvements; if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:

a.) The site is located on a Community Character Corridor or is designated a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better compliment the design standards of the Community Character Corridor.

b.) The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better compliment the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.

c.) The applicant has offered extraordinary site design which better meets the Development standards of the Comprehensive Plan.

STAFF RECOMMENDATION

Based on the ordinance criteria listed above, staff finds the following:

a.) With respect to meeting the intent of the landscape ordinance, the landscape standards for New Town have been established in the New Town Design Guidelines. A summary statement on the projects' conformance and compliance with the Design Guidelines is below.

b.) Neither road is designated for widening improvements at this time.

c.) The site is located on a Community Character corridor *and* within a Community Character Area on the Comprehensive Plan Land Use Map. The design standards for the Community Character Corridor are premised on the New Town Design Guidelines, which call for reduced, urban-like setbacks in many locations. Again, see the note regarding the new Town Design Guidelines below.

d.) There is no development on adjacent properties with which to compare setbacks.

e.) With respect to extraordinary site design and building architecture, again, please refer to the following note.

Staff is unable to judge at this time whether the building will better compliment the design standards of the Comprehensive Plan and the New Town Design Guidelines. The reason is that the revised master plan and the revised proposed building elevations have not yet been reviewed by the New Town Design Review Board. That meeting is scheduled to take place on September 20, 2001.

Therefore, staff recommends deferral of this case until after the DRB has had an opportunity to review the project. Should the DRB have any substantial comments regarding site layout and/or building architecture, or recommendations on building setbacks, the plan and the specific request the DRC is asked to consider may change.

The DRC should be aware that this waiver request precedes the rezoning public hearing. The consideration currently before you is specific to building setbacks. The commission will have a chance in the near future to vote on the entire project as part of the rezoning proposal.

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of August 29, 2001

Case No. C-119-01 Barnes Road Overhead Utility Line Request

Mr. James Etchberger of Cloverwood Builders has requested that the DRC review the proposed plan. Section 24-200 of the Zoning Ordinance states that new utilities are generally to be placed underground. However, in consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the Planning Commission may waive requirements for underground utilities upon a favorable recommendation of the Development Review Committee. The site is located at 8828 Barnes Road and can be further identified as Parcel No. (1-18C) on the JCC Real Estate Tax Map No. (10-1).

Action: The DRC approved the Barnes road overhead utility line request.

Case No. SP-005-01 Skiffes Creek Village

Mr. James Pagano of Bush Construction has requested that the DRC review the proposed plan. This case comes before the Development Review Committee for a consideration of density bonuses. The site is located adjacent to Skiffes's Creek Townhomes- off Pocahontas Trail in Grove and can be further identified as Parcel No. (1-15) on the JCC Real Estate Tax Map No. (59-2).

Action: The DRC approved the Skiffes Creek density bonus.

Case No. SP-032-00 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. At that time, the developer requested waivers from recreation facilities, from sidewalks required along exterior road 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 denied the request for a waiver from sidewalks within Powhatan Secondary.

Case No. Z-5-00 New Town Office

Mr. Vernon Geddy, III has requested the DRC to grant setback waivers for the proposed building. The site is located at 4007 Ironbound Road and can be further identified as Parcel No. (1-53) on the JCC Real Estate Tax Map No. (38-4).

Action: The setback reductions for the new town office building were conditionally approved subject to New Town Design Review Board review and approval.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 8/1/2001

THROUGH: 8/30/2001

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-042-00	Ironbound Road Sidewalk
SP-082-00	Stonehouse - LaGrange Parkway Extension
SP-094-00	Powhatan Secondary - Road Extension & Dam
SP-150-00	Williamsburg Business Center, Phase III
SP-031-01	Peleg's Point water main extension
SP-032-01	Powhatan Village
SP-038-01	JCC / Grove Sidewalk
SP-044-01	Brick Bat Road Water Extension
SP-051-01	Zooms Gas Station
SP-056-01	Kingsmill Golf Clubhouse Storage Shed
SP-063-01	Williamsburg - Jamestown Airport, Apron Expansion
SP-064-01	Toano Sidewalk Project - VDOT R/W - Route 60
SP-065-01	U.S. Post Office Monticello Amendment to SP-063-00
SP-072-01	Bruce's Super Body Shop
SP-077-01	James River Commerce Center- Endeavor Dr Extension
SP-078-01	Powhatan Apartments - Site Improvements
SP-081-01	Walmart Bulk Storage
SP-082-01	Crown Landing Apartments (Amd to SP-015-01)
SP-083-01	ABC Grove Daycare Addition
SP-084-01	American Tower 120 ft. Telecommunications Tower
SP-085-01	Greensprings Apartments and Condominiums
SP-086-01	Village at Vineyard, Ph. 3 (Int. Drainage System)

