

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C CONFERENCE ROOM AT 4:00 P.M. ON THE 7th DAY OF JULY, TWO THOUSAND FOUR.

ROLL CALL

Mr. Jack Fraley
Mr. Don Hunt
Mr. Joe McCleary
Ms. Peggy Wildman

ALSO PRESENT

Mr. David Anderson, Senior Planner
Ms. Karen Drake, Senior Planner
Mr. Matt Arcieri, Planner
Ms. Ellen Cook, Planner
Ms. Sarah Weisiger, Planner
Mr. Darryl Cook, Environmental Division Director
Mr. Scott Thomas, Environmental Division
Mr. Richard Miller, Fire Chief
Mr. Leo Rogers, Deputy County Attorney

MINUTES

Following a motion by Mr. Hunt, the DRC approved the minutes from the June 2nd, 2004 meeting by a unanimous voice vote.

CASE NO. SP-056-04/S-037-04. MICHELLE POINT

Ms. Cook presented the staff report stating that the DRC had previously discussed the recreation facilities and certain features in the buffer at the June 2, 2004 meeting, but had deferred consideration of preliminary approval due to two outstanding environmental issues: perennial stream determination and BMP point calculations. Since that DRC meeting, the Environmental Division worked with the applicant to resolve these two issues. Staff recommended the Development Review Committee grant preliminary approval subject to agency comments. Mr. Hunt asked the applicant, Mr. Epstein, if he had any issues with what had been said. Mr. Epstein stated that he did not. Mr. Scott Thomas of the Environmental Division stated that the case will need to go before the Chesapeake Bay Board, and suggested that preliminary approval be granted subject to the Board's requirements. Mr. Thomas and the applicant stated that the necessary materials had already been submitted to the Board. Mr. McCleary clarified that the DRC's vote would include consideration of the recreation facilities and buffer features. There being no further discussion and following a motion by Ms. Wildman that was seconded by Mr. Hunt, the DRC voted unanimously to approve the recreation facilities and the location of certain features in the buffer along Route 30, and also

recommended preliminary approval be issued subject to agency comments and Chesapeake Bay Board requirements.

CASE NO. SP-072-04. ECC BUILDING

Mr. Arcieri presented the staff report stating Jason Grimes of AES consulting engineers has applied for approval of a 7,156 square foot Emergency Communications Center at the EOC on Forge Road. DRC review of this plan is required in accordance with Section 15.2-2232 of the Virginia State Code requires Planning Commission review of any public area, facility or use not shown on the adopted Comprehensive Plan. This code states that no facility shall be allowed unless the commission determines that the location, character and extent of the facility is “substantially” in accord with the adopted Comprehensive Plan. Mr. Arcieri noted that an issue raised during the SUP process for the tower had been addressed on this plan. Specifically, the plan provided a 35 foot transitional buffer between the ECC and adjacent property owners, limiting their visibility of the site. An additional issue regarding the location of the temporary parking area also was under review and the Fire Department was working to address VDOT safety concerns and Planning concerns regarding impacts to the Forge Road Community Character Corridor. Mr. Hunt noted the temporary parking was located on the site that at one point was proposed to house the relocated convenience center. Chief Miller noted that that plan has been altered to adjacent property concerns. Ms. Wildman inquired as to the impacts of the project on Forge Road. Ms. McCleary noted they would be less due to the relocation of the tower and ECC behind the existing building. Mr. McCleary noted that there is citizen concern regarding the convenience center, but that he understood County Administration was working to find a new home for the facility. There being no further discussion and following a motion by Mr. Hunt that was seconded by Mr. Fraley, the DRC voted unanimously to find the proposal consistent with the Comprehensive Plan.

CASE NO. S-080-04. EOC TOWER

Mr. Arcieri presented the staff report stating Mr. Richard Miller had applied to construct a new 160 foot tower at the County EOC to replace the existing 190 foot tower. DRC review of this plan is required in accordance with Section 15.2-2232 of the Virginia State Code requires Planning Commission review of any public area, facility or use not shown on the adopted Comprehensive Plan. This code states that no facility shall be allowed unless the commission determines that the location, character and extent of the facility is “substantially” in accord with the adopted Comprehensive Plan. Staff recommended the DRC find this case consistent with the Comprehensive Plan. There being no further discussion and following a motion by Mr. Hunt that was seconded by Mr. Fraley, the DRC voted unanimously to find the proposal consistent with the Comprehensive Plan.

CASE NO. SP-069-04. NEW TOWN – BLOCK 5, PARCELS D + E

Mr. Arcieri presented the staff report stating Bob Cosby of AES consulting engineers has applied for approval of four mixed use buildings on Center Street in New Town. The

buildings will contain retail, office and residential space. DRC approval is necessary because the development proposes buildings whose floor area exceeds 30,000 square feet. Mr. Arcieri noted the New Town DRB has approved the site plan. There being no further discussion and following a motion by Ms. Wildman that was seconded by Mr. Hunt, the DRC voted unanimously to recommend preliminary approval be issued subject to agency comments.

CASE NO. C-007-03 NEW TOWN PARKING

Ms. Drake presented the staff report by stating that the DRC approved the first New Town shared parking and off-site parking report at their February 25th meeting and this was the first quarterly update. Ms. Drake noted that the New Town shared parking methodology used remained consistent with previous reports and staff was comfortable that shared parking was being provided in close proximity to the buildings without double counting parking spaces. Staff recommended approval of the July 2004 quarterly parking update for New Town Section 2&4, Blocks 2, 5 & 8 with the October quarterly update be placed on the DRC consent agenda. The applicant, Mr. Larry Salzman of New Town Associates, updated the DRC on the overall shared parking scenario for Sections 2 & 4. Ms. Wildman questioned if overflow parking was available behind the Courthouse. Mr. Salzman noted that while parking could occur there, the parking spaces were not included in the parking calculations. Mr. McCleary noted that there was a shared parking agreement between the New Town United Methodist Church and the Williamsburg James City County Courthouse. Mr. McCleary added that he was serving on the Builders by the Bay roundtable discussions on James City County site plan review and that the shared parking at New Town was being used as an example of how to reduce impervious cover. There being no further discussion and following a motion by Mr. Fraley that was seconded by Mr. Hunt, the DRC voted unanimously to approve the July, 2004 quarterly update for New Town Section 2&4, Blocks 2, 5 & 8 shared parking and off-site parking with the October 2004 quarterly update to placed on the DRC consent agenda.

CASE NO. SP-014-04. GO-KARTS PLUS RIDE

Mr. Anderson presented the staff report stating that Bob Miller of the Action Park of Williamsburg (Go-Karts Plus) has submitted a site plan for a new ride (the DISK 'O') at the park. The plans require DRC review because the park must abide by the conditions of the previously approved special use permit (SUP-34-94). A condition of the SUP states that "site plan approval by the DRC shall be required, including the submittal of a landscaping plan which protects adjacent properties and minimizes any adverse impacts on Richmond Road's function as a corridor within an historic area." Mr. Anderson stated that the case was deferred at the March 31, 2004 DRC meeting to give the applicant the opportunity to develop a landscaping plan that helps screen the ride from the Richmond Road corridor and from cars traveling in and out of the Colonial Heritage development. The applicant has since constructed a simulation of the ride by placing two 32' tall poles in the ground at either end of the proposed ride's extents. The applicant then strung a line of flags from the top of each pole, intersecting the ground at the center of the proposed ride and forming a V-shape, to

simulate the track. Staff has viewed this simulation and believes it is a realistic approximation of the scale of the ride. The applicant, with Staff's assistance to take photographs, then examined the visibility of the ride simulation traveling west on Richmond Road, east on Richmond Road, and from the main entrance of Colonial Heritage. The applicant agreed to plant additional Bradford Pear trees, which are planted throughout the existing buffer, at locations in which the buffer was inadequate to screen the ride. Mr. Anderson stated that staff believes the existing landscaping supplemented by the additional Bradford Pear trees will adequately screen the ride and protect the character of Richmond Road as a community character corridor. Staff recommended the Development Review Committee approve SP-14-04, Action Park of Williamsburg Ride Addition.

Mr. Fraley stated that he did not believe the Bradford Pear trees would do an adequate job of screening the ride and stated that Bradford Pears are deciduous and questioned the screening ability of the trees during the winter months. Mr. Miller stated that the park is not in operation in the winter months, generally corresponding to when the trees lose their leaves. Mr. McCleary noted that, although the ride was not in operation, the arms of the track would be more visible in the winter months. Mr. Fraley added that he did not believe the trees (8'-10' tall at the time of planting) would be large enough to screen the ride, which is 32' at the highest point.

Mr. Tim Trant with Kaufman and Canoles spoke on behalf of the interests of Colonial Heritage, an adjacent property owner directly across Richmond Road from the proposed ride location. Mr. Trant suggested the simulation was an accurate depiction of the location and height of the ride, but believed it was deceptive regarding the visibility of the ride because of the actual ride's larger mass and bright colors. Mr. Trant went on to quote several passages from the Community Character section of the James City County Comprehensive Plan, stating that the proposed ride was inconsistent with the language of the Comprehensive Plan and negatively impacted the Richmond Road community character corridor. Mr. Trant also stated that he did not believe that any landscaping would do an adequate job of mitigating these negative impacts and the only way the impacts could be mitigated is if the ride were placed in a less visible location within the park. Mr. Miller stated that his park has been in business for 15 years and felt that it was unfair to require him to screen the ride from the recently approved Colonial Heritage development.

Mr. McCleary requested that each DRC member state their opinions on the proposal prior to voting.

Mr. Fraley noted that he had concerns about the character of the area and noted the importance of the community character corridor designation of Richmond Road. He stated that he believed the CCC designation was about more than just aesthetics and did not believe the proposed ride itself fits in with the character of the area. He further stated that he did not believe the ride could be adequately screened with landscaping and that the visual impacts and noise created by the ride could not be adequately mitigated.

Ms. Wildman commented that she believed the applicant had done everything he could do to

address the visual screening of the ride, but stated she did not believe the adverse impacts of the ride could be screened by landscaping. She noted her agreement with Mr. Fraley on the importance of the community character designation and her desire to protect the unique character of the area, and stated her belief that the character of the area would be negatively impacted by the proposed ride regardless of the landscaping proposed.

Mr. Hunt commented that he supported Mr. Miller's situation as a small businessman, adding that the park has been there for fifteen years and Colonial Heritage is a new development. Mr. Hunt stated his support of the proposal.

Mr. McCleary stated that he had the opportunity to go to the park to view the simulation and meet with Mr. Miller, and that he believed Mr. Miller has done a wonderful job with the park up to date. He also noted that mistakes may have been made in the past that have negatively influenced the character of the area, and he believed that approving this new ride would be a mistake also. Mr. McCleary stated that he felt the proposed ride is out of scale with the rest of the park and due to the large scale, the proposed location, the flashing lights, and the color of the proposed ride, the adverse impacts of the ride cannot be mitigated by a landscaping plan.

Mr. Hunt motioned for approval of the case. Since no one seconded the motion, an alternate motion of denial was initiated by Mr. Fraley. Seconded by Ms. Wildman, the motion passed on a vote of 3-1.

CASE NO. SP-059-04. NORGE NEIGHBORHOOD

Ms. Weisiger said that the applicant had requested a deferral of the case until the next DRC meeting. The case was deferred until June 28, 2004.

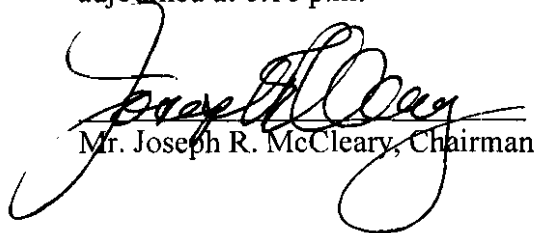
CASE NO. SP-051-04. DRUID HILLS – BRADDOCK COURT

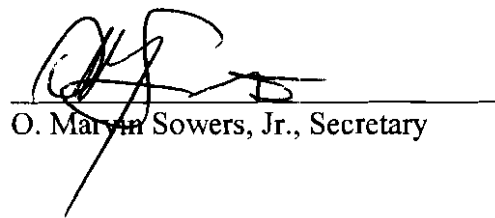
Mr. McCleary stated that the case had been deferred to allow time for residents to provide information showing that the road was not being proposed for the correct place. Ms. Weisiger confirmed that no documents had been provided to staff showing that the platted area was any different from that shown on the site plan. Ms. Weisiger also stated that roll top curbs had been added to the end of the cul-de-sac. She said that staff continued to recommend preliminary approval of the site plan subject to agency comments. Andy Piplico, the property owner, explained where roll top curbs would be, showed the curb and gutter at the entrance, and answered questions from neighbors about the location of swales and ditches and about the entrance area of the road. Darryl Cook explained that roll top curb around the cul-de-sac will necessitate less land disturbance. Mr. McCleary asked if the road was the best possible design from an environmental point of view. Mr. Cook said that it was the smallest public road that could be built and the pavement would be the least possible. A neighbor, Bryan Watts, said that the plan should be built as it was planned when the cul-de-sac was originally approved, or be subject to Chesapeake Bay Ordinances. Mr. Rogers explained that the road had to be built up to present day VDOT standards. Ms. Lavin, a

neighbor of the site, said that she did not believe there was any environmentally acceptable plan. Mr. Rogers explained vested rights, the 50' right-of-way, and development of property to the maximum extent possible. A discussion ensued regarding who would be liable for downstream damage. Mr. Rogers explained the difference in liability between channeled drainage and natural streams. There being no further discussion, Mr. Hunt made a motion to recommend preliminary approval subject to agency comments. Mr. Fraley seconded the motion. The vote was unanimous in favor of the motion.

Adjournment

There being no further business, the July 7, 2004, Development Review Committee meeting adjourned at 6:10 p.m.


Mr. Joseph R. McCleary, Chairman


O. Marvin Sowers, Jr., Secretary

C-85-04. 10101 Sycamore Landing Road Overhead Utility Waiver
Staff Report for July 28, 2004, Development Review Committee Meeting

SUMMARY FACTS

Applicant/Land Owner: William Armstrong

Tax Map/Parcel: (7-2)(2-1A)

Location: 10101 Sycamore Landing Road; Stonehouse District

Primary Service Area: Outside

Parcel Size: 3.159 acres

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Reason for DRC Review: Section 19-33 of the Subdivision Ordinance requires that all new utilities be placed underground. Section 19-18 allows the commission to grant an exception to the ordinance if the DRC finds that the strict adherence to the ordinance will cause substantial injustice and hardship; is not detrimental to public safety, health, or welfare; the facts about the case are unique to the property; no objection has been received from the Health Dept., Fire Dept. or VDOT; and the hardship or injustice is created by the unusual character of the property.

Staff Contact: David Anderson Phone: 253-6685


WAIVER REQUEST DESCRIPTION

William Armstrong is building a new home at 10101 Sycamore Landing Road. Because existing overhead utility service is located across the road from the property, Mr. Armstrong has applied for a waiver to set a new utility pole on his property, bring an overhead line across the road, and then bring the line underground to the new home.

STAFF RECOMMENDATION

Staff recommends that the DRC grant the exception request to allow for the placement of a new utility pole and overhead line to serve the subject parcel. Staff's recommendation is based on two major factors - 1) existing utility lines serving the majority of adjacent properties along the Sycamore Landing Road corridor are overhead, and 2) requiring the placement of underground utilities to the subject property would be a considerable expense for the applicant. No objection was raised by the Health Department, Fire Department or VDOT to this exception request.

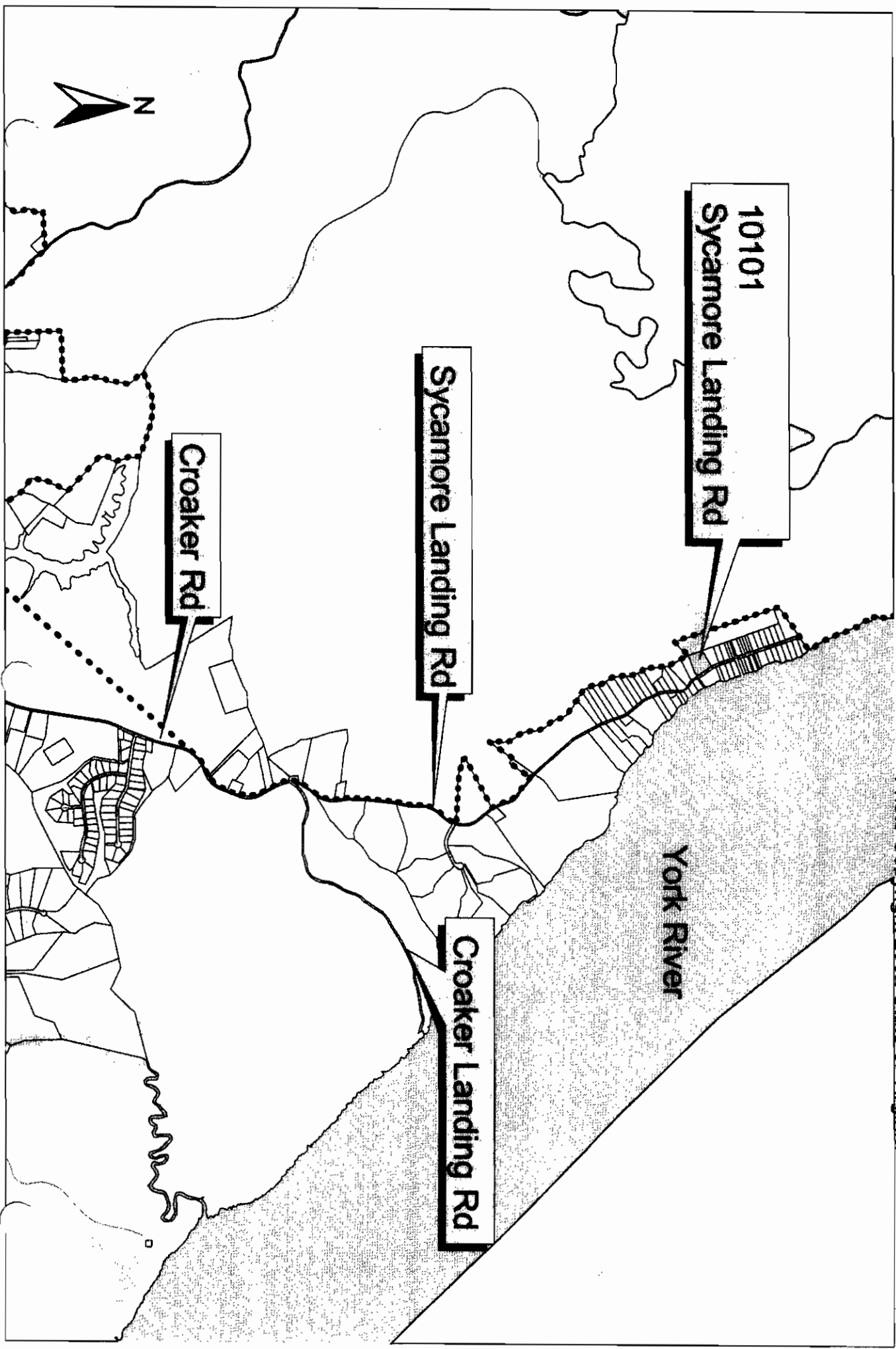
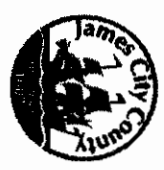
Staff's positive recommendation is contingent upon service being provided as described in Mr. Armstrong's letter dated July 7, 2004 - specifically that utilities will be placed underground from the new utility pole set on the property to the new home.


David Anderson

- Attachments:
1. Location Map
 2. Applicant's Letter

C-85-04. 10101 Sycamore Landing Road Overhead Utility Waiver

Photo Copyright 2002 State of Virginia



July 7, 2004

James City County Planning Division
101-E Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23187
Attn. Dave Anderson

Mr. Anderson,


Per my conversation with John Rogers this morning, I am sending this letter to request a waiver to the Underground Public Utilities Requirement, Section 24-200 of the County Code for 10101 Sycamore Landing Road.

I have a building permit on file for review if you need to see a site plan. I have already applied for a temporary and permanent power service with Dominion. Because the power line is across the street from my property, Dominion's preferred option is to set a pole on my property, bring an overhead line across the road, and then come underground from the new pole to the new house for the permanent service. This is also my preferred option since the building site is approximately 300 feet from the street and the cost of boring under the road added to the additional cost of a long underground run may make the service cost prohibitive.

Furthermore, ALL of the homes on my side of the street, including those constructed in the past couple of years with underground services, have them configured in this way. This is an older, already developed neighborhood, zoned A-1, General Agricultural.

I appreciate your prompt response to my email and attention in this matter. Please feel free to call me with any questions.

Regards,


Will Armstrong
w-221-5091
h-566-1565

SUMMARY FACTS

Applicant: Jason Grimes

Landowner: Norge Neighborhood LLC
John E. Dodson of Williamsburg Dodge

Proposal: Construct 80 multi-family units

Location: 7101, 7145 and 7147 Richmond Road, 126 Rondane Place
75 Nina Lane

Tax Map/Parcel No.: (23-2) (1-50), (1-50C), (1-49), (1-51) and (24-1)(1-8)

Primary Service Area: Inside

Parcel Size: 21.03 acres (total)

Existing Zoning: MU with proffers and B-1

Comprehensive Plan: Low Density Residential

Reason for DRC Review:

1. Request for preliminary approval of multi-family unit development of more than 50 units.
2. Requests for modification of setback buffer

Staff Contact: Sarah Weisiger, Planner **Phone:** 253-6685

STAFF RECOMMENDATION:

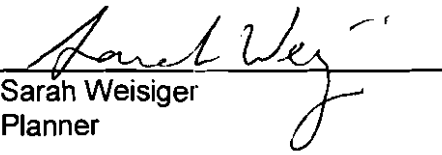
On June 28, 2004, staff recommended deferral of this case at the applicant's request. At the June 2, 2004, DRC meeting, the applicant requested a deferral after staff stated that it could not recommend preliminary approval of this case, because proffered condition #9 of Case No. Z—8-03/MP-9-03 had not been met. Specifically, under the proffer, the Conservation Area must be shown on subdivision plats and/or site plans in the location as designated on the Master Plan. The revised site plan submitted on July 6, 2004 does not show the location of the Conservation Area. As only certain activities are permitted in the Conservation Area, staff must know the location of the Conservation Area in order to determine if the plan of development is in accordance with voluntary proffers. The site clearing and grading adjacent to Building 14 and behind Building 12, is located in an RPA buffer and may be located in the Conservation Area. It is possible that when the question of the location of the Conservation Area is clarified, changes may need to be made to the building layout and roads, which could significant affect the engineering of the plan.

Staff also notes that land disturbance cannot be granted prior to the receipt, review and approval of a Phase I Archaeological Study for the property. The applicant has said that the study should

be available for review soon.

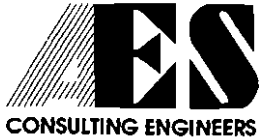
The applicant has requested two modifications to the setback buffer requirements. Staff believes that the request to change from a 50 feet perimeter setback to a 35 feet setback along the entrance road adjacent next to Williamsburg Dodge on the south has already been granted; staff notes that Proffer #19 describes how the area is to be landscaped. Another setback reduction is requested for the north side of the entrance road in the area adjacent to the commercial parcel; this is being requested because of the unusual shape of the condominium parcel. Staff supports this internal setback modification to a width of 15 feet.

Therefore, staff recommends acceptance of the setback modification requests. Due to staff's concern about the location of the Conservation Area, staff recommends that the Planning Commission defer granting preliminary approval until the applicant addresses the issue.


Sarah Weisiger
Planner

Attachments:

1. Setback reduction waiver request letter, dated, Revised June 14, 2004.
2. Agency comments
3. Site Plan (under separate cover)



5248 Olde Towne Road • Suite 1 • Williamsburg, Virginia 23188
(757) 253-0040 • Fax (757) 220-8994 • E-mail aes@aesva.com

April 28, 2004

Revised June 14, 2004

Mr. O. Marvin Sowers Jr., Planning Director
James City County Development Management
101-E Mounts Bay Road
P.O. Box 8784
Williamsburg, Virginia 23187-8784



**RE: REVISED Request for Internal Setback Modification
Norge Neighborhood Site
AES Project No. 9286-01**

Dear Mr. Sowers:

The staff of AES Consulting Engineers has submitted a site plan for a significant part of the Norge Neighborhood Project. This site plan portrays the design of the multi-family portion of the project. The single-family and commercial uses of the project are still largely unidentified.

During the development of the Rezoning and Master Plan of this project, there were conversations with the James City County Planning Staff on the reduction of the setback requirements, as is permitted by Section 24-527, paragraph (d) of the James City County Zoning Ordinance. This letter serves as formal, **if needed**, requests for modification of these setback requirements.

Perimeter Setbacks

Section 24-527 (b) states, "For commercial, industrial, office, residential and mixed uses a setback of 50 feet shall be maintained from the perimeter of a mixed use district. The setback shall be left in its natural undisturbed state and/or planted with additional or new landscape trees, shrubs and other vegetative cover such that the setback serves to minimize the visual intrusion and other negative impacts of new development or redevelopment on adjacent development." For this section of the James City County Code, this request is for several areas for reductions of the perimeter buffer.

For the Norge Neighborhood condominiums, this reduction request suggests: The perimeter setback be reduced to 35' along the site's common property line of the existing Williamsburg Dodge dealership. Formerly an agricultural field, the area of the perimeter is vegetated with only short and tall grasses, and does not currently present a natural setting. The shape of the property, the properly defined boundaries of this and surrounding parcels, and the impact of the full-width 50-foot setback, would also impose an access hardship (through subparagraph (f)).

A modification in the width of the perimeter setback along the site common property line with the existing Williamsburg Dodge dealership would allow access, enhancements, and enlargement of the "quasi-regional" stormwater management facility located on the Williamsburg Dodge property. Granting of this reduction request, additionally, will allow for

Marvin Sowers

June 14, 2004

Page 2 of 2

greater open area on the Norge Neighborhood Project Site by condensing the development area through the reduction in size of a centrally located stormwater management facility

In addition we request the buffer be reduced to 35' along the project property adjacent to the Williamsburg Dodge property, zoned B-1, on the southern boundary of the property. We feel that the proposed development will not be detrimental to an auto dealership. A 35-foot transitional screening per Section 24-99, paragraph (d), sub-paragraph (4), item a., is proposed for this to enhance adjacent use buffering.

Note: It is our understanding that this modification to perimeter setbacks was approved as a part of the rezoning case for this project.

Internal Setbacks

Paragraph 24-527, paragraph (c), sub-paragraph (3), suggests that internal setback modifications could be approved "due to unusual size, topography, shape or location of the property, or other unusual conditions). The Norge Neighborhood condominium area meets the criteria of this sub-paragraph. The site of the condominium portion of this project definitely has an unusual shape, similar to a "flag lot" found in some residential communities. And the current adjacent land uses are mixed with residential and commercial uses irregularly surrounding the project site.

For the Norge Neighborhood condominiums, for the internal setback modification, it is suggested that:

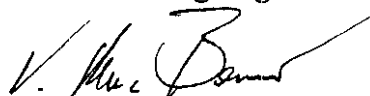
The perimeter internal setback be reduced to 15' along the common proposed property line of the Norge Neighborhood condominium area with the commercial portion of this project. This reduction request is made to allow an appropriate access to the condominium area, which could be jointly used, if desired, by the commercial property of this project.

The suggested reductions are similar in scope to the reduction requests recommended during the rezoning and master planning process for this project. The suggestions and requests outlined above are a little more specific resulting from the refinement of designs, and enhancements in topographic and boundary knowledge of the project.

Thank you for your consideration of this Request for Modification. Should there be any questions regarding this request, please feel free to contact me at your earliest convenience.

Sincerely,

AES Consulting Engineers



V. Marc Bennett, P.E.
Senior Project Manager

Agency Comments for
SP-59-04. Norge Neighborhood
July 28, 2004

Planning:

1. Staff continues to be concerned about grading and disturbance that is not allowed within the Conservation Area next to building 14 and behind building 12. Because the Conservation Area was not indicated on the site plans as required by proffer #9 (and requested by staff for this review,) we cannot recommend preliminary approval at this time.
2. Regarding statement for Item #6, "Notations have been added to the plan noting that the plan is for the condominium parcel only." It is staff's understanding that the improvements to the private right-of-way area in 75 Nina Lane, to the front of 7145 Richmond Road, and to the BMP at Williamsburg Dodge are also being submitted for approval. Please clarify previous comment.
3. A boundary line adjustment plat was approved last month to allow for the transfer of property for the development. At that time, it was discussed that a subdivision plat would be required prior to final site plan approval in order to show all easements associated with development.
4. The construction of streets shall be guaranteed by appropriate surety required prior to final site plan approval.
5. Prior to final site plan approval, cash contributions for Community Impacts (Proffer #5) and Private Streets maintenance fund (Proffer #13) must be paid.
6. Per Proffer #8, please provide a Phase 1 archaeological study **for review and approval prior to land disturbance**. Please allow enough time for review by state agencies. This review can take more than 4 weeks.
7. Applicant's comment Item #23 states that a grass pavement system will be provided. On sheet #20, the note for the type of surface for the emergency access area appears to be different, please clarify.
8. Applicant's response to Item #26, does not take into account the requirements under the zoning ordinance for setbacks; this area should remain in a natural undisturbed state per Zoning Ordinance Sec. 24-527(b). In the revised plan, the 35' setback area behind building 19 is no longer shown as cleared, but the grading lines are still very close to the 35' setback. Please indicate on sheet L-3 the location and size of mature and specimen trees within this 35' x 120'(approx.) setback area. If no additional planting is

required to satisfy Proffer # 19 regarding enhanced landscaping in the area, please indicate this with a note on the plan.

9. Per Proffer #16, building mounted external lights and lighting plan must be shown on the site plan in accordance with this proffer and approved by the Planning Director. If no building mounted external lights are proposed, please state this on the plan, preferably on drawing L-1.
10. The note regarding the Planning Commission waiver to permit a reduction in parking requirements appears to have a typo.
11. Please clearly indicate public right-of-way line along Richmond Road.

County Engineer:

1. Please submit plat and deed for conservation easement.

Virginia Department of Transportation:

1. See attached letter dated July 8, 2004.

James City Service Authority:

1. See attached memo dated July 20, 2004.

Fire Department:

1. Approved.

Health Department:

1. No comments.

Environmental Comments:

1. Our Division still does NOT recommend granting preliminary approval for the above referenced case for DRC purposes on July 28th. Previously, for the June 2nd DRC meeting, our Division did not recommend granting preliminary approval for three reasons. One was a conservation area issue, the second was environmental inventory/RPA issues and the third was related to Proffer 9B (refer to my email dated Thursday May 27th 2004). Based on this submission of the plan of development for the site and based on the results of the WQIA/Chesapeake Bay Board case, the second and third issues have been resolved. The first issue has not. To reiterate, this issue was as follows: "Conservation Areas were not included on the plans. Proffer 9 indicated that Conservation Area boundaries would be shown on the plans/plats. It is difficult to determine the extent of environmental impacts without knowing the extent of proposed conservation areas." An exhibit showing proposed open space areas was provided in the design report. However, this exhibit was for stormwater BMP point purposes. This

information is not concurrently reflected on the plats or the plan of development for the site.

2. Full comments will be forwarded when they are made available.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND ROAD
WILLIAMSBURG, VA 23188

PHILIP SHUCET
COMMISSIONER

STEVEN W. HICKS
RESIDENT ENGINEER
TEL (757) 253-4832
FAX (757) 253-5148

July 8, 2004

Sarah Weisiger
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187

Ref: Norge Neighborhood
SP-059-04
Richmond Road (Route 60), James City County

Dear Ms. Weisiger:

We have completed our review of the above mentioned development plan and offer the following comments:

- 1) