

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 8<sup>th</sup> DAY OF JANUARY, TWO THOUSAND THREE.

1. ROLL CALL

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

ALSO PRESENT

Mr. Chris Johnson, Senior Planner

2. MINUTES

Upon unanimous voice vote, the DRC approved the minutes from the November 26, 2002 meeting.

3. Case No. S-108-02. Scott's Pond, Section 3

Mr. Johnson presented the staff report and summarized prior DRC actions on Sections 1 & 2 for this development. Staff noted that this is the last phase of construction within the Scott's Pond development, which will have 279 lots when fully developed. Staff recommended that preliminary approval be granted subject to the submission of revised plans which adequately address agency comments. There being no further discussion, following a motion by Mr. Poole and a second by Mr. McCleary, the DRC recommended that preliminary approval be granted for this subdivision subject to agency comments.

4. Case No. SP-134-02. JCSA Five Forks Water Treatment Facility

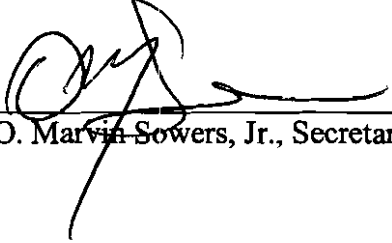
Mr. Johnson presented the staff report and updated the DRC on the status of several of the projects associated with the water treatment facility, specifically the concentrate discharge main and greenway trail. Mr. Johnson stated that Virginia State Code Section 15.2-2232 requires Planning Commission review of any public area, facility or use which is not shown on the adopted Comprehensive Plan. Staff recommended that the DRC find the proposed facility substantially in accord with the Comprehensive Plan and recommend preliminary approval subject to the submission of revised plans which adequately address agency comments. Mike Vergakis, Chief Water Engineer for the JCSA, provided a summary of the archaeological assessment conducted in the area of the well buildings along the rear of the property. Mr. Poole stated that it should be noted that the JCSA is held to the same standards and requirements that private business is required to meet with respect to the archaeological assessment and DRC review of this project. There being no further discussion, following a motion by Ms. Wildman and a second by Mr. McCleary, the DRC found the proposed facility substantially in accord with the Comprehensive Plan and recommended that preliminary approval be granted for this site plan subject to agency comments.

5. Adjournment

There being no further business, the January 8, 2003, Development Review Committee meeting adjourned at approximately 4:20 p.m.

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John Hagee, Chairman



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O. Marvin Sowers, Jr., Secretary

C-152-02

**Brandon Woods Sign**

Staff Report for the January 29, 2003 Development Review Committee Meeting

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**SUMMARY FACTS**

**Applicant:** Mr. Larry Cooke, Brandon Woods  
**Land Owner:** Brandon Woods Condominium Association  
**Location:** John Tyler Highway at Brandon Woods Parkway  
**Tax Map/Parcel No.:** Portion of (47-1)(2-1-A)  
**Primary Service Area:** Inside  
**Existing Zoning:** R-1, Limited Residential  
**Comprehensive Plan:** Low Density Residential


**Reason for DRC review:**

The proffers for Brandon Woods require the Development Review Committee review and approve entry features. The sign on John Tyler Highway was first approved by the DRC in August, 1998 as part of the Dwelling Unit Design Criteria pattern book. In February, 2001 the DRC approved supplementing the existing sign with a combination brick wall and fence along the entrance. The owner now wishes to temporarily replace the existing sign in order to advertise the brand new showcase homes. The new sign will match the existing sign in dimensions and will be placed within the existing brick structure.

**Staff Contact:** David Anderson Phone: 253-6685

**RECOMMENDATION:**

Staff recommends approval of the entrance feature because it is the same dimension as the existing sign and is consistent with the Dwelling Unit Design Criteria pattern book.

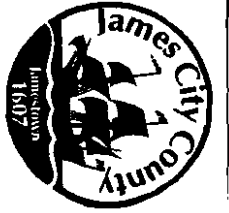
  
\_\_\_\_\_  
Dave Anderson

**Attachments:**

1. Location Map
2. Layout of new sign
3. Photograph of existing sign

C-152-02

# Brandon Woods Sign



36"

1 1/2"  
BRANDON WOODS

4"  
BRAND NEW

7 5/8"  
SHOWCASE HOMIES

4 1/4"  
MODELS OPEN

48"

3/4" stripe

1/4" space



BRANDON  
WOODS

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT**  
**Meeting of January 29, 2003**

**Case No. C-152-02**

**Brandon Woods Sign**

Mr. Larry Cooke of on behalf of the Brandon Woods Condominium Association has applied for approval of the entry features to the Brandon Woods subdivision. The project is located at the intersection of John Tyler Highway and Brandon Woods Parkway and is further identified as Tax Map #(47-1)(2-1A). DRC review is required by the proffer conditions.

**DRC Action: The case was deferred until Monday, February 4, 2003 contingent upon submittal of a new proposal.**

**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 1/1/2003 THROUGH: 1/31/2003**

**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-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-105-01	Voice Stream Wireless - Regional Jail Co-Location
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
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-027-02	120' Stealth Tower--3900 John Tyler Highway
SP-045-02	Powhatan Plantation Maintenance Bldg SP Amend
SP-061-02	Powhatan Plantation Recreation Bldg Amd
SP-088-02	Colonial Heritage, Phase 1 Section 2
SP-106-02	Truswood Waterline Extension
SP-112-02	Ford's Colony Recreation Park
SP-115-02	Stonehouse Community Church Tent
SP-124-02	King's Way Church Water Line
SP-128-02	Come Scrap with Me Shed
SP-129-02	Storage Trailer at Landfill
SP-132-02	Sprint Generator Placement
SP-133-02	Busch Corporate Center - Wheat Center
SP-139-02	New Town - Corner Pocket
SP-140-02	Jamestown Area Water System Improvement
SP-142-02	George Nice & Sons
SP-144-02	J.W. Crossing, Phase II
SP-001-03	Colonial Heritage 13th Hole Irrigation Pond
SP-002-03	Colonial Heritage Phase 2, Massie Farm Pond Rehab.
SP-003-03	Patriot's Colony, Phase 2, Landscape Amend.
SP-005-03	Hankins Farm Water and Sewer Extension
SP-006-03	Marketplace Shoppes-phs.3 SP Amendment
SP-007-03	Weathercrafters SP Amanedment
SP-008-03	Busch Gardens, Wmbg.-Ireland Beer Cooler SP Amend.

Friday, January 31, 2003

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SP-009-03 Energy Services Group Metal Fabrication Shop  
 SP-010-03 Colonial Heritage Residence Clubhouse  
 SP-011-03 Kingsmill Lobby Renovation  
 SP-012-03 Busch Gardens Wmbg - Entrance Cart SP Amendment  
 SP-013-03 Williamsburg Business Center, Phs. 3, SP Amendment

**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-002-01	JCC HSC Parking Area Expansion	10/ 1/2003
SP-085-01	Greensprings Apartments and Condominiums	12/ 2/2003
SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan	5/ 8/2003
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure	8/22/2003
SP-062-02	WindsorMeade Way Road Construction Plan	6/ 4/2003
SP-084-02	Colonial Heritage, Phase 1, Section 1	11/25/2003
SP-091-02	District Park Sports Complex, Phase III	8/16/2003
SP-095-02	Faith Fellowship Assembly of God	9/ 9/2003
SP-102-02	Powhatan Creek Access Park	9/30/2003
SP-104-02	Colonial Heritage, Phase 1, Section 3 & 3A	12/ 2/2003
SP-110-02	Ewell Station - Phase II	10/ 7/2003
SP-113-02	Ready Mixed Concrete Storage Yard Expansion	10/ 7/2003
SP-117-02	Ford's Colony -Blue Heron Golf Course Comfort Sta.	10/18/2003
SP-119-02	Williamsburg West & Country Club Dr. Improvements	11/ 4/2003
SP-130-02	Powhatan Place Townhomes Amendment	12/12/2003
SP-134-02	JCSA Five Forks Water Treatment Facility	1/13/2004
SP-135-02	Little Creek Phase III Amendment	12/30/2003
SP-136-02	Williamsburg Plantation, Sec 7 & 8 - Lots 134-183	1/14/2004

**C. FINAL APPROVAL**

**DATE**

SP-110-01	Williamsburg Christian Academy	1/10/2003
SP-002-02	Williamsburg-Jamestown Airport Hangar Additions	1/21/2003
SP-051-02	Landmark Auto Parts	1/10/2003
SP-107-02	First Colony Water and Sewer System Replacement	1/29/2003
SP-118-02	JCSA Toano Force Main	1/16/2003
SP-141-02	Busch Corporate Center - McLaws Center Amend #1	1/16/2003
SP-143-02	Riverside Health Care Expansion Amended	1/22/2003
SP-004-03	T.K. Oriental, Inc. Storage Building	1/28/2003

## 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-091-00 Greensprings West, Plat of Subdv Parcel A&B  
S-032-01 Subdivision and BLE Plat of New Town AssociatesLLC  
S-077-01 Ford's Colony - Section 32 (Lots 72-78, 93-129)  
S-008-02 James F. & Celia Ann Cowles Subdivision  
S-023-02 Stonehouse, Mill Pond Run right-of-way  
S-031-02 Bruce's Super Body Shop, Lot 2 subdivision  
S-052-02 The Retreat--Fence Amendment  
S-068-02 Forrest Lee Hazelwood BLA  
S-084-02 Skiffes Creek BLE Lots 2 & 3  
S-086-02 The Vineyards Phase 3 BLA Lots 1, 5-9, 52  
S-092-02 Mertens Subdivison Lot 2  
S-099-02 Ford's Colony Section 30 - Sanitary Sewer Amend.  
S-100-02 Richardson's Mill Sec. 1  
S-108-02 Scott's Pond, Section 3  
S-112-02 Kensington Woods  
S-113-02 Martin Farm Estates  
S-002-03 Mt Gilead Baptist Church, Lots 6 & 7 BLA  
S-003-03 Ford's Colony/Realtec Properties BLA  
S-005-03 Villages at Powhatan Phase 5  
S-006-03 Monticello Woods Lots 19-30 and 39-40

### B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-034-00	The Pointe at Jamestown, Phase 2	6/ 5/2003
S-058-00	Powhatan Secondary, Phase 7-A	10/ 2/2003
S-037-01	Wellington Section 2 & 3 Construction Plans	5/ 7/2003
S-101-01	Greensprings West, Phase 4A	12/17/2003
S-022-02	George W. 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-035-02	Villages at Powhatan, Ph. 4	1/27/2004
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-045-02	The Pointe at Jamestown Section 2-A plat	5/30/2003

S-051-02	Ford's Colony, Section 12 Construction Plans	11/ 4/2003
S-057-02	Colonial Heritage - Ph 1, Sec 1, Const Plans	11/25/2003
S-063-02	Colonial Heritage, Phase 1, Section 2 Const Plans	12/ 2/2003
S-071-02	Stonehouse Commerce Park- ROW extension & realign	9/ 3/2003
S-073-02	Colonial Heritage, Phs 1, Sec 3 & 3A, Const Plans	12/ 2/2003
S-076-02	Marion Taylor Subdivision	10/ 3/2003
S-078-02	Donald L. Hazelwood Subdivision	9/30/2003
S-081-02	Scott's Pond Section 2	10/ 7/2003
S-083-02	Toano Auto Parts BLA	10/ 9/2003
S-091-02	Williamsburg Landing BLA	11/ 3/2003
S-094-02	Powhatan Secondary Phase 7-C	12/30/2003
S-095-02	Powhatan Secondary Phase 7-B	12/ 2/2003
S-101-02	Sheldon Properties, L.L.C.	12/13/2003
S-102-02	Greensprings Apartments and Condominiums	12/27/2003
S-103-02	Alex Harwood Subdivision BLA	12/15/2003
S-107-02	Greensprings West, Phase 3-C	1/13/2004
S-114-02	Ford's Colony Section 10A, Lot 1	1/15/2004
S-001-03	Ford's Colony Sec 1 Block D Lots 2A, 2B, 2 & 3 BLE	1/16/2004

**C. FINAL APPROVAL**

**DATE**

S-042-02	Lake Powell Forest Phase 4	1/13/2003
S-064-02	Stonehouse - Richardson's Mill, Section 2	1/22/2003
S-090-02	Ford's Colony, Section 7, Lots 119 & 120 BLE	1/29/2003
S-106-02	101 Jackson Street Lot Subdivision	1/10/2003
S-110-02	Troy H. Lapetina Properties BLA	1/28/2003
S-004-03	Gilliam Subdivision Lots 2 & 3 BLA	1/10/2003

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**January 29, 2003**

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 January 8, 2003
3. Cases
  - A. C-152-02 Brandon Woods Sign
4. Adjournment