

AT A SPECIAL MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM AT 6:30 P.M. ON THE 3rd DAY OF FEBRUARY, TWO THOUSAND THREE.

1. ROLL CALL

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

ALSO PRESENT

Mr. David Anderson, Planner
Mr. Larry Cooke

2. Case No. C-152-02. Brandon Woods Sign

This case was first presented at the January 29, 2003 DRC meeting and postponed for decision until February 3, 2003 to allow the applicant to submit alternate designs for the temporary sign on Route 5. Mr. Cooke submitted two new designs - one with a 60/40 split of Brandon Woods to marketing information and one with a 75/25 split.

Mr. Hagee stated he preferred the 75/25 design and the darker color green and the darker color red. Mr. Hagee also suggested, as discussed at the January 29, 2003 DRC meeting, that the sign be permitted for up to one year.

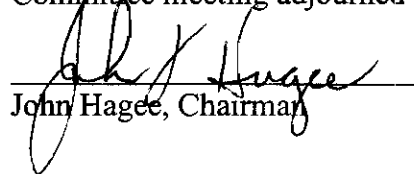
Mr. Cooke expressed concern over the 75/25 design, stating that looking at the design on a piece of paper is not like looking at it driving by.

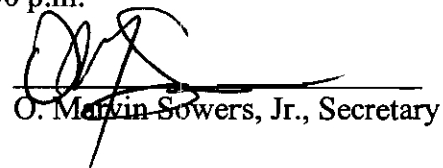
Mr. Poole commented that the sign had great contrast and should be effective in helping sell the remaining homes.

Following a motion by Mr. McCleary, seconded by Mr. Hagee, the DRC approved the temporary Brandon Woods sign with a 75/25 split of Brandon Woods to marketing information, with the colors CW Place Arms Red and CW Market Square Tavern Green, and for a period of one year.

3. Adjournment

There being no further business, the February 3, 2003, Development Review Committee meeting adjourned at approximately 6:50 p.m.


John Hagee, Chairman


O. Martin Sowers, Jr., Secretary

Site Plan 139-02. New Town - Corner Pocket

Staff Report for the February 26, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant:	Mr. James Peters, AES Consulting Engineers
Landowner:	New Town Associates, LLC
Proposed Use:	Restaurant
Location:	4805 Courthouse Street; New Town - Section 4, Block 5 (adjacent to the SunTrust Building)
Tax Map/Parcel No.:	(38-4)(1-50)
Primary Service Area:	Inside
Parcel Size:	± 0.25 acres
Existing Zoning:	Mixed Use, with proffers
Comprehensive Plan:	Mixed Use
Reason for DRC Review:	The applicant has requested a waiver from the minimum off-street parking space requirements of the Zoning Ordinance.
Staff Contact:	Christopher Johnson, Senior Planner Phone: 253-6685

STAFF RECOMMENDATION

This 11, 560 square foot building will be located within Section 4 of New Town. The building will contain a 3,110 square foot restaurant; 2,750 square foot billiard hall; 2,850 square feet of office space; and 2,850 square feet of retail space. The preliminary building plans and the preliminary site plan have been reviewed and approved by the New Town Design Review Board (DRB) as being compatible and complimentary with the adopted Design Guidelines.

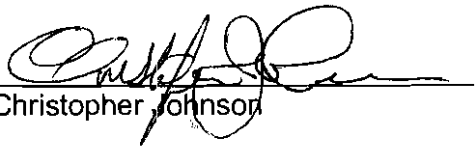
Regarding the parking space requirements, the Zoning Ordinance requires that a minimum of one parking space be provided on site for each 250 square feet of office space (12 spaces), one parking space for each 200 square feet for the billiard hall (14 spaces) and retail space (15 spaces), and one space for each four seats for the restaurant (22 spaces). For this particular building, 63 parking spaces are required.

The adopted Design Guidelines for New Town call for a minimum and a maximum parking space ratio for each type of use. Given the mix of uses in this building, the range of required parking according to the Design Guidelines is 50-54 parking spaces. The applicant has requested that a waiver be granted by the Commission. Section 24-59(g) of the Zoning Ordinance states:

“A property owner may be granted a waiver by the Planning Commission from the minimum off-

street parking requirements if it can be shown that due to unique circumstances a particular activity would not reasonably be expected to generate parking demand sufficient to justify the parking requirement.”

While staff finds that the parking demand would be sufficient to justify the parking requirement, the lack of on-site parking spaces is mitigated by the provision of development-wide shared parking and additional on-street parking spaces which are provided on every street. The functionality of the on-street parking and shared parking lots is furthered by the urban block-pattern design of New Town, as well as the modified grid layout of the streets. Staff recommends the waiver from the minimum off-street parking requirements be granted.



Christopher Johnson

Attachments:

1. Site Plan

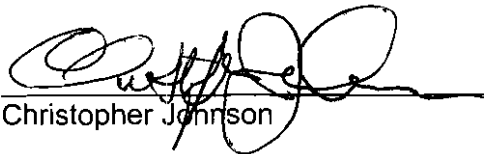
Site Plan 10-03. Colonial Heritage Residence Clubhouse
Staff Report for the February 26, 2003, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Howard Price, AES Consulting Engineers
Landowner: U.S. Home Corporation, LLC
Proposed Use: Clubhouse and Aquatic Center
Location: 6993 Richmond Road; Stonehouse District
Tax Map/Parcel No.: (23-4)(1-21)
Primary Service Area: Inside
Parcel Size: ± 12.13 acres
Existing Zoning: Mixed Use, with proffers
Comprehensive Plan: Low Density Residential
Reason for DRC Review: Section 24-147 (a)(1)(a) states that a site plan which proposes a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet shall be considered by the DRC.
Staff Contact: Christopher Johnson, Senior Planner Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends that the Development Review Committee recommend preliminary approval of the site plan.


Christopher Johnson

Attachments:

1. Agency Comments
2. Site Plan

AGENCY COMMENTS
FOR
SP-10-03. Colonial Heritage Residence Clubhouse

Planning:

1. Please include the following note on the cover sheet: "This site plan has been reviewed against the Natural Resource Inventory approved on February 7, 2003, by the Planning Director, in accordance with Colonial Heritage Proffer #6 dated November 7, 2001. The Natural Resource Inventory recommendations have been incorporated into the development plans."
2. Will any protection be provided for the dumpsters located in the loading dock area on the east side of the clubhouse? Can the dumpsters be located on a pad site adjacent to the loading dock area to avoid potential safety issues with larger trucks backing into the loading area?
3. Staff suggests the applicant consider the addition of "One Way Traffic/No Left Turn" signage in the median on Arthur Hills Drive to warn vehicular traffic against a left hand turn at the first median break.
4. Please consult with Joe Basilone in Code Compliance regarding the provision of handrails along sidewalks from handicapped parking spaces to the entrance to both the clubhouse and the aquatic center. If required, please include a detail on the plans.
5. Only four handicapped parking spaces have been provided at the entrance to the proposed clubhouse when six are required. Please revise accordingly.
6. Staff suggests that the applicant consider providing handicapped parking spaces adjacent to the tennis and bocce courts.
7. At least one of the handicapped parking spaces adjacent to the entrance to the aquatic center needs to be van accessible with an 8' aisle.
8. Please provide a detail for the handicapped parking signs in accordance with Section 24-56 (b).
9. Where does the 8' concrete path adjacent to the water feature behind the clubhouse terminate?
10. Please include a lighting plan which includes iso-footcandle diagrams for the parking lot and tennis court lighting.

Fire Dept.:

Clubhouse

1. Locate fire department connection and pressure valve within 50' of hydrant at Arthur Hills Drive.

2. Provide additional hydrant in island at the front of building.
3. Relocate hydrant at southeast of building across parking lot to entrance of service area roadway.

Aquatic Center

4. Provide additional hydrant at southeast end of building.

Environmental:

1. See attached memorandum dated February 14, 2003.

Health Department:

1. The plans are approved as submitted.

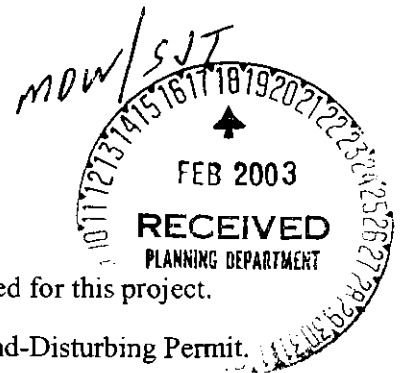
County Engineer:

1. The plans are approved as submitted.

JCSA:

1. Comments will be forwarded as soon as they are made available.

ENVIRONMENTAL DIVISION REVIEW COMMENTS
COLONIAL HERITAGE RESIDENCE CLUBHOUSE
COUNTY PLAN NO. SP - 010 - 03
February 14, 2003



General Comments:

