

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 29TH DAY OF AUGUST, TWO THOUSAND ONE

ROLL CALL

Mr. John Hagee

Mr. Martin Garrett

Ms. Peggy Wildman

ALSO PRESENT

Mr. Paul Holt, Senior Planner

1. MINUTES

Upon unanimous voice vote, the minutes of the August 1, 2001 meeting were approved.

2. Case No. C-119-01. Overhead Utility Line Request - 8828 Barnes Road

Mr. Holt presented the staff report and staff's recommendation. Mr. Holt then illustrated the applicants request on a graphic map that was included with the staff report. There being no questions, the DRC recommended approval of the request by a vote of 3-0.

3. Case No. SP-5-01. Skiffes Creek Village

Mr. Holt presented the staff report and staff's recommendation. Mr. Holt explained that a request had been made for density bonuses based on enhanced landscaping being planted along Route 60. Mr. Holt stated that 150% of the ordinance minimums had been previously proffered. Mr. Holt also explained that a request had been made for density bonuses based on enhanced recreation. Ms. Wildman asked if the recreation provided was for Skiffes Creek Village exclusively or was it for Skiffes Creek town homes also. Mr. Holt stated that Skiffes Creek Village was a separate project and that the recreation would be for the Skiffes Creek Village project only. There being no further questions, the DRC recommended approval of the requested density bonuses by a vote of 3-0.

4. Case No. SP-32-01. Powhatan Village

Mr. Holt presented the staff report, explained the applicants request to waive the requirement for internal sidewalks, and presented staffs recommendation. Mr. Garrett expressed a concern over the lack of sidewalks given the high density of the project. Mr. Hagee asked for a clarification on the internal sidewalk requirement vs. the trail network that was previously approved and asked a question regarding the use of sidewalks as a walking facility vs. sidewalks being approved previously as part of the recreation package. Mr. Romeo, representing the applicant, stated that he found no merit in sidewalks in this application. Mr. Barr, representing Centex Homes, stated that sidewalks would not be practical in this development given the closeness of the homes to the roadway. Mr. Hagee asked for a clarification of the ordinance requirements. Mr. Garrett stated that residents needed somewhere to walk within this development and that the street was not an appropriate place. Ms. Wildman reminded the applicants that they had stated several times at previous meetings that the preferred method for recreation within this community was walking. Mr. Hagee stated he did not see a way to support the applicants request since there were not equivalent internal pedestrian facilities. Mr. Romeo continued to state that he felt the sidewalks would not be used and would therefore, not be necessary. Ms. Wildman disagreed. Mr. Hagee asked Mr. Romeo if he believed sidewalks should not be placed in any multi-family project. Mr. Barr stated that he believed sidewalks would not contribute to the public welfare. Mr. Garrett made a motion to not approve the applicants request. Following a second by Ms. Wildman, the applicants request was not approved by a vote of 3-0.

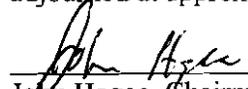
5. Case No. Z-5-00. New Town Office Building

Mr. Holt presented the staff report and staff's recommendation. Mr. Holt explained the timing of this project relative to the requested rezoning, the New Town Design Review Board (DRB) review and the DRC's role at granting setback waivers. The DRC asked for a clarification on the setback waivers approved previously, what changes had occurred since and what the current request was. The DRC stated that New Town, and setbacks within New Town, were unique and were ultimately guided by the New Town Guidelines. The DRC acknowledged that the DRB was best suited to judge this proposal against the Guidelines and, based on those guidelines, deferred making a siting decision to the DRB. Therefore, upon unanimous voice vote, the DRC voted to approve setback waivers, as recommended by the DRB, by a vote of 3-0.

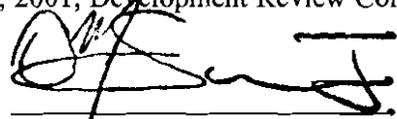
Mr. Holt recommended to the DRC that a "consent agenda" item begin to appear on the agenda. Projects that would not require any, or very little, discussion could be placed under this line item to expedite the meeting. The DRC felt this would be of benefit and agreed to try this.

6. Adjournment

There being no further business, the August 29, 2001, Development Review Committee meeting adjourned at approximately 4:45 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

Conceptual Plan 123-01

Stonehouse: Mill Pond Subdivision

Staff Report for the September 26, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. V. Marc Bennett of AES Consulting Engineers

Land Owner/Developer: Stonehouse

Proposed Use: 73 Single Family lots

Location: Phase I of Stonehouse - see inset map on the enclosed plan

Tax Map/Parcel: (6-4)(1-1)

Primary Service Area: Inside

Parcel Size: The "Mill Pond" area is approximately 102 acres in size

Existing Zoning: Planned Unit Development - Residential (PUD-R), with proffers

Comprehensive Plan: Low Density Residential

Reasons for DRC review: The applicant would like the DRC to review the conceptual plan for this development. Per Section 19-20 of the Subdivision Ordinance, the commission, upon submission of any master plan, may study it and advise the subdivider where it appears that changes are appropriate.

For the DRC's information, the Subdivision Ordinance also states that the master plan is not binding on the subdivider or the governing body. Review of a master plan does not constitute final subdivision approval or preliminary plan review. Also, review of a master plan does not, in any way, guarantee approval of future subdivision phases.

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

STAFF RECOMMENDATION

The proposal consists of a low density subdivision of 73 lots on approximately 102 acres. The average lot size would be approximately 0.65 acres with a gross density of 1.36 lots per acre. The DRC may also notice the incorporation of a park on the far east side of the project. The site plan for this park has already been approved by staff. The park, along with the residential lots, will have pedestrian and bicycle access to the rest of the development via a 6- to 8-foot wide trail which will be constructed along Mill Pond Run road. Staff finds the conceptual plan consistent with a majority of the other single family subdivisions already approved and platted within the Stonehouse community. Staff also finds the proposal consistent with the intent of the PUD Zoning Ordinance and the adopted Stonehouse Master Plan. Staff does not have any comments at this time on the conceptual master plan and recommends the DRC endorse this plan.

Should the DRC have any comments or ideas on the plan, the developer would welcome any feedback.

enclosure: conceptual master plan

Z-4-01/SUP-17-01
Prestonwood Rezoning
Staff Report for the September 26, 2001 Development Review Committee Meeting

Summary Facts

Applicant: Mr. James Bradford on behalf of Calvin Davis

Land Owner: University Square Associates

Proposed Use: 170 Townhouse Units. This requires a rezoning and an amendment to the approved Master Plan (SUP-2-93) for Williamsburg Crossing. SUP-2-93 limits the total number of residential units to 198. The proposed Master Plan has a total of 330 residential units. The proposed Master Plan would include 484,640 square feet of commercial/office, 51,025 square feet less than is proposed per the existing Master Plan.

Location: The residential community is located on 11.2 acres behind the existing retail stores at Williamsburg Crossing Shopping Center and adjacent to the Winston Terrace subdivision. The site is located within the Williamsburg Crossing site and would be accessed via Kings Way Drive and the access road behind the shopping center.

Tax Map/Parcel: (48-1)(22-20)

Primary Service Area: Inside

Parcel Size: 11.2 acres

Existing Zoning: B-1, General Business

Proposed Zoning: Mixed Use

Comprehensive Plan: Mixed Use

Reason for DRC review: Section 24-527(b) of the James City County Zoning Ordinance requires a setback of 50-feet shall be maintained from the perimeter of a mixed-use district. The Development Review Committee shall approve or deny any modification request to the 50-foot perimeter buffer requirement.