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-125-00	JCC District Park - Hotwater Coles Tract	11/6/2001
SP-136-00	Greensprings Grocery	4/12/2002
SP-143-00	JCSA Operations Center Site Expansion	1/12/2002
SP-149-00	Little Creek Reservoir Water Access Park	2/5/2002
SP-156-00	Monticello at Powhatan Apartments, Phase II	3/5/2002
SP-002-01	JCC HSC Parking Area Expansion	3/5/2002
SP-005-01	Skiffes Creek Village Parcel B	3/5/2002
SP-028-01	St. Bede Catholic Church	5/7/2002
SP-029-01	Ironbound Village	8/7/2002

SP-041-01	Ruby Tuesday at Monticello Marketplace	6/20/2002
SP-058-01	Stonehouse, Fernandez Lift Station	7/6/2002
SP-068-01	JCC Government Center Building J	8/20/2002

C. FINAL APPROVAL

		DATE
SP-154-00	Wellspring United Methodist Church	8/1/2001
SP-010-01	A-B Brewery - Employee Cafeteria/Training Facility	8/2/2001
SP-018-01	Stonehouse Elementary School SP Amendment (Shed)	8/1/2001
SP-022-01	Stonehouse Community Guard House	8/8/2001
SP-042-01	Williamsburg Plantation, Section 6: Units 253-303	8/8/2001
SP-067-01	Carrot Tree at Jamestown Island	8/23/2001
SP-069-01	Greensprings Plantation - Fairway's Villas Condos	8/13/2001
SP-071-01	Williamsburg Crossing Retail Shop	8/6/2001
SP-073-01	Powhatan Apartments - Parking Variance Request	8/6/2001
SP-074-01	Ironbound Road Mini Storage (Amd to SP-45-98)	8/21/2001
SP-076-01	Midlands Road, Lot 2, Bldg Footprint Amendment #2	8/23/2001
SP-079-01	Kingsmill - Riverview Townhomes, Phase 1 (SP-5-96)	8/20/2001
SP-080-01	Busch Gardens-Haunted House Awning	8/22/2001

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-079-00	Spencer/Reed BLA - lot 2 & 3
S-086-00	Ford's Colony Section 30 Lots 1-68
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-093-00	Monticello Woods (formerly Hiden Estates Phase I)
S-103-00	Powhatan Village - Powhatan Secondary
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
S-051-01	Meadow Lake - Donald Hazelwood Inc, BLA
S-055-01	White Oaks - Albert & Miriam Saguto, BLA
S-057-01	Busch Corporate Center, Parcel 14, BLA
S-073-01	Gabrowski Boundary Line Adjustment (Lot 45)
S-074-01	Iverness ROW Vacation-The Hamlet in Ford's Colony
S-075-01	Winter Park Parcel One BLA/BLE
S-076-01	Raintree Section 1 & Lot 16 Old Stage
S-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-078-01	Stonehouse, Section 5-B Bent Tree - Phase 1

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-036-00	New Town - Casey Sub. & BLE - Windsor Meade	9/27/2001
S-040-00	Westmoreland Sections 3 & 4	7/5/2002
S-044-00	Ford's Colony, Section 31, Lots 82-142	7/10/2002
S-045-00	Scott's Pond, Section 2	8/7/2002
S-058-00	Powhatan Secondary, Phase 7-A	10/2/2001
S-071-00	Ida C Sheldon Estate	2/9/2002
S-082-00	Lake Powell Forest, Phase 3 - plat	11/28/2001
S-084-00	Longhill Gate Section 1 BLA - Lot 1 A & B	3/6/2002
S-006-01	Property of Courthouse Green of Williamsburg, L.L.	3/5/2002
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-058-01	Cook Family Subdivision	6/8/2002
S-067-01	Meadow Lake - Hazelwood, Inc. Property BLA	7/20/2002
S-068-01	Stonehouse, Bent Tree, Phase 3	8/13/2002

S-071-01 Branscome Family Subdivision 8/22/2002

C. FINAL APPROVAL **DATE**

S-074-00 Stonehouse- Bent Tree, Section 5B, Phase 2 8/15/2001

S-008-01 Greensprings Plantation, Phs II Lots 45 & 46 8/6/2001

S-018-01 BLA Lots 8,9,10,11 and 11A The Foxes 8/14/2001

S-060-01 Governor's Land, Cypress Isle BLA 8/9/2001

S-072-01 Stonehouse, Land Bay 18- Easement Adjustment 8/8/2001

D. EXPIRED

S-023-97 Fenwick Hills, Phase I

S-039-99 Harwood - Pine Grove

S-078-99 Powhatan Secondary Phase 6-A

S-081-99 Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans

S-041-00 Powhatan Secondary, Phase 6B

AGENDA

DEVELOPMENT REVIEW COMMITTEE

August 29, 2001

4:00 p.m.

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

1. Roll Call
2. Minutes - Meeting of August 1, 2001
3. Cases
 - A. C-119-01 Barnes Road Overhead Utility Line Request
 - B. SP-5-01 Skiffes Creek Village
 - C. SP-32-00 Powhatan Village
 - D. Z-5-00 New Town Office
4. Adjournment