

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 4:00 P.M. ON THE 29<sup>th</sup> DAY OF MAY, TWO THOUSAND TWO.

1. ROLL CALL

Mr. John Hagee  
Mr. Joe McCleary  
Ms. Peggy Wildman

ALSO PRESENT

Mr. Paul Holt, Senior Planner  
Mr. Chris Johnson, Senior Planner  
Ms. Karen Drake, Planner

2. MINUTES

Upon unanimous voice vote, the DRC approved the minutes from the May 1, 2002 and May 6, 2002, meetings.

3. Case No. SP-37-02. Williamsburg Crossing - Lot 11.

Mr. Johnson presented a brief summary of the discussion of this case at the May 1, 2002, DRC meeting and introduced Mr. Calvin Davis of University Square Associates. Mr. Davis presented a history of the development of the shopping center and an explanation of the traffic patterns associated with future development of the remaining outparcels to the east. Mr. McCleary summarized the traffic related questions DRC members expressed at the May 1 meeting. Mr. Hagee asked for clarification of the future traffic patterns that would effect the area surrounding the subject property. Mr. Davis summarized the planning efforts to route a higher percentage of internal traffic flow to the drive aisle in front of the shopping center and away from the drive aisle adjacent to the outparcels along Route 5 and Route 199. DRC members recommended that the developer install two speed bumps to help slow traffic surrounding this development. Ms. Wildman summarized the questions raised at the May 1 meeting regarding screening of objectionable feature on the rear of the building and the DRC's request for architectural elevations. Mr. Davis provided assurances that the rear of the building would be modeled after the buildings at Prime Outlets along Richmond Road and stated that no dumpster is planned for the site and landscaping has been provided to help screen the rear of the building. Mr. Davis added that he did not have elevations for the building and would not have them available for several months. DRC members discussed Mr. Poole's concerns over the appearance of the building along the Route 199 Community Character Corridor. Mr. Davis stated that doors and utilities on the rear of the building would be painted to match the exterior colors of the building and additional landscape screening would be provided to screen objectionable features. Mr. Johnson stated that the applicant had requested a waiver to allow an 8-foot reduction of the rear yard setback requirement. A similar request was approved by the DRC in 2001 for Bruster's Ice Cream on the adjacent parcel. There being no further discussion, and following a motion

by Mr. McCleary and seconded by Ms. Wildman, the Development Review Committee recommended that preliminary approval be granted subject to the additional conditions to add two speed bumps, add landscaping to screen objectionable features on the rear of the building, and paint doors and utilities to match the exterior of the building. The DRC also recommended that a waiver be granted to allow an 8-foot reduction of the rear yard setback requirement by a vote of 3 to 0.

4. Case No. C-62-02. 301 Racefield Drive Public Utilities Waiver Request.

Ms. Drake presented the staff report and stated the applicant was requesting a waiver to place approximately four overhead utility poles along Racefield Drive that would destroy part of the overhead tree canopy. Ms. Drake then noted that since the staff reports were written, the applicant had been working with Virginia Power for an alternate location to place the overhead utility lines across private property on an old roadbed, thus not affecting the tree canopy on Racefield Drive. Mr. Hagee questioned why this case was not on the consent calendar. Ms. Drake replied that previous cases requesting to install overhead utilities were via a subdivision ordinance exception and were typically for one pole with utilities crossing the road. This zoning ordinance waiver was for four or more utility poles along a public road and staff was concerned that a precedent would be set. However as the utility poles were being relocated, the precedent being set would be of even less significance. There being no further discussion, and following a motion by Ms. Wildman and seconded by Mr. McCleary, the Development Review Committee recommended unanimously that a waiver be granted so that overhead utilities could be placed from 245 Racefield Drive, across private property to 301 Racefield Drive.

5. Case No. C-63-02. Robinson Septic Tank Waiver Request.

Mr. Holt presented an overview of the staff report. Mr. Holt stated that, while staff does not object to the proposed subdivision of the property, staff does not recommend approval of the exception request since the request does not substantially meet the Ordinance requirements. Ms. Wildman stated that she felt the proposal would not be detrimental and that the proposed three lot subdivision is probably a better land use for the property than a more intense development. Mr. Hagee noted that the property is expected to be developed at some point since it is located inside the Primary Service Area and that the development proposal is not inconsistent with the existing zoning of the property. Mr. McCleary asked if the proposed subdivision would conflict with any other requirement. Mr. Holt stated that the proposed subdivision met all other by-right subdivision requirements. Mr. McCleary made a motion to recommend approval of the request. Upon a second by Ms. Wildman, the DRC recommended approval of the request by a vote of 3-0.

6. Case No. SP-48-02. New Town Office Building

Mr. Holt presented an overview of the staff report. Mr. Holt stated that staff recommended preliminary approval be granted and that the request for a waiver from the minimum off-street parking requirements be granted as well. Mr. Hagee asked if this was


the same plan the DRC and Commission reviewed previously, for both the rezoning and for the previously requested reductions to the front yard setback. Mr. Holt stated that was correct and that the current site plan was substantially the same. Mr. Marc Bennett, of AES, requested a new item be brought up for discussion. Mr. Bennett stated that developer now requested a reduction in the side yard setback to allow for an atrium to be constructed at the buildings rear entrance. Mr. Holt strongly recommended the DRC not consider the request as staff did not yet have a chance to review the request. Mr. Holt also stated that he believed the Zoning Ordinance criteria which allowed for a reduction in the side yard, did not apply to this development. Mr. Hagee felt that as long as the request was reviewed and approved by the New Town Design Review Board, the request should be allowed by the DRC. Mr. McCleary and Ms. Wildman agreed. With a motion by Mr. McCleary and a second by Ms. Wildman, the DRC recommended by a vote of 3-0 that preliminary approval be granted, that the waiver request for the minimum off-street parking requirements be granted, and that the waiver from the side yard setback requirements be granted, contingent upon a determination by the Zoning Administrator that the Zoning Ordinance requirements allowing for the setback reduction apply to this development.