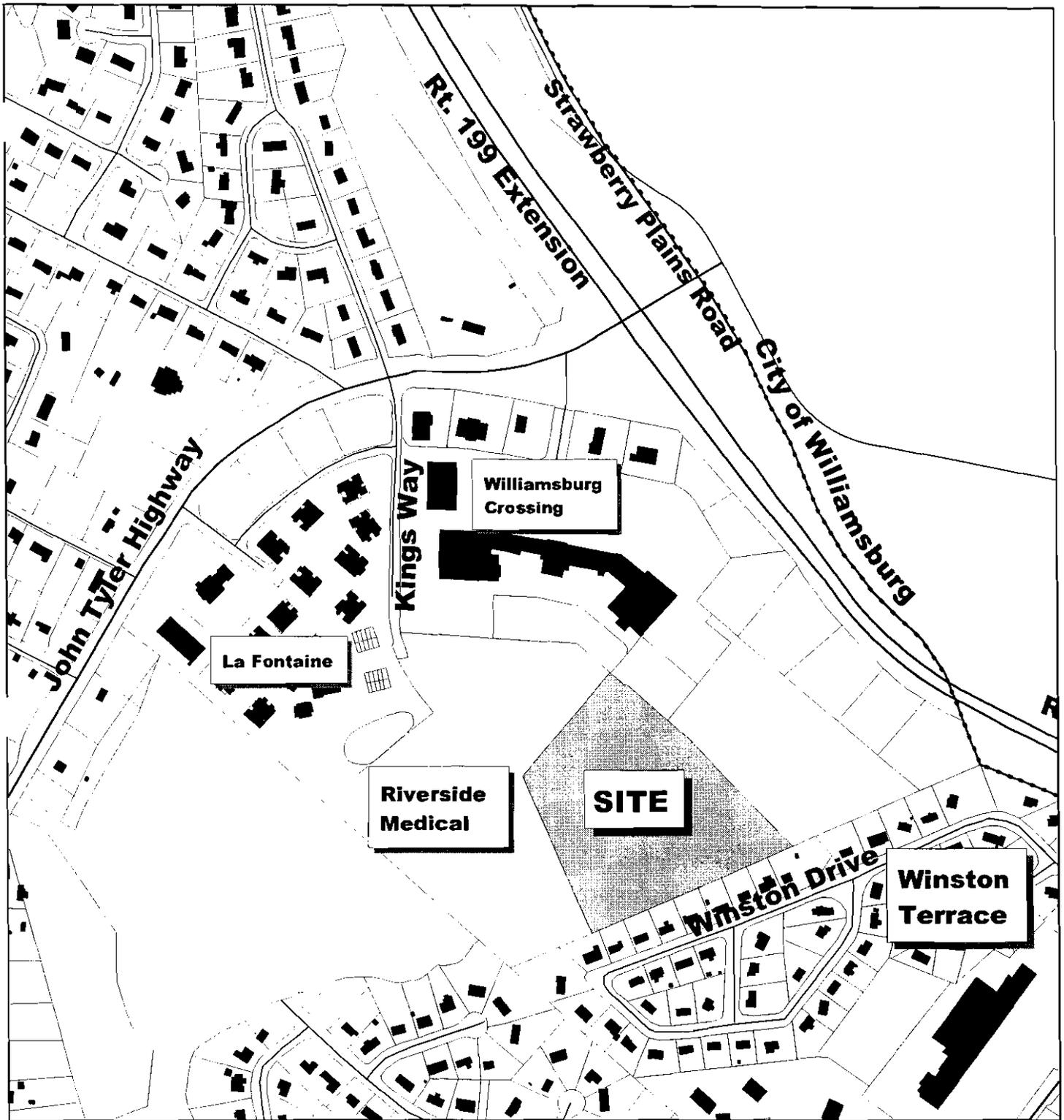
Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

The applicant has requested a 30-day deferral of this project. Staff concurs with the applicant's request and recommends a deferral till the October 31, 2001 DRC meeting.

Attached:

1. Site Map
2. September 21, 2001 letter from Calvin Davis.



Case No. Z-4-01/SUP-17-01
Williamsburg Crossing Shopping Center

500 0 500 1000 Feet



University Square Associates

263 Mon-Louis Circle, Suite 101 B
Williamsburg, Virginia 23185



September 21, 2001

Mr. O. Marvin Sowers, Jr.
Director of Planning
James City County
101-E Mounts Bay Road
Williamsburg, Virginia 23187-8784

Fax: 757-253-6850

Re: Z-4-01/SUP-17-01 Prestonwood

Dear Mr. Sowers:

On behalf of University Square Associates I would like to request a deferral of 30 days regarding the above referenced applications, as well as any action by the Development Review Committee.

Please call with any questions you may have regarding this request.

Sincerely,

Calvin Davis
Calvin Davis

cc: Frank Spadea, The Franciscus Co., Inc.
Karen Drake, James City County Planner
Jim Bradford, Hassell & Folkes

Williamsburg (757) 565-6255 Fax (757) 565-0026

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of September 26, 2001

Case No. C-123-01 Stonehouse – Mill Pond

Mr. Holt presented the staff report on the conceptual master plan and stated that staff had no recommendations for change at this time, but the applicant was interested in any feedback the DRC might have. Mr. Holt stated the provision for DRC review of master plans was added during the last update of the Subdivision Ordinance, and that DRC review of the master plan was not binding on either the County or the developer. Ms. Wildman inquired of Mr. V. Marc Bennett, of AES Consulting Engineers and representing the developer, where the pedestrian trail would be located. Mr. Bennett explained the pedestrian trail proposal. Mr. Poole asked if the County was required to contact adjacent property owners in New Kent County as part of this application. Mr. Holt responded that adjacent property owners were not notified as part of a by-right subdivision. Mr. Garrett asked how well the lots were selling at Stonehouse. Mr. Bennett stated that he was not sure.

Action: The DRC did not have any further comment for the applicant.

Case No. Z-4-01/SUP-17-01 Prestonwood at Williamsburg Crossing Shopping Center

Mr. James Bradford has applied on behalf of University Square Associates to rezone approximately 11 acres from B-1, General Business, to MU, Mixed Use, and to amend the existing special use permit for Williamsburg Crossing Shopping Center to accommodate 170 townhouse units. The property is located adjacent to the Winston Terrace subdivision and can be further identified as Parcel No. (22-20) on the JCC Real Estate Tax Map No. (48-1) and is designated Mixed Use on the Comprehensive Plan.

