

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE CONFERENCE ROOM, BUILDING C, AT 6:30 P.M. ON THE 4TH DAY OF FEBRUARY, TWO THOUSAND TWO.

1. ROLL CALL

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

ALSO PRESENT

Ms. Karen Drake, Planner

2. MINUTES

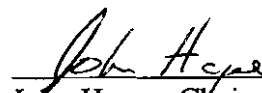
Upon unanimous voice vote, the DRC approved the minutes from the January 9, 2002, meeting.

3. SP-127-01. AVID MEDICAL EXPANSION

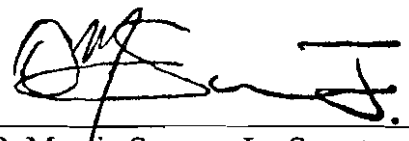
Ms. Drake presented the staff report and stated that while the 35,000 square foot proposed expansion of the existing Avid Medical Building was consistent with other development in the Stonehouse Commerce Park, the DRC must review and approve the site plans due to the proposed building expansion size. Staff recommended approval of the site plan subject to the agency comments being addressed and a subdivision plat being recorded that showed the appropriate property line adjustment prior to final site plan approval. Ms. Wildman noted that employee parking was an issue and questioned what provisions had been made for parking during construction. The applicant, Robert Mann of AES Consulting Engineers, responded that construction would be phased with the new employee parking areas constructed first, then the building expansion would begin. This phasing would provide parking for employees who currently park on the grass behind the existing building where the expansion is proposed. With no further discussion, the DRC recommended approval of the Avid Medical Expansion site plan contingent on agency comments being addressed and a subdivision plat being recorded showing the appropriate boundary line adjustment prior to final site plan approval.

4. ADJOURNMENT

There being no further business, the February 4, 2002, Development Review Committee meeting adjourned at approximately 6:40 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

Conceptual Plan 4-02

Mikula/Robinson: Subdivision Ordinance Exception Request

Staff Report for the February 27, 2002, Development Review Committee Meeting

Summary Facts

Applicant: Mr. Barry Robinson (contract purchaser)
Land Owner: Mr. Thomas Mikula
Proposed Use: Single Family Home
Location: 2258 Lake Powell Road
Tax Map/Parcel: (48-3)(1-40)
Primary Service Area: Inside
Parcel Size: Approximately 8.5 acres
Existing Zoning: R-8, Rural Residential
Comprehensive Plan: Low Density Residential

Reason for DRC review: Although this subdivision is located inside the Primary Service Area, at the time the lot was created (1965), no public sewer was available to the site. Public sewer is still not available in this area; therefore, the Subdivision Ordinance requires the lot be served by a conventional septic tank system (i.e., a hold tank and drainfield).

Mr. Barry Robinson is the contract purchaser of the property and would like to construct a single family home on the lot. The property is currently undeveloped and in its natural state. The Health Department has reviewed the applicants soils data and septic tank application.

Due to new State regulations, a conventional septic tank system will not work at this location. The Health Department will allow the use of a Puraflo septic system. This type of septic system is not allowed under the Subdivision Ordinance, so the land owner and contract purchaser have requested the DRC consider an exception to the Subdivision Ordinance to allow for such a system.

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

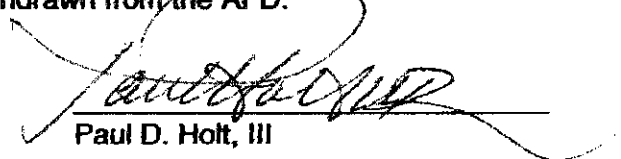
STAFF RECOMMENDATION

From the facts presented, staff finds the following:

- a.) Staff believes that strict adherence to the ordinance would cause a substantial injustice or hardship as the permitted type of septic tank is not feasible on this lot;
- b.) The use of the Puraflow 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 Puraflow system would not be unique to this property;
- d.) No objection to the proposal has been submitted from the health department; and
- e.) The hardship or injustice is created by the soil characteristics of this property. Since soil characteristics are different on every lot, it is not known whether or not this property is unique. The request is not a personal, financial, or self-inflicted hardship.

A unique situation exists with this property. It is currently located within an Agricultural and Forestal District (AFD), and a single family home cannot be constructed on the lot until such time the property is removed from the district. Only single family homes that are vital to the lands agricultural or forestal operations can be constructed under the terms of the district. The request to remove the property from the AFD will come before the Commission at its March 4, 2002, meeting.

Since the request substantially meets the requirements listed above, staff recommends the DRC approve the request, subject to the property being withdrawn from the AFD.

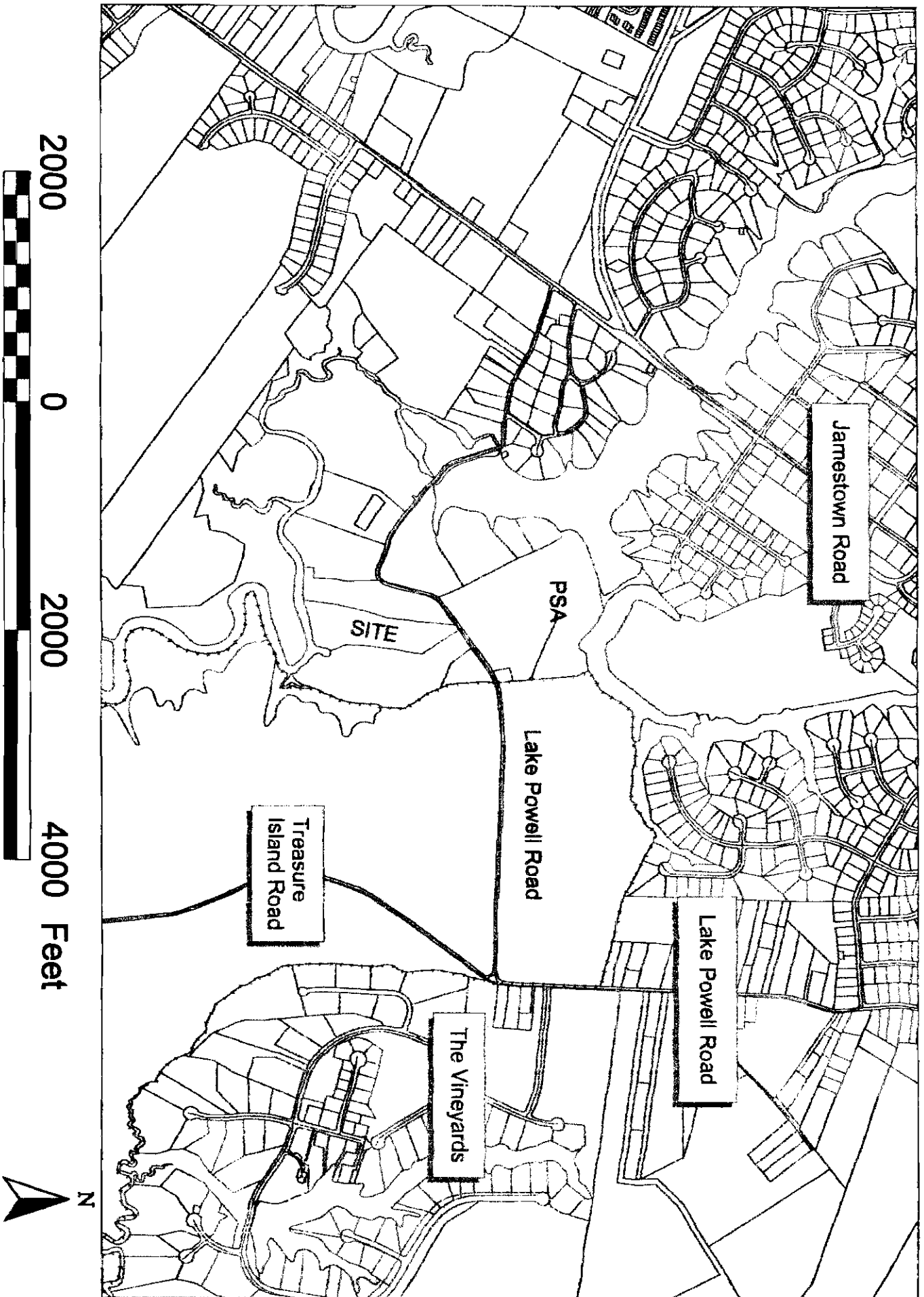


Paul D. Holt, III

attachments:

- 1. Location Map
- 2. Diagram of a Puraflow septic system

C-4-02. Robinson Subdivisor. Ordinance Exception Request



SP-8-02

JCSA New Town Water Storage Booster Facility

Staff Report for the February 27, 2002 Development Review Committee Meeting

SUMMARY FACTS

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

Land Owner: James City County Service Authority

Proposed Use: Construction of two 500,000-gallon water storage tanks, a booster pumping station, and interconnection of water mains in the New Town section of Monticello Avenue. The interconnections consist of the installation of 252 linear feet of 16-inch water main to an existing water main along Monticello Avenue, as well as installation of 191 linear feet of 12-inch water main to an existing 12-inch water main along Ironbound Circle.

Location: 5235, 5216 Monticello Avenue

Tax Map/Parcel: (38-4) (1-50); (38-4) 1-53

Primary Service Area: Inside

Parcel Size: .46 acres

Existing Zoning: M-1, Limited Business/Industrial; R-8, Rural Residential

Comprehensive Plan: Mixed Use

Reason for DRC Review: Section 15.2.22.32 of the Virginia State Code requires Planning Commission review. This code section states that no changes at a public facility shall be allowed unless the Planning Commission finds the changes "substantially" consistent with the adopted Comprehensive Plan.

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

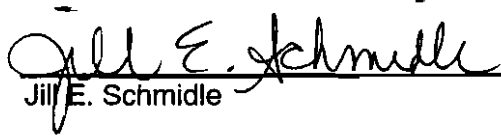
STAFF RECOMMENDATION

On August 14, 2001, the Board of Supervisors approved this use as Case No. SUP-16-01 with conditions. The 1997 Comprehensive Plan designates this location as part of the Casey Fields Mixed Use area. The Comprehensive Plan states that "development in this area should be governed by a detailed Master Plan which provides guidelines for street, building, and open space design and construction which complements the scale, architecture, and urban pattern found in the City of Williamsburg."

While this property is not part of the formal New Town Master Plan, development on this site has been governed by the New Town Master Plan and Design Guidelines due to its proximity. In August 2001, the Planning Commission and Board of Supervisors approved a special use permit for this use, and at that time found the use consistent with the Comprehensive Plan. Staff finds the proposal consistent with the Comprehensive Plan since the development will serve the county and region as a whole, and because it is a public facility owned and operated by the James City Service Authority. In addition, the improvements are in accordance with the approved New Town Design

Guidelines, approved in 1998.

Please note that the site plan requires a resubdivision to adjust property lines with the adjacent property, which is proposed to be an office building, and that a rezoning application is pending on the office building. One condition of the approved special use permit for this site requires that resubdivision be approved and recorded prior to preliminary site plan approval. Staff recommends the Development Review Committee find the public facility "substantially" consistent with the adopted Comprehensive Plan, and once the resubdivision is approved and recorded, staff will grant preliminary site plan approval.


Jill E. Schmidle

Attachments:

1. Location Map
2. Site Plan
3. Additional Agency Comments

Additional Agency Comments
Case No. SP-8-02, JCSA Water Storage Booster Facility

Planning:

1. Please confirm the tax map numbers of the parcels involved in this project. Sheet C-1 and the site plan application contain conflicting information.
2. Please place a note on the plans stating the Board of Supervisors approved this use as Case No. SUP-16-01 on August 14, 2001 with conditions.
3. In accordance with Condition No. 2 of approved Case No. SUP-16-01, please provide a lighting plan for review. Approval of the lighting plan is required prior to final site plan approval.
4. In accordance with Condition 4, please place a note on the plans stating that the architecture, materials, and colors shall be consistent, as determined by the Director of Planning, with the rendering entitled "Street Elevation" submitted with the SUP application and included with the staff report.
5. Condition No. 5 requires resubdivision of the property to be approved and recorded prior to the issuance of preliminary site plan approval. As of this writing, the resubdivision has not been approved or recorded.

Landscape Planner:

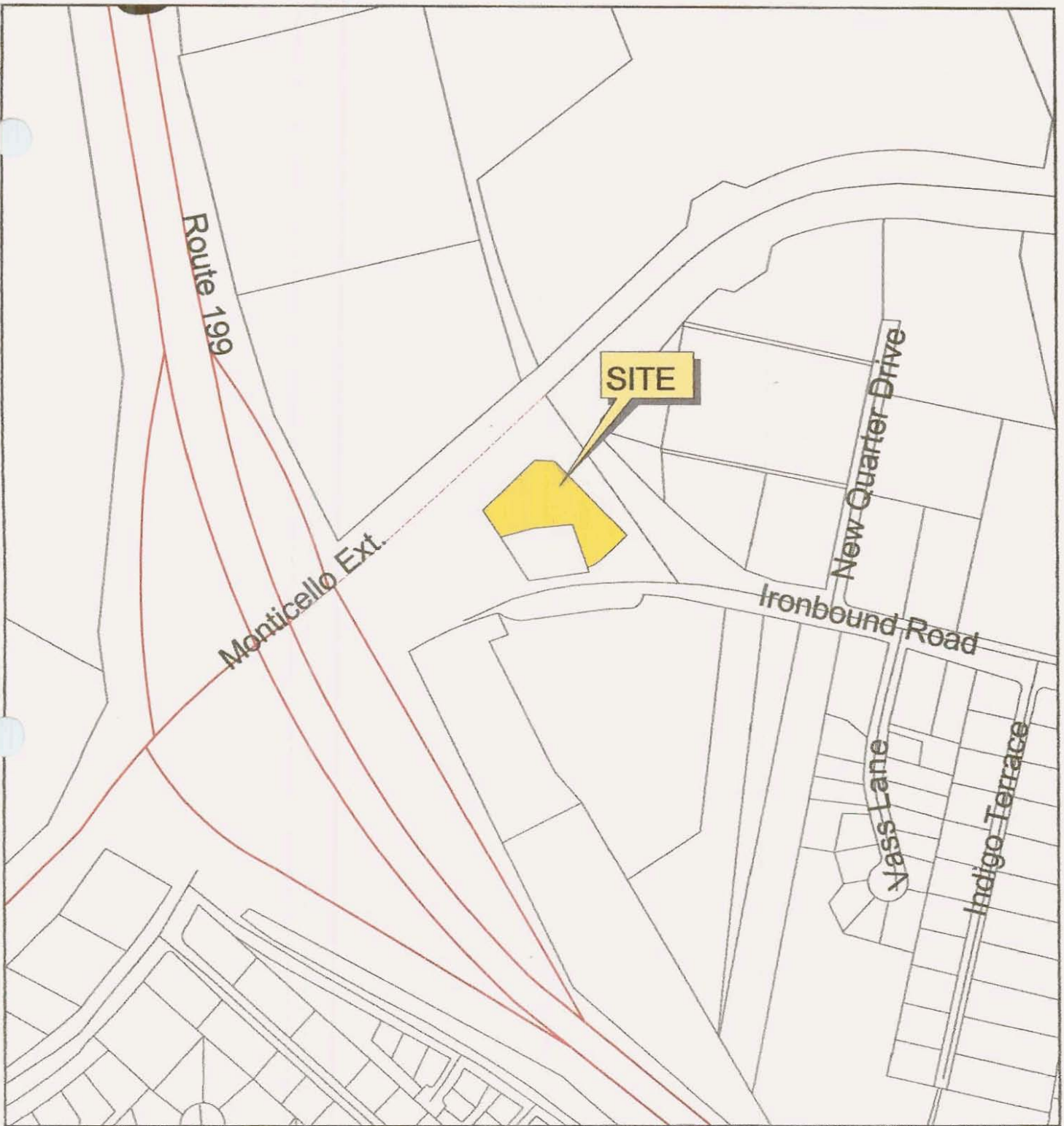
1. Please reference attached memorandum, dated February 20, 2002.

Environmental:

1. Comments forthcoming.

VDOT:

1. Comments forthcoming.




Case No. SP-8-02
JCSA Water Storage and Booster Facility

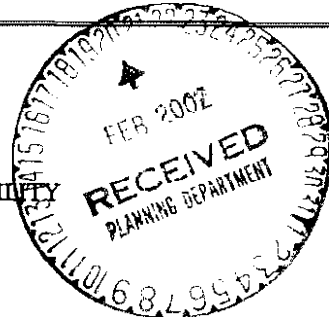


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INTEROFFICE MEMORANDUM

TO: JILL SCHMIDLE
FROM: LEE SCHNAPPINGER 
SUBJECT: SP-8-02, JCSA WATER STORAGE AND BOOSTER FACILITY
DATE: 2/20/02



I have reviewed SP-8-02, the site plan for the JCSA Water Storage and Booster Facility, and have the following comments:

1. The applicant will need to apply for a VDOT permit to plant trees in the right of way.
2. According to Condition 3 of SUP-16-01, the landscaping is supposed to be consistent with the Front Elevation submitted with the SUP application. The site plan submitted shows an access area off of Relocated Road 615 to the front of the building that prevents the landscape plan from being consistent with the Front Elevation as submitted. If this area were to be reduced in size, a more continuous planting could occur across the front of the building. In addition, the extensive use of the Sargent's Juniper as proposed would prevent the shrub layer from being consistent with the Front Elevation. Plant material that reaches a height of at least 30 inches would be more appropriate.
3. Although the proposed quantity meets the requirements, it appears that only 5 trees have been provided for the building perimeter planting. The landscape requirements chart should reflect the actual number of plants provided.
4. Ornamental trees and evergreens are required to be a minimum of 8' in height at the time of installation.
5. The modification request for the side and rear landscape yards has been discussed with Marvin Sowers, the Planning Director, and approved on February 20, 2002.

