

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 31ST DAY OF OCTOBER, TWO THOUSAND ONE

1. ROLL CALL

Mr. John Hagee  
Mr. Martin Garrett  
Mr. A. Joe Poole, III

ALSO PRESENT

Ms. Karen Drake, Planner  
Mr. Paul Holt, Senior Planner  
Ms. Leah Nelson, Planning Technician

2. MINUTES

Upon unanimous voice vote, the minutes of the August 29, 2001, and the October 1, 2001, meetings were approved.

3. CONSENT CASES

Case No. C-145-01. Wexford Hills Subdivision Ordinance Exception Request

Upon unanimous voice vote, the developers request to use an alternative septic tank design on several lots within the Wexford Hills Subdivision was approved.

4. CASES

Case No. SP-032-01. Powhatan Village

Mr. Holt presented the staff report and staff's recommendation. Mr. Poole and Mr. Garrett stated their recollection matched staff's and concurred with staff's recommendation. Mr. Steve Romeo, representing Centex Homes, stated that what the DRC approved previously was not consistent with what the developer had wanted and asked the DRC to reconsider the request for modifying the News Road buffer to a consistent 45 feet in width. Mr. Garrett made a motion to deny the request. Mr. Hagee requested Mr. Romeo clarify the proposed development plans. Mr. Hagee then recommended the DRC defer this case so staff could provide additional information about the project. The DRC concurred and deferred consideration of this case until the November 28, 2001, meeting.

Case No. SP-085-01. Greensprings Apartments and Condos

Ms. Drake presented the case and stated that at the time the Development Review Committee reports were written, staff recommended deferral of this case until the next DRC meeting. Since that time, staff has received a faxed copy of an agreement granting permission for the applicant to perform grading and construction work on the adjacent property as it relates to this project. While a copy with original signatures is still required, staff is willing to accept the fax copy that will satisfy staff's major concern that prevented staff from recommending preliminary approval at the time the DRC reports were being issued.

Therefore, staff recommends that the DRC grant preliminary approval for this project subject to the applicant addressing the comments previously issued in the October 2, 5, 18 and 24, 2001 letters and any additional comments issued on revised plans submitted and submitting an original of the

agreement granting permission to construct on adjacent property that shall be reviewed and approved by the County Attorney. It should be noted that the land-disturbing permit is being withheld till staff is satisfied that the applicant has addressed critical VDOT, JCSA and Environmental concerns.

Mr. Poole and Mr. Hagee questioned staff if preliminary approval should be issued due to the number of outstanding comments. Ms. Drake remarked that the proposed 282 apartments and condos were in accordance with the approved Greensprings Plantation master plan and that the majority of the comments were engineering details that could be resolved by resubmitting site plans for review.


There being no further discussion, Mr. Poole motioned that Preliminary Approval be granted subject to the applicant addressing the comments previously issued in the October 2, 5, 18 and 24, 2001 letters and any additional comments issued on revised plans submitted and submitting an original of the agreement granting permission to construct on adjacent property that shall be reviewed and approved by the County Attorney. It should be noted that the land-disturbing permit is being withheld till staff is satisfied that the applicant has addressed critical VDOT, JCSA and Environmental concerns. Following a second by Mr. Garrett, the preliminary approval was granted with the above noted contingencies by a vote of 3-0.

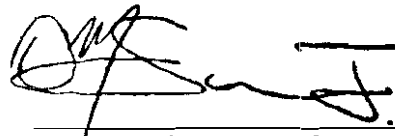
Case No. Z-04-01, SUP-17-01 and MP-04-01. Prestonwood at Williamsburg Crossing

Ms. Drake presented the case and recommended the DRC deny the applicant's 50-foot perimeter setback modification request or to defer the case until the November 5, 2001, Planning Commission meeting when the rezoning case could be heard in full. Mr. Garrett questioned why this modification request would come before the DRC when the rezoning case had not yet been heard. Ms. Drake responded that due to the language in the Zoning Ordinance, the modification request must be reviewed by the DRC. There being no further discussion and following a motion by Mr. Poole, seconded by Mr. Garrett, the Development Review Committee voted 3-0 to defer this case until the November 5, 2001 Planning Commission meeting.

5. Adjournment

There being no further business, the October 31, 2001, Development Review Committee meeting adjourned at approximately 4:45 p.m.

  
John Hagee, Chairman

  
O. Marvin Sowers, Jr., Secretary

**C-152-01**

**Jamestown Hundred Sign**

Staff Report for the November 28, 2001 Development Review Committee Meeting

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**SUMMARY FACTS**

**Applicant:** Mr. Greg Pletcher

**Land Owner:** Hampton Roads Development, LLC

**Proposed Use:** Temporary sign

**Location:** 3851 John Tyler Highway, at Greensprings Plantation Drive

**Tax Map/Parcel:** Portion of (46-1) (1-2-C)

**Primary Service Area:** Inside

**Parcel Size:** 19.517 acres

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

**Comprehensive Plan:** Low-Density Residential

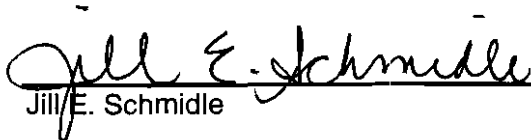
**Reason for DRC Review:** The proffers for Jamestown Hundred require the sign be approved by the Development Review Committee. Specifically, the proffer states that portion of the property "within 150' of Route 5 shall be left in its existing natural wooded state, except for utility crossings, construction road entrances, signs and storm water management facilities, each of which must be approved by the Development Review Committee of the County's Planning Commission."