1. A Land-Disturbing Permit and Siltation Agreement, with surety, are required for this project.
2. Water and sewer inspection fees must be paid prior to the issuance of a Land-Disturbing Permit.
3. A Standard Inspection / Maintenance agreement is required to be executed with the County due to proposed stormwater conveyance systems or stormwater management/BMP facilities associated with this portion of the project.
4. VPDES. It appears land disturbance for the project may exceed one (1) acre. Therefore, it is the owners responsibility to register for a General Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater from Construction Activities, in accordance with current requirements of the Virginia Department of Environmental Quality and 9 VAC 25-180-10 et seq. Contact the Tidewater Regional Office of the DEQ at (757) 518-2000 or the Central Office at (804) 698-4000 for further information.
5. Land-Disturbing Permit. Based on the narrative on Sheet 2, a Land-Disturbing permit cannot be issued for this plan of development until interim certifications are received for the three stormwater management facilities which provide treatment for this site. These facilities include master plan Pond # 3 (SP-75-02, Entrance Blvd.), master plan Pond # 5 (SP-002-03, Massie Pond) and master plan Pond # 9 (SP-57-02, BMP # 1, Section 1). *(Note: Based on division plan review comments, it appears that interim certification in necessary for all three basins.)*
6. Watershed. Provide a note on the cover sheet of the plans indicating which County watershed, subwatershed and/or catchment (as applicable) the project is situated in. *(Note: It appears this project is situated in Subwatersheds 104 and 105 of the Yarmouth Creek watershed).*

Erosion & Sediment Control Plan:

7. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) or indicate on the plans that none are anticipated for the project site.
8. Offsite Land Disturbing Areas. Identify any offsite land disturbing areas including borrow, waste, or disposal sites (with required erosion and sediment controls) or indicate on the plans that none are anticipated for this project.
9. Limit of Work. The limits of clearing and grading as shown on Sheets 2, 7 and 8 should also reflect grading required on the north side of Arthur Hills Drive for the approach to the golf cart tunnel. Adjust the disturbed area estimate on the cover sheet as necessary to reflect this additional area.
10. E&SC Plan. Sheet 8 shows perimeter silt fence used along the toe of the 5H:1V fill slope in the northwest corner of the project. This area is a drainage outfall location under existing conditions and topography. Although perimeter silt fence may be adequate once the site is graded and the onsite storm drainage system is installed, it would not be adequate as a primary sediment trapping device under initial conditions when the site is mass cleared, grubbed and grading commences. Based on existing topography, there is potential for up to around 10 acres of drainage to be conveyed to this location once clearing and earthmoving activities first commence. A temporary sediment basin or sediment trap, with perimeter temporary diversion dikes to convey drainage to the

measure, would be necessary at this location along with incorporation into the sequence of construction. *(Note: Sheet 4 of the approved Colonial Heritage Boulevard Phase 1 plan SP-75-02 shows the need for a temporary diversion channel to be cut through the future Clubhouse site to divert disturbed area drainage from the road construction site to master plan Pond # 3. This diversion is not shown as an existing site feature on this plan. If this diversion is present, then it would appear that a substantial amount of drainage from initial disturbed conditions on the Clubhouse site would be diverted to the master plan Pond # 3 sediment basin. Therefore, it would appear only a small sediment trap would be necessary in the area of concern as outlined.)*

11. Sediment Trap. Show and reference Sediment Trap # 1 from SP-075-02 (Colonial Heritage Boulevard, Phase 1) on this plan of development. This trap can be left in place following construction of the boulevard and utilized effectively as a control measure for the southeast portion of this project (prior to installation of the onsite storm drain system). Use of perimeter diversion dikes along the limit of work would be necessary to properly convey drainage from this corner of the site to the trap. Also, it appears an additional 1 acre of additional runoff may be conveyed to the trap from the Clubhouse site; therefore, computations would be required to verify size or to expand the trap. If the trap is removed following installation of the boulevard project, it would need to be installed again as part of this erosion and sediment control plan and sequence of construction.
12. BMP # 3. If master plan Pond # 3 (SP-75-02) is to be used as a sediment basin for this project, provide keys and symbols in accordance with Chapter 3 of the VESCH on this plan set and provide references to the County Plan number which shows it's construction.
13. Outlet Protections. Provide riprap outlet protection for all storm drain outfalls. Specify riprap class and thickness, pad dimensions and amount of stone to be used in accordance with requirements of Minimum Standards 3.18 and 3.19 of the VESCH.
14. Inlet protection. Provide inlet protection in accordance with Minimum Standard & Spec. 3.07 of the VESCH on all proposed inlet structures, including the small yard inlets around the Aquatic and Clubhouse buildings.
15. Construction Entrance. Show construction entrance at all points of ingress and egress into the project site off of Colonial Heritage Boulevard and Arthur Hills Drive.
16. Sequence of Construction. The sequence of construction on Sheet 2 may need to be revised as a result of the above related erosion and sediment control plan comments. In addition to perimeter silt fence, include the installation of all perimeter control measures such as diversions dikes, traps, etc. in Step # 3 of the sequence. Clearing and grubbing as shown in Step # 7 would precede rough grading of the site. Also, include distinct line items in the sequence for when permanent stabilization of disturbed areas (seed and mulching) and removal of temporary erosion and sediment control measures is to occur.