Action: The requested a deferral of this case.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 8/30/2001 THROUGH: 9/30/2001

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-150-00	Williamsburg Business Center, Phase III
SP-031-01	Peleg's Point water main 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-072-01	Bruce's Super Body Shop
SP-077-01	James River Commerce Center- Endeavor Dr Extension
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-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 Antenna Co-Location
SP-107-01	Stonehouse Commence Park-John Deere Bldg. Addition
SP-108-01	Church of Christ Cemetery & Access Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-110-01	Williamsburg Christian Academy
SP-111-01	Powhatan of Williamsburg Secondary-Soil Stockpile
SP-112-01	Smith Mem Baptist Church Family Life Center(Amend)
SP-113-01	Amended Powhatan Place Townhomes
SP-114-01	Voicestream Wireless Antenna Co-Location

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-125-00	JCC District Park - Hotwater Coles Tract	11/6/2001
SP-136-00	Greensprings Grocery	9/4/2002
SP-002-01	JCC HSC Parking Area Expansion	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-068-01	JCC Government Center Building J	8/20/2002
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-093-01	Bob-Cat Condo Building Addition	10/5/2002
SP-098-01	Chesapeake Bank	10/30/2002

C. FINAL APPROVAL		DATE
SP-143-00	JCSA Operations Center Site Expansion	9/24/2001
SP-156-00	Monticello at Powhatan Apartments, Phase II	9/12/2001
SP-005-01	Skiffes Creek Village Parcel B	9/26/2001
SP-056-01	Kingsmill Golf Clubhouse Storage Shed	9/26/2001
SP-065-01	U.S. Post Office Monticello Amendment to SP-063-00	9/21/2001
SP-081-01	Walmart Bulk Storage	9/11/2001
SP-088-01	Little Creek Reservoir Temporary Floating Dock	9/12/2001
SP-090-01	JCC Fire Station #2	9/25/2001
SP-091-01	JCC Fire Station #3	9/25/2001

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-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 Associates LLC
S-055-01	White Oaks - Albert & Miriam Saguto, BLA
S-073-01	Fernbrook, JCSA Pump Station/Gabrowski BLA
S-074-01	Inverness ROW Vacation-The Hamlet
S-075-01	Winter Park Parcel One BLA/BLE
S-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-087-01	Stonehouse, Hillcrest, Ph.1, Sect. 6C
S-091-01	Powhatan Crossing/HRSD Utility Lot
S-092-01	Johnson/JSG Corp Boundary Line Adjustment
S-093-01	Olde Towne Timeshares Conservation Easement Plat
S-095-01	Mabel Douglas Boundary Line Adjustment
S-097-01	Windsor Meade/New Town
S-098-01	Monticello at Powhatan Apartments-Wmsbg Secondary
S-099-01	Stonehouse, Section 7A-Phase 1 (Mill Pond)
S-100-01	Presbyterian League of the Presbytery of East. Va.
S-101-01	Greensprings West, Phase 4A
S-102-01	Powhatan Place Townhomes-BLA Lots 51-56
S-103-01	Hairston Family Subdivision

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-058-00	Powhatan Secondary, Phase 7-A	10/2/2001
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-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-076-01	Raintree Section 1 & Lot 16 Old Stage	9/26/2002
S-088-01	Jamestown Hundred- Lots 52-91	10/18/2002

C. FINAL APPROVAL		DATE
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S-044-00	Ford's Colony, Section 31, Lots 82-142	9/20/2001
S-006-01	Property of Courthouse Green of Williamsburg, L.L.	9/6/2001
S-058-01	Cook Family Subdivision	9/17/2001
S-078-01	Stonehouse, Bent Tree, Sect 5B - Lots 3 & 4 BLA	9/10/2001
S-079-01	St. Bede Catholic Church ROW	9/6/2001
S-080-01	Warren Farm Estates, Section 1	9/6/2001
S-081-01	Warren Farm Estates, Section 2	9/6/2001
S-084-01	Waterford at Powhatan Sec., Ph. 32	9/26/2001

D. EXPIRED		
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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

September 26, 2001

4:00 p.m.

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

1. Roll Call
2. Minutes - Meeting of August 29, 2001
3. Cases
 - A. C-123-01 Stonehouse- Mill Pond
 - C. Z-4-01/SUP-17-01 Prestonwood at Williamsburg Crossing Shopping Center
4. Adjournment