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

**STAFF RECOMMENDATION**

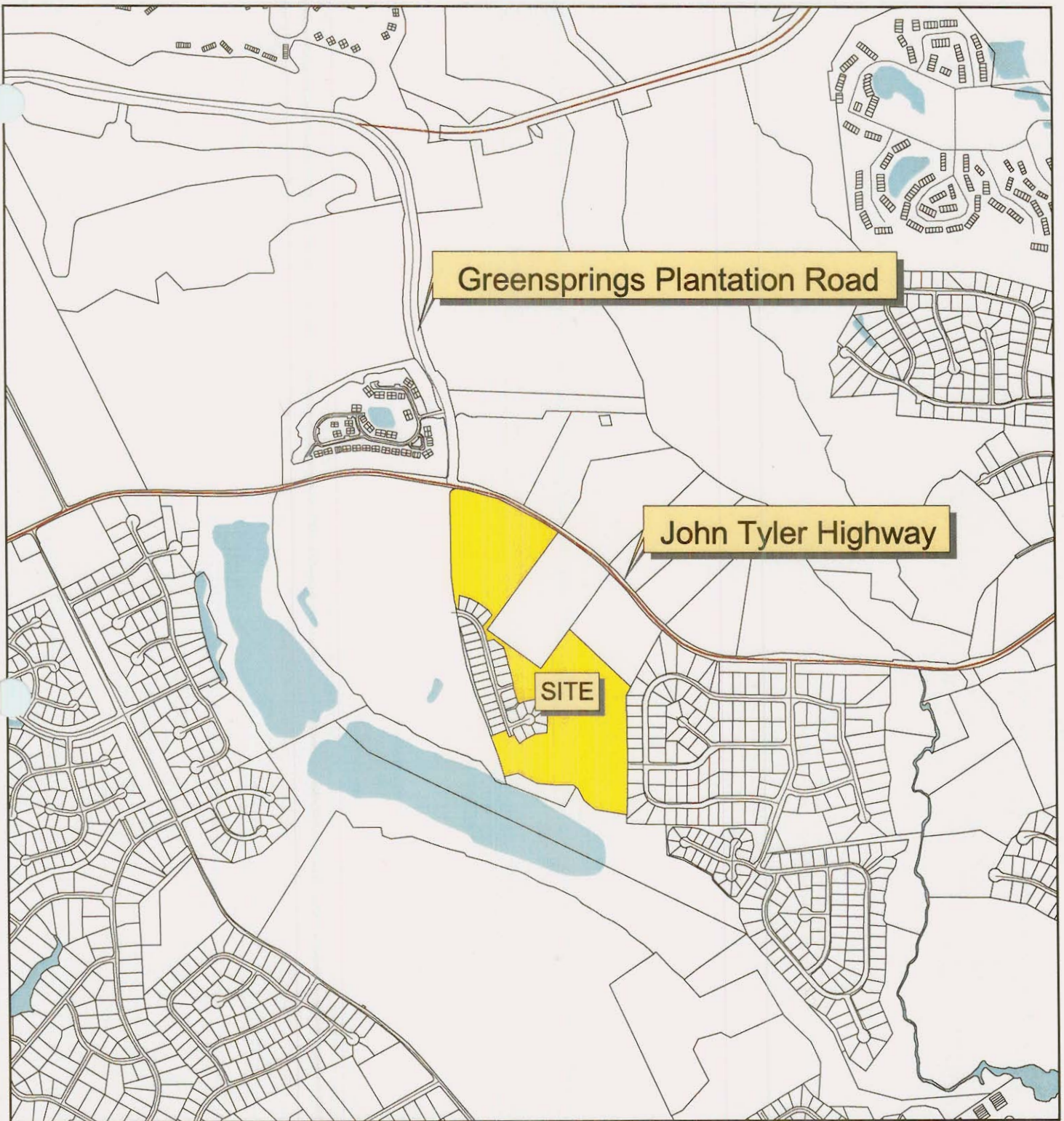
The temporary sign is proposed at the intersection, in an area that does not contain existing trees (see attached overhead photo). The distance from the road right-of-way to the existing wooded area is approximately 55 feet. Other developments along Route 5 that have received DRC approval for signs and/or entrance features located within the buffer include Governor's Land, Greensprings Plantation Office Park and Brandon Woods. Staff recommends the DRC approve the sign location, contingent upon the following conditions:

1. The sign will be temporary.
2. No clearing of the existing Route 5 buffer will take place to install the sign.

  
Jill E. Schmidle

**Attachments:**

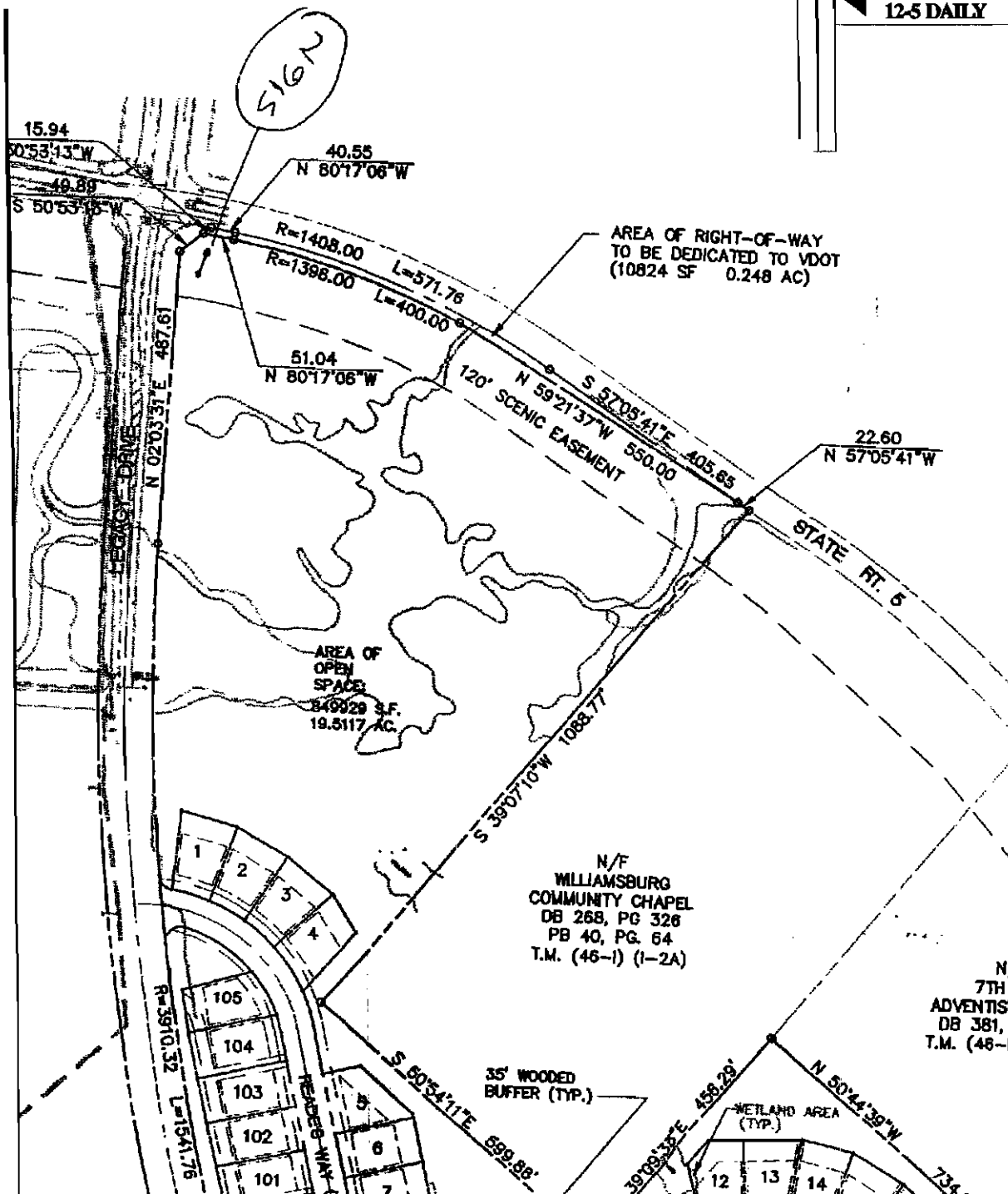
1. Location Map
2. Proposed sign and sign location
3. Overhead photo



Case No. C-152-01  
Jamestown Hundred Sign

500 0 500 1000 Feet





## **Conceptual Plan, C-158-01**

### **Living Word Church of God: Subdivision Ordinance Exception Request**

#### **Staff Report for the November 28, 2001, Development Review Committee Meeting**

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##### *Summary Facts:*

**Applicant:** K.R. Davis, Coastal Plains Environmental Group  
**Land Owner:** Living Word Church of God

**Proposed Use:** 2,400 square foot church

**Location:** 259 Ivy Hill Road; Stonehouse District  
**Tax Map/Parcel:** (11-3)(1-3A)

**Primary Service Area:** Outside  
**Parcel Size:** Approximately 2.1 acres

**Existing Zoning:** A-1, General Agricultural  
**Comprehensive Plan:** Rural Lands

**Reason for DRC review:** At the time this lot was created, the Subdivision Ordinance stated that lots not served with public sewer shall be served by septic tanks. Acceptable types of septic tanks include conventional septic tank systems (e.g., a hold tank and drainfield), a low-pressure distribution system or a shallow placed drain field with a sand filter.

The site plan for the church was originally approved in 1996, but the church has not yet been built. After reviewing the soils data and the application for a septic tank, the Health Department has recommended the applicant use a shallow placed drain field with a sand filter, which is consistent with the Subdivision Ordinance limitations.

However, the applicant is now requesting an exception to the Subdivision Ordinance to allow for the installation of an AdvanTex™ Treatment System (see attached brochure). The reasons for the request are outlined in the attached letter, but principally consist of a cheaper cost to install than to design and construct a sand filter. No cost estimates were given.

The Subdivision Ordinance states that the commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- b.) the granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;
- c.) 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 the ordinance,
- d.) no objection to the exception has been received in writing from the transportation department, health department, or fire chief; and
- e.) the hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered property justification for an exception.

**Staff Contact:** Karen Drake


**Phone:** 253-6685

## STAFF RECOMMENDATION

From the facts presented to staff in the attached letter, staff finds the following:

- a.) Staff does not believe that strict adherence to the ordinance (i.e., the use of a shallow placed drainfield as allowed in the ordinance and recommended by the Health Department) will cause a substantial injustice or hardship;
- b.) The use of the AdvanTex™ Treatment System would not be detrimental to the public safety, health or welfare and will not adversely affect the property of others;
- c.) the proposed use of the AdvanTex™ Treatment System is not based on reasons that would be unique to this property;
- d.) No objection to the proposal has been submitted from the health department; and
- e.) the location of the water table and new recently updated State Health Code regulations regarding septic tanks do not allow the use of a conventional septic tank. However, these conditions do not preclude the use of a system type generally permitted by County Ordinance. Staff finds the request to use the AdvanTex™ Treatment System is based on personal and financial reasons.

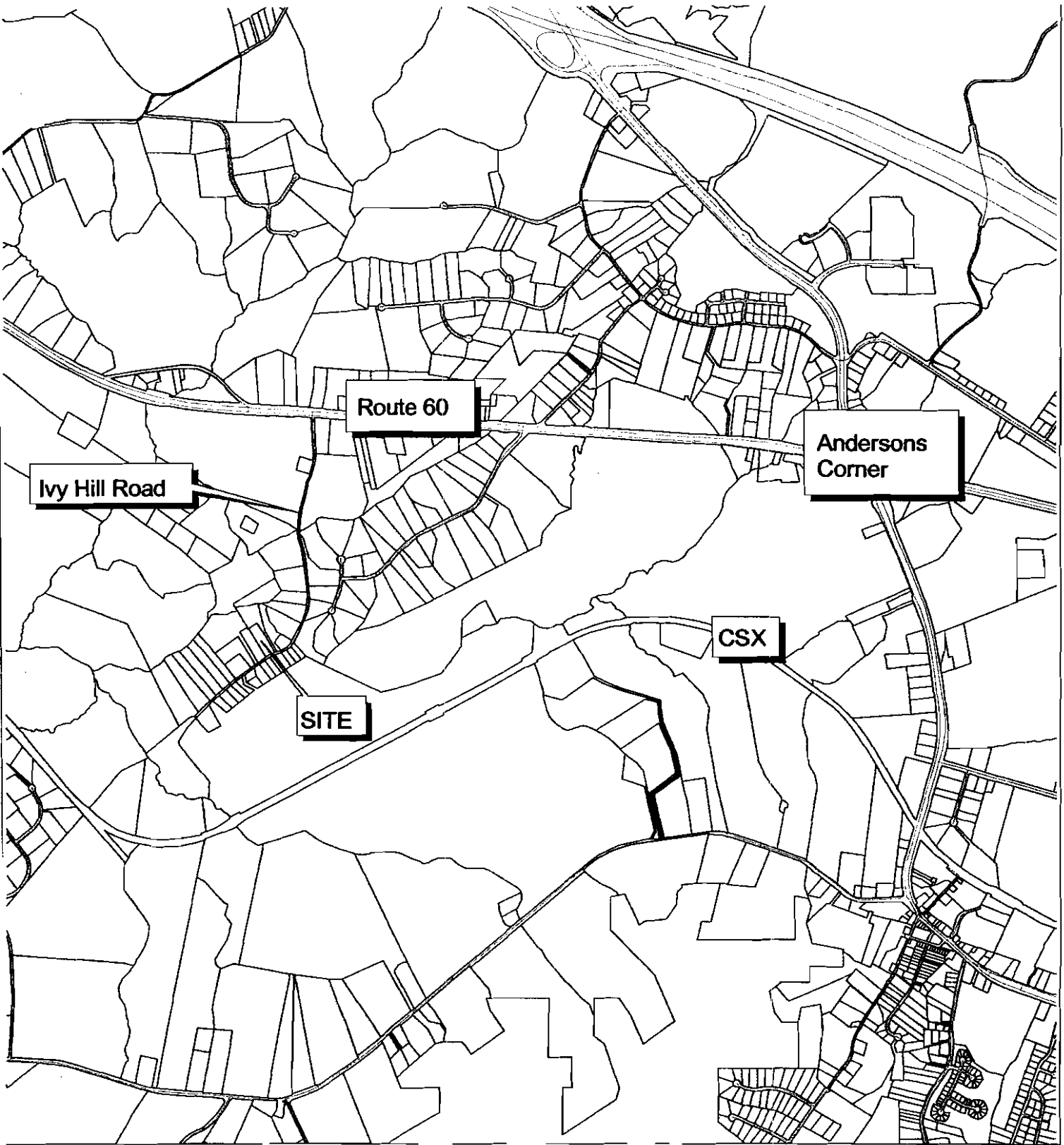
Since the request does not meet all the requirements listed above, staff recommends the DRC not approve the request.



Karen Drake  
Planner

### Attachments:

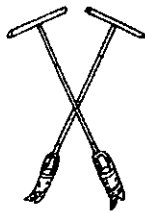
- 1. Location Map
- 2. Letter to the Planning Office, dated October 24, 2001.
- 3. AdvanTex™ Treatment System Brochure



Case No. C-158-01  
The Living Word Church Waiver Request

1000 0 1000 2000 3000 4000 Feet





# Coastal Plains Environmental Group, LLC

## Authorized Onsite Soil Evaluators

P.O. Box 236, New Kent, Virginia 23124  
Office: (804) 966-9190 [www.cpegllc.com](http://www.cpegllc.com) Fax: (804) 966-2739

Soil Evaluation - Septic System Design - Advantex System Design - Subdivision Review

24 October 2001

James City County  
Planning Office  
101-E Mounts Bay Road  
Williamsburg, Virginia 23187-8784

Via: James City County Health Department  
1126 Professional Drive  
Williamsburg, Virginia 23185

**Subj: Waiver Request to;  
James City County Subdivision Ordinance  
Regarding Sand Filter Requirement**

Dear Sirs,

259 Ivy Hill Rd  
(11-3)(103A)

I am acting as agent for the elders of "*The Living Word Church of God*" which is proposed to be constructed on Ivy Hill Road, in James City County. The local health department has approved an area suitable for installation of an onsite sewage disposal system. The approval from the local health department meets local ordinance(s) and Chesapeake Bay Act requirements, for the installation of a sand filter and shallow placed gravel trench absorption field.

Due to cost constraints, "*The Living Word Church of God*" is requesting a waiver to the James City County Subdivision Ordinance to allow the installation of an AdvanTex™ Treatment System in lieu of a sand filter. The AdvanTex™ Treatment System has recently been granted provisional approval for use by the Virginia Department of Health (General Memoranda of Policy # 114) as a secondary treatment system, and is considerably cheaper to install than to design and construct a sand filter onsite.

My office has sent correspondence to all property owners adjoining the property owned by "*The Living Word Church of God*", explaining the request for a waiver from the county, and giving a brief overview of the AdvanTex™ Treatment System. To date, we have received no negative comments from the adjoining property owners.

The elders of the church have retained the services of D.J.G., Incorporated for design and engineering services related to this project, for both the construction of the sanctuary and the design of the sewage disposal system.

Page #2  
JCC Waiver Request  
24 October 2001

I have enclosed several copies of a brochure, which gives an overview of the treatment system, and would be pleased to make an appointment at your convenience to discuss the merits of the proposed system.

Respectfully,



K.R. "Trapper" Davis, AOSE  
President, Coastal Plains Environmental Group

encl: AdvanTex™ Treatment System Brochure



**C-159-01**

**Little Creek Dam Road - Ordinance Exception Request**

Staff Report for the November 28, 2001 Development Review Committee Meeting

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**SUMMARY FACTS**

**Applicant:** Mr. K. R. Davis

**Land Owner:** Ms. Christina Obershaw

**Proposed Use:** Single-family home

**Location:** 2603 Little Creek Dam Road

**Tax Map/Parcel:** Portion of (21-4) (2-15)

**Primary Service Area:** Outside

**Parcel Size:** .725 acres

**Existing Zoning:** R-8, Rural Residential

**Comprehensive Plan:** Rural Lands

**Reason for DRC Review:** Since this lot is located outside the Primary Service Area, the lot must be served by an individual septic tank (with both a primary and reserve drainfield). Acceptable types of septic tanks that are allowed include conventional septic tank systems (e.g. a holding tank and drainfield), a low-pressure distribution system or a shallow placed drain field with a sand filter.

The Health Department has approved an area suitable for installation of an onsite sewage disposal system on this property, and approval meets local ordinances and Chesapeake Bay Act requirements for the installation of a sand filter and shallow placed gravel trench absorption field.

Due to cost constraints, the property owner is requesting a waiver to the Subdivision Ordinance to allow the installation of an AdvanTex Treatment System in lieu of a sand filter, and using drip irrigation in lieu of a low pressure distribution system. The AdvanTex Treatment System has recently been granted provisional approval for use by the Virginia Department of Health as a secondary treatment system, and is considerably cheaper to install than to design and construct a sand filter onsite. The drip irrigation system has become widespread throughout the Commonwealth, and is less intrusive on the landscape than construction of shallow gravel filled trenches.

The Subdivision Ordinance states that the commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- b) the granting of the exception will not be detrimental to public safety, health or welfare, and will not adversely affect the property of others;
- c) 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 the ordinance;

- d) no objection to the exception has been received in writing from the transportation department, health department or fire chief;
- e) the hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception.

The applicant contacted adjacent property owners, who have not stated any objections to this proposal.

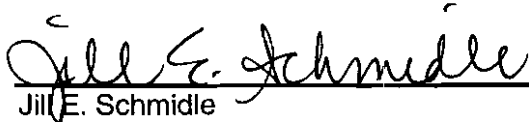
**Staff Contact:** Jill E. Schmidle, Senior Planner. 253-6685.

**STAFF RECOMMENDATION**

From the information presented in the applicant's letter (attached), staff finds the following:

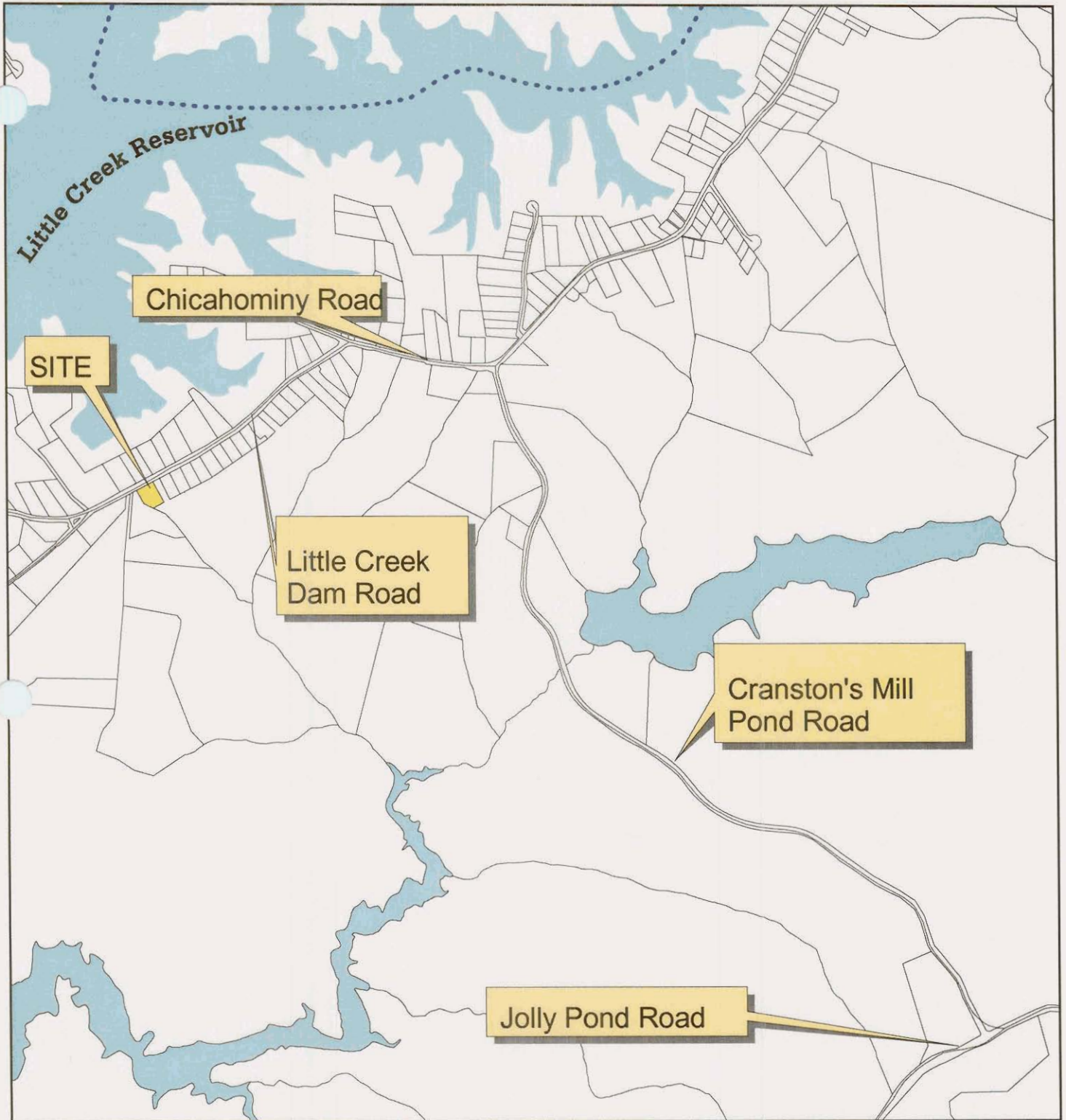
- a) It has not been demonstrated that strict adherence to the ordinance would cause a substantial injustice or hardship;
- b) The use of AdvanTex Treatment System and drip irrigation would not be detrimental to the public safety, health or welfare and will not adversely affect the property of others;
- c) It has not been demonstrated that the facts presented are unique to the property;
- d) No objection to the proposal has been submitted from the transportation department, health department, or fire chief.
- e) The hardship or injustice is not created by unusual character of the property. The ordinance states that financial reasons shall not be considered proper justification for an exception.

Due to the reasons outlined in a), c), and e) above, staff does not find that the request meets the requirements for an exception request and therefore recommends the DRC deny the request.

  
Jill E. Schmidle

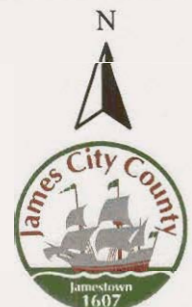
**Attachments:**

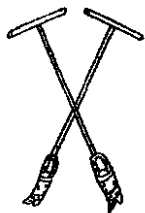
- 1. Location Map
- 2. Applicant's letter, dated October 24, 2001



Case No. C-159-01  
Waiver Exception Request- 2603 Little Creek Dam Road

500 0 500 1000 Feet





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Soil Evaluation - Septic System Design - Advantex System Design - Subdivision Review

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James City County  
Planning Office  
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Via: James City County Health Department  
1126 Professional Drive  
Williamsburg, Virginia 23185

**Subj: Waiver Request to;  
James City County Subdivision Ordinance  
Regarding Sand Filter Requirement**

Dear Sirs,

I am acting as agent for Ms. Christina Obershaw, who proposes to construct a single family dwelling at ~~4603~~ Little Creek Dam Road, James City County. The local health department has approved an area suitable for installation of an onsite sewage disposal system on this property, and approval meets local ordinance(s) and Chesapeake Bay Act requirements, for the installation of a sand filter and shallow placed gravel trench absorption field.