Stormwater Management / Drainage:

17. General. On overall drainage plan Sheet 6, label the three primary drainage outfalls from the site and provide appropriate master plan pond and County site plan references. The first is in the southwest corner of the site where proposed site and boulevard piping (System 4) will be conveyed offsite to master plan Pond #5 (Massie Pond, SP-002-03). The second is at piping outfalls SS # 17-1, SS # 18-1 and SS # 3A-1 which are conveyed to master plan Pond # 3 (SP-75-02) and the third is in the northwest corner of the site where existing site and disturbed area drainage (prior to storm system installation) would be conveyed to master plan Pond # 9 (SP-57-02). Also, label Colonial Heritage Boulevard and Phase I, Section 1 and County Plan numbers on Sheet 6.
18. Forebay. It is unclear if access to the forebay for master plan Pond # 3(SP-75-02) will be through this site or through other development tracts. If access is through this site past the pool area, appropriate provisions must be shown on the plan such as location, type of road, drainage, etc.

19. Storm Drainage Systems. Explain why a dual piping systems, System SS # 16-5 to SS # 16-1 and SS # 3-1 to SS # 3A-1 are necessary to the same outfall location at master plan Pond # 3. Both these systems are in very close proximity to each other and it seems that the smaller system could connect directly into the larger system, thus eliminating the need for an additional piping system and outfall at the BMP.
20. Roof Drainage System. Leader and header pipes were shown for roof drainage systems associated with the the Aquatic Center and Clubhouse. Specify the type of HDPE pipe to be used for these systems and provide a detail for the yard drain inlets as specified. Ensure the 8-inch roof drain header (in front of the Clubhouse) which traverses to Inlet SS # 3B-3 is of sufficient depth across the paved parking lot area.
21. Channel. Provide construction information for the stormwater conveyance channel along the far west tennis court shown on Sheet 8. This channel segment runs in a north direction to the inlet.
22. Storm Drain. The pipe length of 72 ft. as shown on Sheet 7 between inlets SS # 4-7 and existing inlet SS # 4-3 is incorrect.
23. Pond Buffer. Show the 25 ft. pond buffer for master plan Pond # 3 (SP-75-02) on Sheet 8. Ensure impervious features for the pool and associated fills are situated outside the pond buffer/setback.
24. Water Feature. Provide labels for the water feature pond located west of the Clubhouse and Formal Lawn as "not for stormwater management purposes" on Sheets 3, 6, 7, 8 and 11.
25. Low Impact Development. Use of low-impact development principles and techniques are fully encouraged for use in site design to reduce and control impacts associated with increased stormwater runoff. This includes minimizing disturbance, minimizing impervious area, disconnection of impervious areas, saving existing trees, preserving existing topography and HSG A&B soils, reduced slope heights, increasing time of concentration flow paths, maintaining sheet flow, increasing surface roughness coefficients, use of wide and flat stormwater conveyance channels, clustering landscaping in flow paths, minimizing storm drain pipe and encouraging infiltration and use of bioretention cells with appropriate landscaping. *(Note: Two feasible locations exist for use of bioretention or infiltration to provide recharge in areas where a majority of HSG A&B soils will be impacted due to land disturbing and development activities. More specifically, this is at the HSG A & B soil groups 20B and 34C as shown on Sheet 2. The potential exists to utilize infiltration or bioretention BMPs in the south parking lot island nearest the proposed site entrance off of Colonial Heritage Boulevard and along the north and west sides of the tennis courts).*

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT

Meeting of ~~January 8~~, 2003

Feb 26

Case No. SP-139-02

New Town – Corner Pocket

Mr. James Peters of AES Consulting Engineers on behalf of New Town Associates has applied for approval of a restaurant located on 4805 Courthouse Street and further identified as Tax Map #(38-4)(1-50). DRC review is necessary because the applicant has requested a waiver from the minimum off-street parking space requirements of the Zoning Ordinance.

DRC Action: The DRC recommended approval of the waiver request from the minimum off-street parking requirements.

Case No. SP-10-03

Colonial Heritage Residence Clubhouse

Mr. Howard Price of AES Engineers has applied on behalf of the U.S. Home Corporation approval of a residence clubhouse located at 6993 Richmond Road and is further identified as Tax Map #(23-4)(1-21). DRC review is necessary because section 24-147 (a)(1)(a) states that a site plan which proposes a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet shall be considered by the DRC.