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT:
Meeting of February 27, 2002**

Case No. C-004-02 Robinson SOE: Septic System

Mr. Barry Robinson has requested that the DRC grant approval of an exception to the Subdivision Ordinance to allow for the use of a Puraflo System. 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 reasonable 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.

The site is located at 2258 Lake Powell Road and can be further identified as Parcel No. (1-40) on the JCC Real Estate Tax Map No. (48-3).

Action: The DRC recommended approval of an exception to the Subdivision Ordinance to allow for the use of a Puraflo System.

Case No. SP-008-02 JCSA Water Storage and Booster Facility

The applicant, Mr. V. Marc Bennett, on behalf of AES Consulting Engineers has requested that the DRC review this case. The applicant is proposing construction of a two 500,000-gallon water storage tanks, a booster pumping station, and interconnection of water mains in the New Town Section of Monticello Avenue. The interconnections consist of the installation of 252 linear feet of 16-inch water main to an existing water main along Monticello Avenue, as well as installation of 191 linear feet of 12-inch water main to an existing 12-inch water main along Ironbound Road. The plan comes before the DRC due to the fact that no changes at a public facility shall be allowed unless the Planning Commission finds the changes substantially consistent with the adopted Comprehensive Plan. The site is located at 5235 and 5216 Monticello Avenue and can be further identified as Parcel Nos. (1-50) and (1-53) on the JCC Real Estate Tax Map No. (38-4).

Action: In accordance with Section 15.2.22.32 of the State Code, the DRC voted to find the project substantially consistent with Comprehensive Plan.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 2/11/2002 THROUGH: 2/28/2002

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-032-01	Powhatan Village - Phase 1 & 2
SP-051-01	Zooms Gas Station
SP-063-01	Williamsburg - Jamestown Airport, Apron Expansion
SP-064-01	Toano Sidewalk Project - VDOT R/W - Route 60
SP-082-01	Crown Landing Apartments (Amd to SP-015-01)
SP-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-100-01	Williamsburg Crossing Frontage Road
SP-103-01	Powhatan Village Phases 6 & 7
SP-105-01	Voice Stream Wireless - Regional Jail Co-Location
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-113-01	Amended Powhatan Place Townhomes
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-120-01	Riverside Healthcare Center Facility
SP-121-01	Frances S Rees Subdivision Utility Additions
SP-122-01	Sprint PCS Site - Ford's Colony
SP-003-02	New Zion Baptist Church-addition & parking lot exp
SP-005-02	Hankins Industrial Park Parcel 4-A-6
SP-006-02	Johnston Medical Clinic
SP-007-02	Season's Trace - Winter Park Section 2
SP-008-02	JCSA Water Storage & Booster Facility
SP-009-02	Hairworks Beauty Salon Parking Space Addition
SP-013-02	JCSA/Raintree Villas Sewer Realignment
SP-014-02	Marketplace Shoppes, Ph 3, Village Service Station
SP-015-02	Season's Trace Winter Park Section 1 SP Amendment
SP-016-02	JCC District Park Entrance Road - Hotwater Coles
SP-017-02	Williamsburg Landing
SP-018-02	Williamsburg Plantation Sections 7&8 Units 134-183
SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-020-02	Charlie's Antiques Expansion/Storage Site
SP-021-02	Kingsmill Resorts, Laundry Facility SP Amendment

SP-022-02 Kingsmill Resorts, Tennis Ctr. Renovation SP Amend

B. PENDING FINAL APPROVAL		EXPIRE DATE
SP-002-01	JCC HSC Parking Area Expansion	3/5/2002
SP-029-01	Ironbound Village	8/7/2002
SP-041-01	Ruby Tuesday at Monticello Marketplace	6/20/2002
SP-068-01	JCC Government Center - Building J	8/20/2002
SP-072-01	Bruce's Super Body Shop	8/24/2002
SP-078-01	Powhatan Apartments - Site Improvements	8/31/2002
SP-083-01	ABC Grove Daycare Addition	9/19/2002
SP-085-01	Greensprings Apartments and Condominiums	11/5/2002
SP-092-01	APVA Water & Sewer Improvement (Jamestown Is.)	10/9/2002
SP-097-01	Powhatan Secondary Road Extension- Channel Removal	10/10/2002
SP-098-01	Chesapeake Bank	10/30/2002
SP-110-01	Williamsburg Christian Academy	12/3/2002
SP-119-01	Busch Corporate Center - McLaws Centre	1/2/2003
SP-127-01	Avid Medical Expansion	2/4/2003
SP-128-01	JCC Government Center- Registrar & Mapping Trailer	1/7/2003
SP-002-02	Williamsburg-Jamestown Airport Hangar Additions	2/8/2003
SP-011-02	Ford's Colony, Sect. 31 - BMP #4 Regrading	2/26/2003
SP-012-02	Voice Stream Wireless SP Amendment	2/26/2003
C. FINAL APPROVAL		DATE
SP-010-02	Busch Gardens Reptile Exhibit Site Plan Amendment	2/22/2002

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-062-98	Ball Metal Conservation Easement
S-013-99	JCSA Mission Bank ROW Acquisition
S-074-99	Longhill Station, Section 2B
S-086-99	Peleg's Point, Section 5
S-110-99	George White & City of Newport News BLA
S-006-00	Ewell Station, Lots 1, 4 & 5
S-086-00	Ford's Colony Section 30 Lots 1-68
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-103-00	Powhatan Village - Powhatan Secondary
S-032-01	Subdivision and BLE Plat of New Town 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-099-01	Stonehouse, Section 7A-Phase 1 (Mill Pond)
S-102-01	Powhatan Place Townhomes-BLA Lots 51-56
S-104-01	The Retreat, Phase I, Section III
S-109-01	Landfall Phase V
S-117-01	Richard Newberg Family Subdivision/Hazelwood
S-008-02	James F. & Celia Ann Cowles Subdivision
S-012-02	Peterson Subdivision
S-014-02	Greensprings West Phase 3B Lots 160-179
S-018-02	The Vineyards at Jockey's Neck, Phase III
S-020-02	Powhatan Village Plat-BLA/BLE Powhatan LP&UCP LP
S-021-02	Landfall at Jamestown, Lot 88 BLE
S-022-02	George W. Roper Subdivision
S-023-02	Stonehouse, Mill Pond Run right-of-way
S-024-02	Stonehouse, Fieldstone Parkway right-of-way & BLA
S-025-02	Ironbound Mini Storage BLA

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-084-00	Longhill Gate Section 1 BLA - Lot 1 A & B	3/6/2002
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-101-01	Greensprings West, Phase 4A	12/5/2002
S-113-01	Stonehouse-The Overlook@ Orchard Hill Phs1 BLA/BLE	1/11/2003
S-114-01	Manning Family Subdivision	1/9/2003
S-011-02	Carter's Village/Skiffe's Creek Village Townhomes	2/14/2003
S-015-02	Powhatan Village Phase 1	2/15/2003
S-016-02	Powhatan Village Phase 2	2/15/2003

C. FINAL APPROVAL		DATE
S-103-01	Hairston Family Subdivision	2/19/2002
S-010-02	Springhill, Phase 1 Lots 46 & 47 BLA	2/14/2002
S-013-02	Stonehouse-Hollow Oak, Phs 3 Lot 52 Easmnt Adj	2/27/2002
S-017-02	Stonehouse, Laurel Ridge, Ph. 2 - Lot 43 BLA	2/14/2002
S-019-02	Richneck Farm Subdivision	2/13/2002

D. EXPIRED		EXPIRE DATE
S-023-97	Fenwick Hills, Phase I	2/9/2001
S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans	4/6/2001
S-041-00	Powhatan Secondary, Phase 6B	7/27/2001
S-058-00	Powhatan Secondary, Phase 7-A	10/2/2001
S-071-00	Ida C Sheldon Estate	2/9/2002
S-093-00	Monticello Woods (formerly Hiden Estates Phase I)	2/5/2002

AGENDA

DEVELOPMENT REVIEW COMMITTEE

February 27, 2002

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call

2. Minutes
 - A. Meeting of February 4, 2002

3. Cases
 - A. C-4-02 Robinson SOE: Septic System
 - B. SP-8-02 JCSA Water Storage and Booster Facility

4. Adjournment