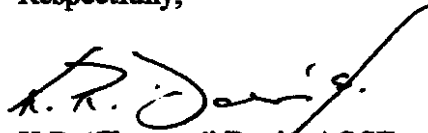
Due to cost constraints, Ms. Obershaw is requesting a waiver to the James City County Subdivision Ordinance to allow the installation of an AdvanTex™ Treatment System in lieu of a sand filter, and using drip irrigation in lieu of a low pressure distribution system. The AdvanTex™ Treatment System has recently been granted provisional approval for use by the Virginia Department of Health (General Memoranda of Policy # 114) as a secondary treatment system, and is considerably cheaper to install than to design and construct a sand filter onsite. The drip irrigation system has become widespread throughout the Commonwealth, and is less intrusive on the landscape than construction of shallow gravel filled trenches.

My office has sent correspondence to all property owners adjoining the property owned by Ms. Obershaw, explaining the request for a waiver from the county, and giving a brief overview of the AdvanTex™ Treatment System and drip irrigation. To date, we have received no negative comments from the adjoining property owners.

Ms. Obershaw has retained the services of Mr. John Ritter, P.E. of Engineering Design and Development to design and engineer the onsite sewage disposal system for this property.

I have enclosed several copies of a brochure, which gives an overview of the treatment system, and would be pleased to make an appointment at your convenience to discuss the merits of the proposed system.

Respectfully,



K.R. "Trapper" Davis, AOSE  
President, Coastal Plains Environmental Group

encl: AdvanTex™ Treatment System Brochure



## **DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of November 28, 2001**

### **Case No. C-152-01**

#### **Jamestown Hundred Sign**

Mr. Greg Pletcher on behalf of Select Signs has requested that the DRC review the proposed plan for a temporary sign. The proffers specifically state that portion of the property within 150 ft of Rt. 5 shall be left in its existing natural wooded state, except for utility crossings, construction road entrances, signs and storm water management facilities, each of which must be approved by the Development Review Committee. The site is located at 3851 John Tyler Highway and can be further identified as Parcel No. (1-2-C) on the JCC Real Estate Tax Map No. (46-1).

**Action: The DRC approved the exception request.**

### **Case No. C-158-01**

#### **Living Word Church of God: Subdivision Ordinance Exception Request**

The applicant, K.R. Davis of Coastal Plains Environmental Group has requested an exception to the Subdivision Ordinance to allow for the use of an alternative septic tank system- one that meets the newly adopted State regulations. The site is located at 259 Ivy Hill Road and can be further identified as Parcel No. (1-3A) on the JCC Real Estate Tax Map No. (11-3).

**Action: The DRC approved the exception request.**

### **Case No. C-159-01**

#### **Little Creek Dam – Ordinance Exception Request**

The applicant, K.R. Davis of Coastal Plains Environmental Group has requested an exception to the Subdivision Ordinance to allow for the installation of a AdvanTex Treatment System in lieu of a sand filter, and using drip irrigation in lieu of a low pressure distribution system. The site is located 2603 Little Creek Dam Road.

**Action: The DRC approved the exception request.**

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**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

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**FROM: 10/31/2001**

**THROUGH: 11/30/2001**

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**I. SITE PLANS**

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**A. PENDING PRELIMINARY APPROVAL**

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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-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-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 - Regional Jail Co-Location
SP-107-01	Stonehouse Commece Park-John Deere Bldg. Addition
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-110-01	Williamsburg Christian Academy
SP-111-01	Powhatan Secondary - Phase 7-A, Soil Stockpile
SP-112-01	Smith Mem Baptist Church - Family Life Center
SP-113-01	Amended Powhatan Place Townhomes
SP-114-01	Voice Stream Wireless Co-Location
SP-115-01	Powhatan Secondary - Phase 6, Earth Berm
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-117-01	Jamestown Hundred Master Plan Amendment
SP-118-01	Bay Welding & Fabrication
SP-119-01	Busch Corporate Center - McLaws Centre
SP-120-01	Riverside Healthcare Center Facility

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**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-136-00	Greensprings Grocery	9/4/2002
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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-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-108-01	Church of Christ Cemetery & Access Road	11/21/2002

<b>C. FINAL APPROVAL</b>		<b>DATE</b>
SP-031-01	Peleg's Point Water Main Extension	11/28/2001
SP-071-01	Bruster's Ice Cream at Williamsburg Crossing	11/7/2001
SP-093-01	Bob-Cat Condo Building Addition	11/27/2001
SP-096-01	Nextel Antenna Placement	11/6/2001

<b>D. EXPIRED</b>		
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-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-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-097-01	WindsorMeade/New Town
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-103-01	Hairston Family Subdivision
S-104-01	The Retreat, Phase I, Section III
S-106-01	Church Lane BLE

### **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-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-098-01	Monticello at Powhatan Apartments - Parcel "A"	11/20/2002
S-100-01	Presbyterian League of the Presbytery of East. Va.	11/27/2002
S-105-01	Six Mount Zion Estates	11/20/2002

### **C. FINAL APPROVAL**

#### **DATE**

S-078-99	Powhatan Secondary Phase 6-A	11/5/2001
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S-075-01	Winter Park Parcel One BLA/BLE	11/20/2001
S-076-01	Raintree Section 1 & Lot 16 Old Stage	11/9/2001
S-091-01	Powhatan Crossing/HRSD Utility Lot	11/20/2001
S-095-01	Mabel Douglas Boundary Line Adjustment	11/15/2001
S-096-01	New Zion Baptist Church	11/6/2001

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**D. EXPIRED**

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S-023-97	Fenwick Hills, Phase I
S-039-99	Harwood - Pine Grove
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

## **DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of November 28, 2001**

### **Case No. C-152-01**

#### **Jamestown Hundred Sign**

Mr. Greg Pletcher on behalf of Select Signs has requested that the DRC review the proposed plan for a temporary sign. The proffers specifically state that portion of the property within 150 ft of Rt. 5 shall be left in its existing natural wooded state, except for utility crossings, construction road entrances, signs and storm water management facilities, each of which must be approved by the Development Review Committee. The site is located at 3851 John Tyler Highway and can be further identified as Parcel No. (1-2-C) on the JCC Real Estate Tax Map No. (46-1).

**Action:** The DRC approved the exception request.

### **Case No. C-158-01**

#### **Living Word Church of God: Subdivision Ordinance Exception Request**

The applicant, K.R. Davis of Coastal Plains Environmental Group has requested an exception to the Subdivision Ordinance to allow for the use of an alternative septic tank system- one that meets the newly adopted State regulations. The site is located at 259 Ivy Hill Road and can be further identified as Parcel No. (1-3A) on the JCC Real Estate Tax Map No. (11-3).

**Action:** The DRC approved the exception request.

### **Case No. C-159-01**

#### **Little Creek Dam – Ordinance Exception Request**

The applicant, K.R. Davis of Coastal Plains Environmental Group has requested an exception to the Subdivision Ordinance to allow for the installation of a AdvanTex Treatment System in lieu of a sand filter, and using drip irrigation in lieu of a low pressure distribution system. The site is located 2603 Little Creek Dam Road.

**Action:** The DRC approved the exception request.

# JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE REPORT

FROM: 10/31/2001

THROUGH: 11/30/2001

## 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-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-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 - Regional Jail Co-Location
SP-107-01	Stonehouse Commece Park-John Deere Bldg. Addition
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-110-01	Williamsburg Christian Academy
SP-111-01	Powhatan Secondary - Phase 7-A, Soil Stockpile
SP-112-01	Smith Mem Baptist Church - Family Life Center
SP-113-01	Amended Powhatan Place Townhomes
SP-114-01	Voice Stream Wireless Co-Location
SP-115-01	Powhatan Secondary - Phase 6, Earth Berm
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-117-01	Jamestown Hundred Master Plan Amendment
SP-118-01	Bay Welding & Fabrication
SP-119-01	Busch Corporate Center - McLaws Centre
SP-120-01	Riverside Healthcare Center Facility

### B. PENDING FINAL APPROVAL

### EXPIRE DATE

SP-136-00	Greensprings Grocery	9/4/2002
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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-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-108-01	Church of Christ Cemetery & Access Road	11/21/2002

<b>C. FINAL APPROVAL</b>		<b>DATE</b>
SP-031-01	Peleg's Point Water Main Extension	11/28/2001
SP-071-01	Bruster's Ice Cream at Williamsburg Crossing	11/7/2001
SP-093-01	Bob-Cat Condo Building Addition	11/27/2001
SP-096-01	Nextel Antenna Placement	11/6/2001

<b>D. EXPIRED</b>		
SP-125-00	JCC District Park - Hotwater Coles Tract	

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## **II. SUBDIVISION PLANS**

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

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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-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-097-01	Windsor Meade/New Town
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-103-01	Hairston Family Subdivision
S-104-01	The Retreat, Phase I, Section III
S-106-01	Church Lane BLE

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### **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-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-098-01	Monticello at Powhatan Apartments - Parcel "A"	11/20/2002
S-100-01	Presbyterian League of the Presbytery of East. Va.	11/27/2002
S-105-01	Six Mount Zion Estates	11/20/2002

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### **C. FINAL APPROVAL**

#### **DATE**

S-078-99	Powhatan Secondary Phase 6-A	11/5/2001
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S-075-01	Winter Park Parcel One BLA/BLE	11/20/2001
S-076-01	Raintree Section 1 & Lot 16 Old Stage	11/9/2001
S-091-01	Powhatan Crossing/HRSD Utility Lot	11/20/2001
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S-023-97	Fenwick Hills, Phase I
S-039-99	Harwood - Pine Grove
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



Route 5

Distance to  
wooded area -  
~55 feet

## **AGENDA**

### **DEVELOPMENT REVIEW COMMITTEE**

**November 28, 2001**

**4:00 p.m.**

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

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1. Roll Call

2. Minutes

A. Meeting of October 31, 2001

3. Cases

C-152-01 Jamestown Hundred Sign

C-158-01 Living Word Church of God: Subdivision Ordinance Exception Request

C-159-01 Little Creek Dam – Ordinance Exception Request

4. Adjournment