DRC Action: The DRC recommended that preliminary approval be granted subject to agency comments.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 2/1/2003 THROUGH: 2/26/2003

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-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
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-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-001-03	Colonial Heritage 13th Hole Irrigation Pond
SP-003-03	Patriot's Colony, Phase 2, Landscape Amend.
SP-005-03	Hankins Farm Water and Sewer Extension
SP-009-03	Energy Services Group Metal Fabrication Shop
SP-010-03	Colonial Heritage Residence Clubhouse
SP-013-03	Williamsburg Business Center, Phs. 3, SP Amendment
SP-014-03	McLaws Park
SP-015-03	Monicello Woods Community Center
SP-016-03	Busch Gardens Italy Expansion - Landscaping
SP-017-03	Ford's Colony, Section 32, Drainage Amendment
SP-018-03	St. Bede Catholic Church SP Amendment
SP-019-03	Busch Gardens Wmbg-Stroller Rental Deck Extension
SP-020-03	Jolly Pond Veterinary Hospital

SP-021-03 Colonial Heritage Cross-Country Sewer Mains

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-002-01	JCC HSC Parking Area Expansion	10/ 1/2003
SP-003-02	New Zion Baptist Church, Bldg Addition / Pkng Exp	2/21/2004
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-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-124-02	King's Way Church Water Line	2/21/2004
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
SP-142-02	George Nice & Sons	2/12/2004
SP-144-02	J.W. Crossing, Phase II	2/20/2004
SP-002-03	Colonial Heritage Phase 2, Massie Farm Pond Rehab.	2/21/2004

C. FINAL APPROVAL

DATE

SP-085-01	Greensprings Apartments and Condominiums	2/12/2003
SP-007-02	Season's Trace - Winter Park Section 2	2/12/2003
SP-126-02	Christmas Mouse Warehouse & Distribution Center	2/ 3/2003
SP-130-02	Powhatan Place Townhomes Amendment	2/ 5/2003
SP-134-02	JCSA Five Forks Water Treatment Facility	2/ 7/2003
SP-007-03	Weathercrafters SP Amanedment	2/21/2003
SP-008-03	Busch Gardens, Wmbg.-Ireland Beer Cooler SP Amend.	2/12/2003
SP-012-03	Busch Gardens Wmbg - Entrance Cart SP Amendment	2/ 4/2003

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-099-02 Ford's Colony Section 30 - Sanitary Sewer Amend.
S-100-02 Richardson's Mill Sec. 1
S-113-02 Martin Farm Estates
S-002-03 Mt Gilead Baptist Church, Lots 6 & 7 BLA
S-006-03 Monticello Woods Lots 19-30 and 39-40
S-007-03 Stonehouse, Richardson's Mill Section 2
S-008-03 Norge-Fenton Mill BLA
S-009-03 Adam's Hunt/ Armistead BLA
S-011-03 Rothwell Property BLA/BLE
S-012-03 Colonial Heritage Blvd. - Private ROW
S-013-03 Mulberry Place Lots 25 & 26 BLA
S-014-03 New Town Courthouse Street ROW Plat

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-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-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-103-02	Alex Harwood Subdivision BLA	12/15/2003
S-107-02	Greensprings West, Phase 3-C	1/13/2004
S-108-02	Scott's Pond, Section 3	1/13/2004
S-112-02	Kensington Woods	2/ 6/2004
S-001-03	Ford's Colony Sec 1 Block D Lots 2A, 2B, 2 & 3 BLE	1/16/2004
S-003-03	Ford's Colony/Realtec Properties BLA	2/21/2004
S-005-03	Villages at Powhatan Ph. 5 Convey. Plat to Centex	2/20/2004

C. FINAL APPROVAL

		DATE
S-035-02	Villages at Powhatan, Ph. 4	2/21/2003
S-081-02	Scott's Pond, Section 2	2/20/2003
S-092-02	Mertens Subdivison Lot 2	2/19/2003
S-114-02	Ford's Colony Section 10A, Lot 1	2/13/2003
S-010-03	New Town Parcels 2 & 3 BLE	2/13/2003

AGENDA

DEVELOPMENT REVIEW COMMITTEE

February 26, 2003

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building E

1. Roll Call
2. Minutes
 - A. Meeting of January 29, 2003
 - B. Special Meeting of February 3, 2003
3. Cases
 - A. SP-139-02 Corner Pocket
 - B. SP-010-03 Colonial Heritage – Residence Clubhouse
4. Adjournment