7. Case No. SP-49-02. SunTrust Office Building

Mr. Holt presented the staff report. Mr. Holt stated that staff recommended approval of the request for a waiver from the minimum off-street parking requirements. Mr. Holt further stated that staff recommended preliminary approval be granted, but that no Land Disturbing Permit be issued until such time that wetlands impact mitigation for the Courthouse BMP was resolved. Mr. Holt explained briefly to the DRC why mitigation for the Courthouse BMP was needed and the general location of the BMP. Mr. Holt stated that one mitigation scenario involved setting a conservation easement which may impact the final parking lot layout. Mr. Holt stated that should the final mitigation plan significantly impact the site layout, staff would bring the site plan back to the DRC for further consideration. The DRC members noted that this course of action seemed to be a reasonable solution. With no further questions, Mr. McCleary made a motion to recommend approval of the waiver request from the minimum off-street parking requirements and to recommend preliminary approval, subject to the withholding of any Land Disturbing Permit until such time the Courthouse BMP wetlands mitigation plan has been resolved. Following a second by Ms. Wildman, the motion passed by a vote of 3-0.

8. Adjournment

There being no further business, the May 29, 2002, Development Review Committee meeting adjourned at approximately 5:20 p.m.

  
John Hagee, Chairman

  
O. Marvin Sowers, Jr., Secretary

## **C-74-02 Brick Bat Road Overhead Utility Exception Request**

Staff Report for the June 26, 2002 Development Review Committee Meeting

---

### **SUMMARY FACTS**

**Applicant/Land Owner:** Mr. Mark D. Smith, Colonial Pipeline Company

**Location:** Colonial Pipeline easement at 2150 John Tyler Highway

**Tax Map/Parcel:** (44-1) (1-1)

**Primary Service Area:** Outside

**Parcel Size:** 387 acres

**Existing Zoning:** A-1, General Agricultural

**Comprehensive Plan:** Rural Lands

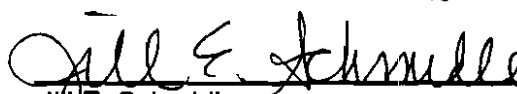
**Reason for DRC Review:** Section 24-200 of the Zoning Ordinance requires that all new utilities be placed underground. The Colonial Pipeline Company is requesting a waiver from James City County in order to install one additional above ground pole to serve a relocated Cathodic Groundbed Rectifier, to be located within the Colonial Pipeline easement along Brick Bat Road. The Cathodic Groundbed Rectifier is used to charge the groundbed and protect the Pipeline from corrosion. The reasons for the request are that the current Cathodic Groundbed Rectifier is located within VDOT right-of-way, close enough to the road so that there is no safe pull-off area for Colonial Pipeline employees. The new location will be located within the Colonial Pipeline easement, further off of Brick Bat Road and in an area that provides for a safe pull-off. Existing utilities along the west side of Brick Bat Road are above ground; however the power lines are below the existing tree-line along the road.

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

### **STAFF RECOMMENDATION**

Staff recommends the DRC grant the waiver request for the following reasons:

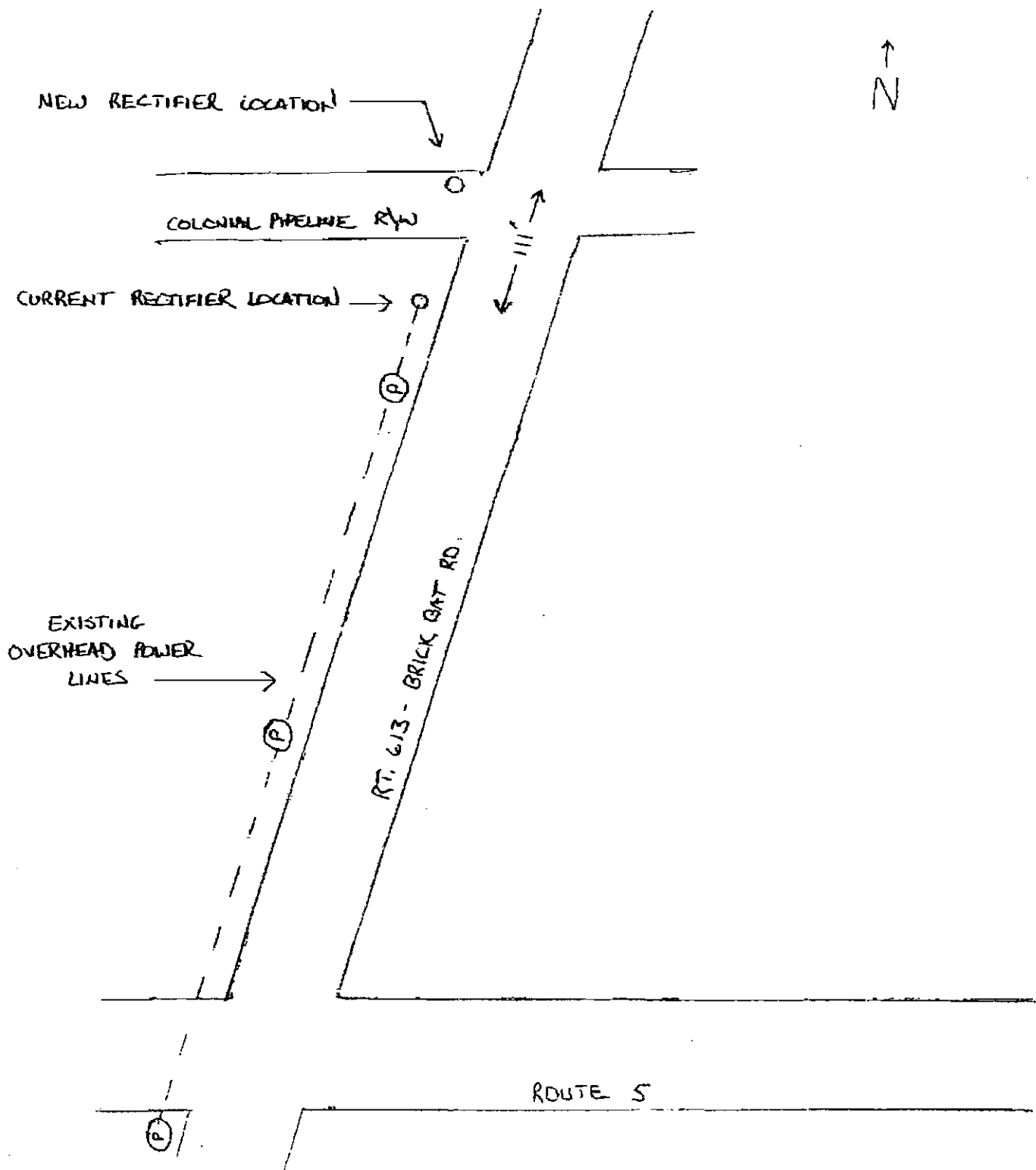
- the project improves safety for workers maintaining the Cathodic Groundbed Rectifier;
- the project adds only one pole; and
- the power lines are below the existing tree-line along Brick Bat Road, thereby minimizing the visual impact of an additional overhead pole.

  
Jill E. Schmidle

#### **Attachments:**

1. Location Map (2)
2. Applicant's letter

## MARK D. SMITH - COLONIAL PIPELINE COMPANY



## MARK D. SMITH - COLONIAL PIPELINE COMPANY


May 20, 2002

James City County Virginia  
Development Review Committee

Dear Committee Members:

We are requesting a Modification to the Zoning Ordinance, Section 24-200, concerning Public Utilities. Currently, we have a Cathodic Protection Groundbed Rectifier mounted on a utility pole approximately 600 feet north of Route 5, along Brick Bat Road. The rectifier is fed by Dominion Virginia Power's current above ground lines which run north from Route 5, on the west side of Brick Bat Road. This above ground service line terminates at our existing facility. For safety concerns, we have installed a new pole mounted rectifier on our existing pipeline right of way, 111 feet north of the current location, giving personnel safer access to the facility (Please see the attached drawing). This Modification would allow Dominion Virginia Power to extend their current above ground power lines the additional 111 feet necessary to feed our newly relocated facility. Once they are able to extend their service line to our new pole, we will remove our existing rectifier.

Sincerely,



Mark D. Smith  
Contract Project Coordinator

**Site Plan, SP-46-02, Gallery Shoppes Concrete Pad Addition (Amendment to Approved Site Plan No. SP-135-88): Zoning Ordinance Exception Request  
Staff Report for the June 26, 2002, Development Review Committee Meeting**

---

**SUMMARY FACTS:**

**Applicant:** Ms. Tammy Wallman  
**Land Owner:** SHBOT, LLC c/o Divaris Property Management  
  
**Current Use:** Shopping center  
  
**Location:** 6560 Richmond Road; Stonehouse District  
**Tax Map/Parcel:** (24-3)(4-1)  
  
**Primary Service Area:** Inside  
**Parcel Size:** Approximately 2.2 acres  
  
**Existing Zoning:** M-1, Limited Business/Industrial District  
**Comprehensive Plan:** Mixed Use

**Reason for DRC review:** The applicant desires to pour an 8 foot by 28 foot concrete pad directly adjacent to the rear of a shop to provide a base for a florist's cooler. Currently the land behind the shops is a flat grassy area that borders railroad tracks. The rear of the building is located exactly 20 feet from the rear property line. Section 24-416(c) states, "Accessory structures may be located within the required side or rear yards upon approval of the planning commission; provided, however, that no structure shall be located within 10 feet of any property line."

**Staff Contact:** Leah Nelson, phone: 253-6685

**STAFF RECOMMENDATION**

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

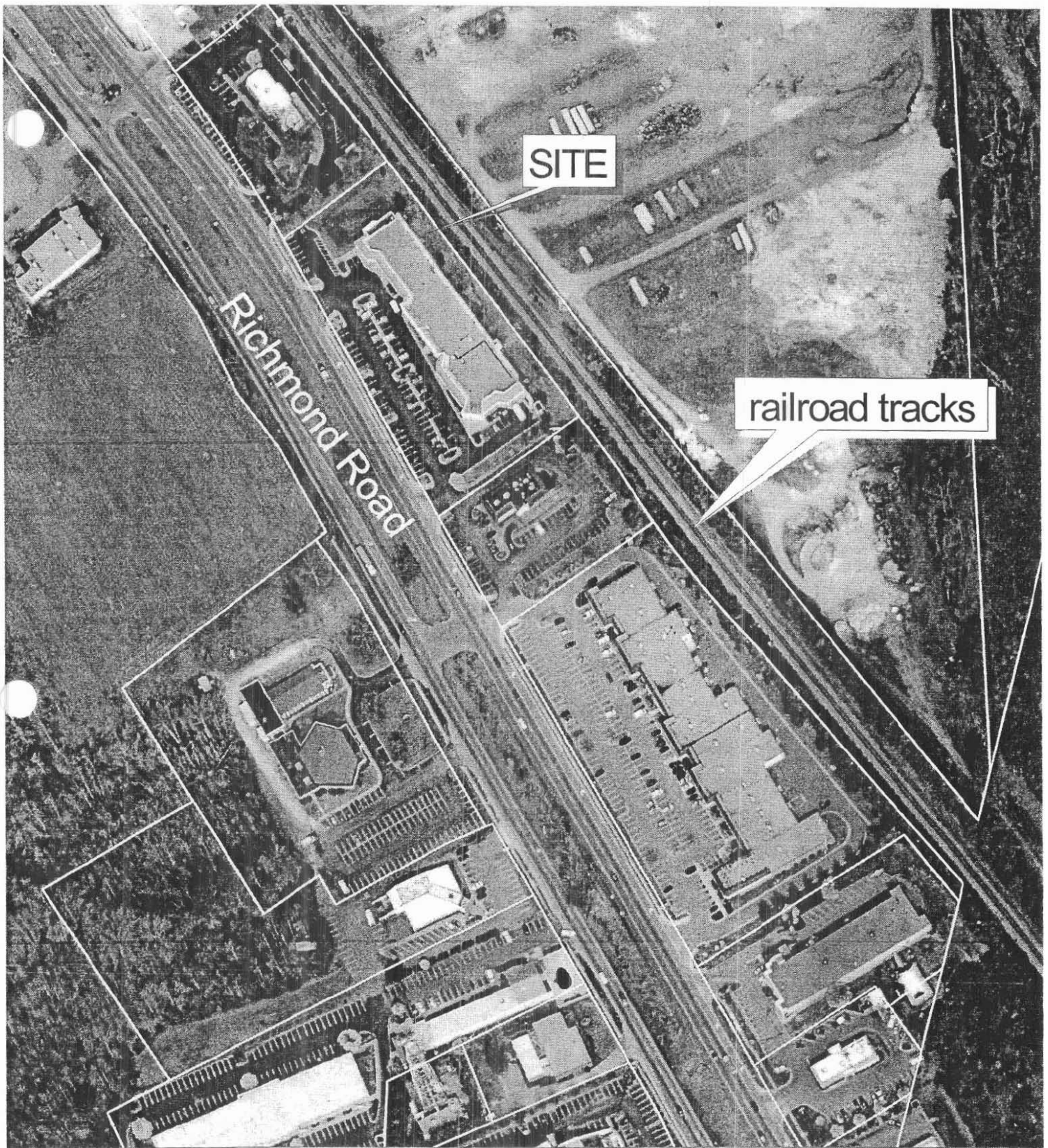
- a) The concrete pad would be 8 feet by 28 feet and would be constructed directly adjacent to the rear exterior wall of the shop, so the structure would remain more than 10 feet away from the rear property line.
- b) Neither the Fire Department nor the Environmental Division objects to the placement of the concrete pad.
- c) There is an adequate tree buffer behind the Gallery Shoppes' property to screen the florist's cooler from across the railroad tracks.

Since the request meets all the requirements listed above, staff recommends the DRC approve the request.

  
Leah Nelson  
Development Management Assistant

**Attachments:**

- 1. Location Map
- 2. Letter to the Planning Office dated June 12, 2002
- 3. Picture of the rear exterior wall of the building
- 4. Site Plan



SP-46-02  
Gallery Shoppes Concrete Pad Addition  
Amendment to SP-135-88  
Zoning Ordinance Exception Request

300 0 300 600 Feet





**MEMORANDUM**



**TO:** Leah Nelson  
James City County

**FROM:** Tammy Wallman, Sales and Leasing  
Elizabeth Sword, Senior Property Manager

**DATE:** June 12, 2002

**SUBJECT:** Schmidt Florist – Gallery Shops



Schmidt Florist has been in business for over 40 years and is being forced to relocate due to a road-widening project by VDOT.

We are looking to combine units 2 and 3 as listed on the enclosed plan to facilitate the space needs of Schmidt Florist. They have a requirement for an outside location for an 8 foot by 28 foot cooler. The owner of Gallery has given permission for this cooler to be placed on the 9 ½ foot wide sidewalk that runs the full length of the back of the center.

The cooler will be placed approximately as noted on the plans. The cooler has been highlighted in blue with the sidewalk highlighted in yellow.

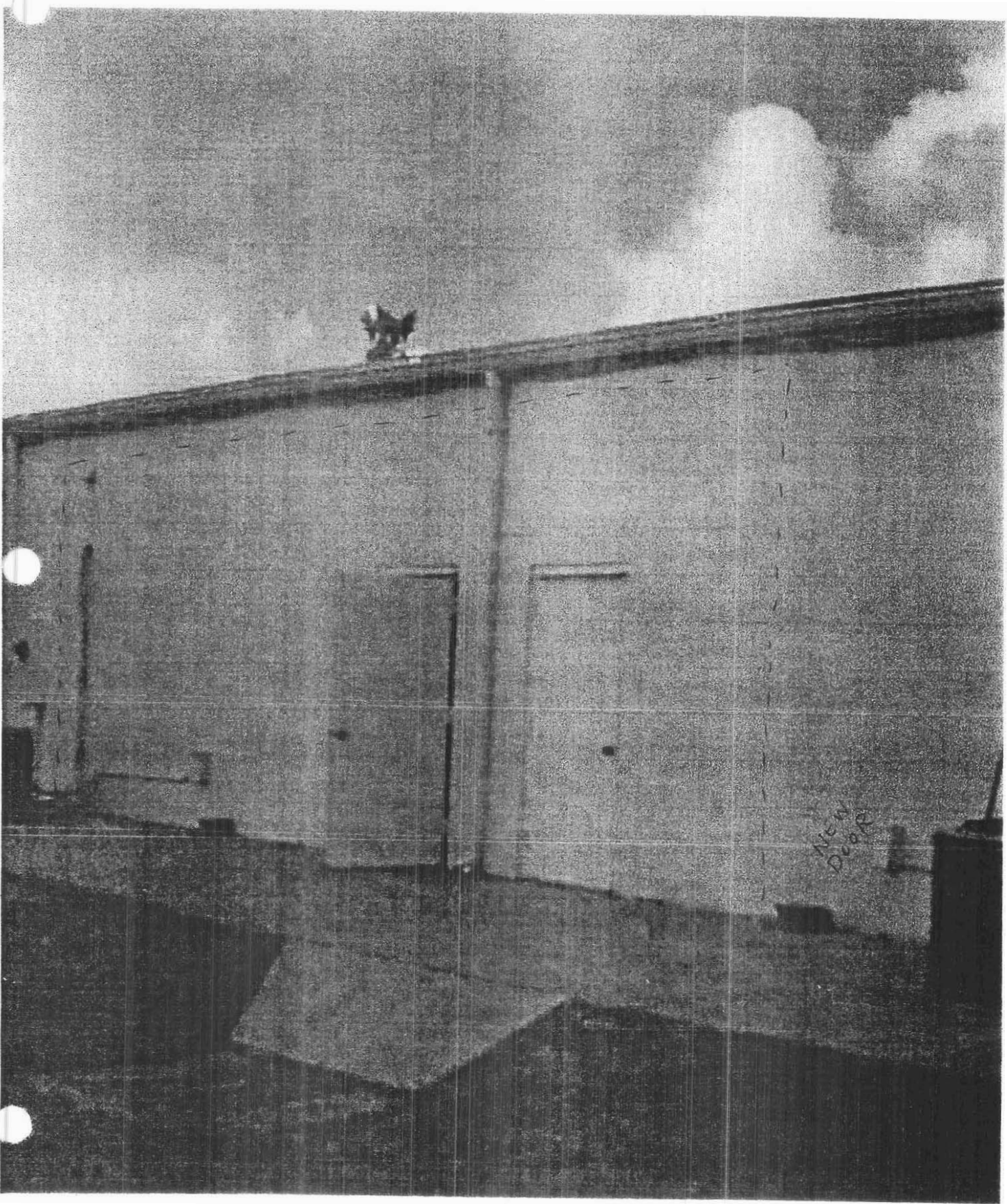
As you look at the digital photo at the rear of the space, please note that our intent is to place this cooler up next to the existing building and adjacent to the HVAC unit at the left. We will have to seal the 2 existing doors and install a new door for a rear exit to the space.

Please let me know if you have any questions. You can reach us as stated below:

Tammy Wallman  
Sales and Leasing  
757-206-5365 cell

Elizabeth Sword  
General Manager

757-873-4700 office phone  
757-873-4701 office fax



**SP-76-02****Future Church Parcel - Powhatan Secondary**

Staff Report for the June 26, 2002 Development Review Committee Meeting

---

**SUMMARY FACTS**

**Applicant:** Mr. Steve Romeo, LandMark Design Group

**Land Owner:** Powhatan Enterprises

**Proposed Use:** Multi-use playing field with gravel parking

**Location:** Old News Road and Powhatan Parkway

**Tax Map/Parcel:** (38-3)(1-11)

**Primary Service Area:** Inside

**Parcel Size:** 6 acres

**Existing Zoning:** R-4, Residential Planned Community.

**Comprehensive Plan:** Low-Density Residential

**Proposed Access:** off of Powhatan Parkway

**Reason for DRC Review:** Section 24-279 of the zoning ordinance specifies that plans shall be consistent with the master plan as approved, but may vary to any degree which the Planning Commission believes does not vary the basic concept or character of the development. The future church parcel proposal is for multi-purpose playing fields and a gravel parking lot and is located in an area designated Single-Family.

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

**STAFF RECOMMENDATION**

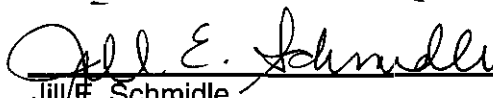
The site plan is titled "future church parcel"; however no church is shown on the plans. The site plan contains a cleared area with multi-purpose playing fields and a 48-space gravel parking area. The property is wooded and will be cleared with perimeter buffers ranging from 45-feet to 95-feet. The Peninsula Parade of Homes will be held in Powhatan Secondary in early September of this year, adjacent to this property. The Parade of Homes plans to use the playing fields for parking so that customers do not have to be bused to the site. The Parade of Homes typically requires 350 parking spaces.

The Powhatan Secondary Master Plan was amended and approved in March, 1996. The future church parcel is designated Single-Family Residential on the Master Plan. Neither a church nor playing fields are identified as potential uses in the single-family sections. Separate recreational areas are specifically identified and provided throughout Powhatan Secondary. Section 24-279 of the zoning ordinance specifies that plans shall be consistent with the master plan as approved, but may vary to any degree which the Planning Commission believes does not vary the basic concept or character of the development.

While the site plan is titled "future church parcel," staff has not evaluated whether a church is consistent with the Master Plan since no information has been provided on building size, building location, stormwater management, parking requirements, landscape requirements, change in amount of traffic and traffic patterns, etc. While a church of appropriate scale and traffic generation may be acceptable in this location, without any specific details, staff cannot provide an informed recommendation on the consistency with the Master Plan.

Regarding the playing fields and parking, staff does not find these uses to be consistent with the Master Plan. The Powhatan Secondary Master Plan identifies various recreational areas throughout the development, in addition to Mid-County Park. No specific information has been provided on the type of playing field to be provided, so staff cannot adequately analyze whether the proposed fields will be serving a particular need within the community. Calling the proposal playing fields but using them as temporary parking is not consistent with the single-family residential designation on the Master Plan. Clearing the site for a temporary use also is not consistent with the character of the community.

The use of this site has been the subject of very specific discussions between the landowner, Mr. Beamer, and staff. The reason for submitting this plan for prematurely clearing 6 acres of mature forest is to provide temporary parking for the Parade of Homes. The playing fields shown on this plan are simply a type of use that allows for the site clearing for a temporary parking area.

  
Jill E. Schmidle

Attachments:

1. Location map
2. Additional agency comments
3. Development plans

**Additional Agency Comments**  
Case No. SP-76-02, Powhatan Secondary Future Church Parcel

Environmental:

1. Comments or approval forthcoming.

JCSA:

1. Comments or approval forthcoming.

Virginia Department of Transportation:

1. Please reference attached comment letter, dated June 19, 2002.

Health Department:

1. Comments or approval forthcoming.

Fire:

1. Approved only as a parcel. Additional fire hydrants or fire protection systems may be required when building or structure is designed.

## **DEVELOPMENT REVIEW COMMITTEE ACTION REPORT**

### **Meeting of June 26, 2002**

#### **Case No. C-74-02            Brick Bat Road Overhead Utilities Exception Request**

Mr. Mark Smith of Colonial Pipeline requested a waiver of section 24-200 of the JCC Zoning ordinance to install one additional above ground utility pole to serve relocated pipeline equipment. The site is located within the Colonial Pipeline easement off of Brick Bat Road and can be further identified by Tax Map #(44-1)(1-1)

**DRC Action: The DRC recommended approval of the overhead utility waiver reduction on Brick Bat Road.**

#### **Case No. SP-46-02            Gallery Shoppes Concrete Pad Addition**

Ms. Tammy Wallman requested a waiver to construct a 8x28 foot concrete pad directly adjacent to the rear of a shop to provide a base for a florist's cooler. The property is located at 6560 Richmond Road and further can be identified by Tax Map #(24-3)(4-1). DRC approval is necessary when an accessory structure is located in a side or rear yard.

**DRC Action: The DRC recommended approval of the request by a vote of 3-0.**

#### **Case No. SP-76-02            Future Church Parcel- Powhatan Secondary**

Mr. Steve Romeo of LandMark Design Group requested to construct a multi-use playing field with gravel parking on a site located at Old News Road and Powhatan Parkway, further identified by Tax Map #(38-3)(1-11). DRC review is necessary because the site's master plan designates it for single-family dwellings; the proposal for playing fields and a gravel parking lot is not consistent with this plan.

**DRC Action: The DRC deferred decision until seeing a conceptual plan for the proposed church. The applicant will provide a church layout for review prior to the July 1 Planning Commission meeting. The vote was deferred to July 1.**

---

**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 5/29/2002**

**THROUGH: 6/27/2002**

---

**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-051-01	Zooms Gas Station
SP-087-01	The Vineyards Phs. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-100-01	Williamsburg Crossing Frontage Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-121-01	Frances S Rees Subdivision Utility Additions
SP-003-02	New Zion Baptist Church-addition & parking lot exp
SP-007-02	Season's Trace - Winter Park Section 2
SP-009-02	Hairworks Beauty Salon Parking Space Addition
SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-020-02	Charlie's Antiques Expansion/Storage Site
SP-023-02	JCSA/NNWW Interconnection
SP-027-02	120' Stealth Tower--3900 John Tyler Highway
SP-045-02	Powhatan Plantation Maintenance Bldg SP Amend
SP-046-02	Gallery Shoppes Concrete Pad Addition
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure
SP-052-02	Villages at Powhatan Phase 5 SP Amendment
SP-057-02	Colonial Heritage/US Home Richmond Rd Improvements
SP-061-02	Powhatan Plantation Recreation Bldg Amd
SP-066-02	Grace Covenant Presbyterian Church
SP-067-02	Powhatan Place Townhomes Amendment
SP-071-02	Voice Stream Tower- Exit 231 off I-64
SP-072-02	JCSA Water Treatment Plant
SP-076-02	Future Church Parcel- Powhatan Secondary
SP-079-02	Noah's Ark Veterinary Hospital Shed Replacment
SP-080-02	Anheuser-Busch- Control Room
SP-081-02	Ironbound Village SP Amendment (Phase II)
SP-083-02	JCC Fire Station #3 Shed Addition
SP-084-02	Colonial Heritage Phase 1, Section 1
SP-085-02	Jamestown High School Well Site
SP-086-02	Stonehouse Elementary School Well Site

<b>B. PENDING FINAL APPROVAL</b>		<b>EXPIRE DATE</b>
SP-063-01	Williamsburg - Jamestown Airport, Apron Expansion	3/21/2003
SP-085-01	Greensprings Apartments and Condominiums	11/5/2002
SP-105-01	Voice Stream Wireless - Regional Jail Co-Location	11/9/2002
SP-110-01	Williamsburg Christian Academy	12/3/2002
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-006-02	Johnston Medical Clinic	4/19/2003
SP-014-02	Marketplace Shoppes, Ph 3, Village Service Station	3/8/2003
SP-016-02	JCC District Park Entrance Road - Hotwater Coles	11/6/2002
SP-017-02	Williamsburg Landing	4/5/2003
SP-025-02	Monticello Interceptor Forcemain - Section A	4/8/2003
SP-035-02	Jamestown 4-H Educational Center	4/24/2003
SP-036-02	McKinley Office Building	5/6/2003
SP-037-02	Williamsburg Crossing Lot 11 Retail/Office Bldg	6/3/2003
SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan	5/8/2003
SP-047-02	US Home/Colonial Heritage temporary sales trailer	5/16/2003
SP-048-02	New Town Office Building	6/3/2003
SP-049-02	SunTrust Office Building	6/3/2003
SP-051-02	Landmark Auto Parts	5/6/2003
SP-059-02	Villages at Powhatan - Ph. 3 & 4, SP Amendment	5/28/2003
SP-060-02	Villages at Powhatan SP Amd Phs 6 & 7	5/30/2003
SP-062-02	WindsorMeade Way Road Construction Plan	6/4/2003
SP-064-02	JCSA Route 199 Water Storage Tank Drainage Line	5/28/2003
SP-074-02	Smoke House Restaurant- Busch Gardens	6/13/2003
SP-075-02	US Home/Colonial Heritage Blvd, Phs 1	6/27/2003
SP-078-02	Smith Memorial Baptist Church-Family Life Center	6/17/2003
<b>C. FINAL APPROVAL</b>		<b>DATE</b>
SP-015-02	Season's Trace Winter Park Section 1 SP Amendment	6/21/2002
SP-018-02	Williamsburg Plantation Sections 7&8 Units 134-183	6/18/2002
SP-032-02	Ewell Hall Water System Improvements	6/21/2002
SP-043-02	Villages at Powhatan Phase 1&2 SP Amendment	6/21/2002
SP-053-02	Lafayette High School - One Trailer	6/13/2002
SP-054-02	Jamestown High School - One Trailer	6/13/2002
SP-055-02	D.J. Montague Elementary School Trailer	6/20/2002
SP-056-02	Spotswood Commons SP Amendment	6/10/2002
SP-058-02	Busch Gardens Royal Palace Stage Extension	6/13/2002
SP-063-02	Fowler's Lake Dam Modification Exception Request	6/12/2002
SP-065-02	Ironbound Village SP Amendment	5/31/2002
SP-082-02	Pitts Farmer's Market	6/20/2002
SP-087-02	Moose Lodge Picnic Shelter	6/19/2002



D. EXPIRED	EXPIRE DATE
SP-002-01      JCC HSC Parking Area Expansion	3/5/2002

---

## **II. SUBDIVISION PLANS**

---

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

---

S-062-98	Ball Metal Conservation Easement
S-104-98	Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
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-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-103-00	Villages at Powhatan - 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-093-01	Olde Towne Timeshares Conservation Easement Plat
S-099-01	Stonehouse, Mill Pond, Sect. 7-A, Ph. 1
S-102-01	Powhatan Place Townhomes-BLA Lots 51-56
S-109-01	Landfall at Jamestown, Phase 5
S-008-02	James F. & Celia Ann Cowles Subdivision
S-012-02	Peterson Subdivision
S-023-02	Stonehouse, Mill Pond Run right-of-way
S-031-02	Bruce's Super Body Shop, Lot 2 subdivision
S-034-02	Villages at Powhatan, Ph. 3
S-035-02	Villages at Powhatan, Ph. 4
S-038-02	Villages at Powhatan Ph.4 Convey. Plat to Centex
S-047-02	Marketplace Shoppes, Parcel 3 & 4
S-049-02	James River Commerce Center Subdivision and BLA
S-051-02	Ford's Colony, Section 12 Construction Plans
S-052-02	The Retreat--Fence Amendment
S-054-02	Ford's Colony Section XXX Lots 17-56
S-057-02	Colonial Heritage Phase 1, Section 1
S-058-02	Hazelwood Subdivision and BLA
S-059-02	Mount Gilead/Washington BLA
S-060-02	Parcel 1, New Town Associates LLC
S-061-02	Stonehouse, Walnut Creek Section 5B, Lot 5 BLA
S-062-02	Heritage Landing Lots 9, 10 & 11 BLA

---

### **B. PENDING FINAL APPROVAL**

### **EXPIRE DATE**

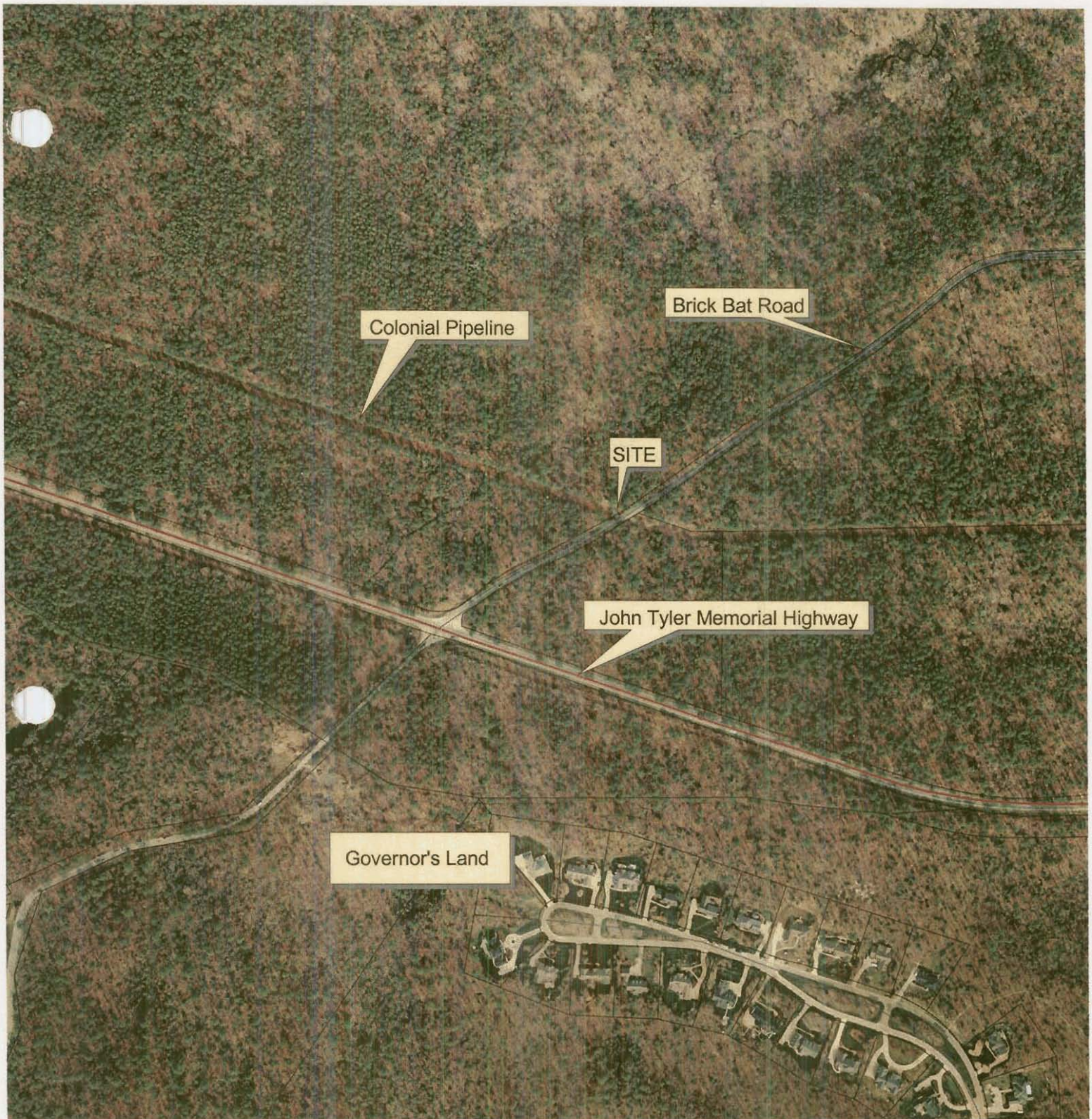
S-040-00	Westmoreland Sections 3 & 4	7/5/2002
S-045-00	Scott's Pond, Section 2	8/7/2002
S-036-01	Ironbound Village Construction Plans	8/7/2002

S-101-01	Greensprings West, Phase 4A	12/5/2002
S-104-01	The Retreat, Phase I, Section III	5/30/2003
S-022-02	George W. Roper & Jeanne F Roper, Parcel B	3/19/2003
S-024-02	Stonehouse, Fieldstone Parkway right-of-way & BLA	3/19/2003
S-027-02	Stonehouse, Lisburn, Sect. 5-A, Construction Plans	5/6/2003
S-030-02	Waterford at Powhatan Sec., Ph. 33, BLA	4/9/2003
S-036-02	Zsoldos Subdivision	4/9/2003
S-037-02	Village Housing at the Vineyards, Phase III	5/10/2003
S-039-02	Powhatan Secondary, Phase 6-C	5/8/2003
S-042-02	Lake Powell Forest Phase 4	5/23/2003
S-044-02	Ironbound Village plat	5/17/2003
S-045-02	The Pointe at Jamestown Section 2-A plat	5/30/2003
S-046-02	Winter Park Prcl 2 division & BLA Prcl 1 Lot 37	6/5/2003
S-050-02	Parcel 3, Ironbound Village Phase II	6/13/2003
S-053-02	Austin BLE - JCSA Well Lot/Ford's Colony	6/6/2003

<b>C. FINAL APPROVAL</b>		<b>DATE</b>
S-048-02	Parcel 1A, Property of R.M. Hazelwood	6/14/2002
S-055-02	Baxter Bell & Grier Construction BLA	6/13/2002
S-056-02	Robinson Subdivision	6/25/2002

<b>D. EXPIRED</b>		<b>EXPIRE DATE</b>
S-077-97	Landfall at Jamestown, Phase V Construction Plans	4/23/1999
S-034-00	The Pointe at Jamestown, Phase 2	6/5/2002
S-041-00	Powhatan Secondary, Phase 6-B	7/27/2001
S-058-00	Powhatan Secondary, Phase 7-A	10/2/2001
S-086-00	Ford's Colony Section 30 Lots 1-68	12/11/2001
S-093-00	Monticello Woods (formerly Hiden Estates Phase I)	2/5/2002



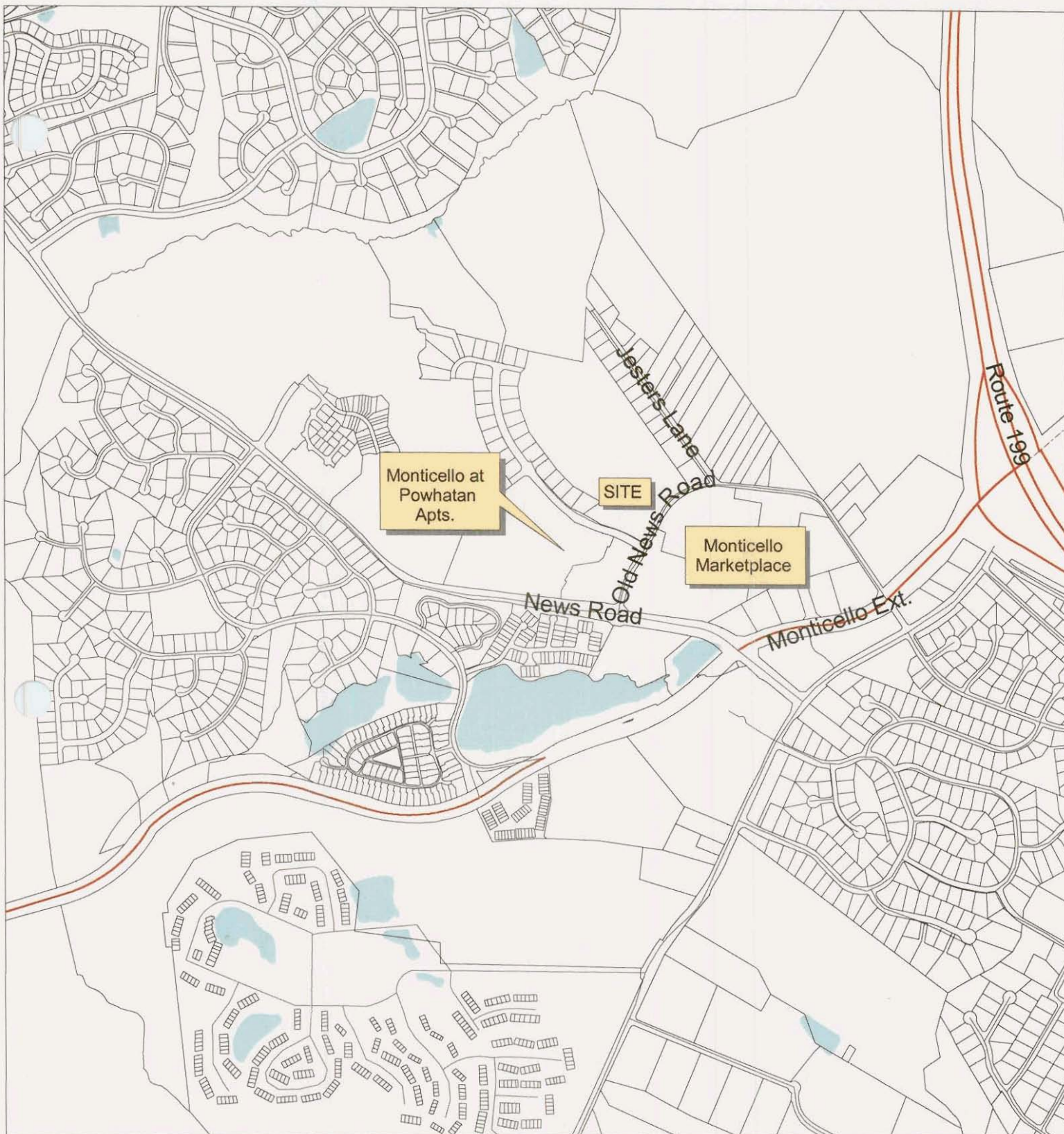


# Case No. C-74-02

## Brick Bat Road OUE Request







# Case No. SP-76-02

## Pow. Sec. Future Church



# **AGENDA**

## **DEVELOPMENT REVIEW COMMITTEE**

**June 26, 2002**

4:00 p.m.

**JAMES CITY COUNTY GOVERNMENT COMPLEX**

Conference Room, Building E

---

1. Roll Call
2. Minutes
  - A. Meeting of May 29, 2002
3. Cases
  - A. C-74-02, Brick Bat Road Overhead Utility Exception Request
  - B. SP-46-02 Gallery Shoppes Concrete Pad Addition
  - C. SP-76-02 Powhatan Secondary Future Church Parcel
4. Adjournment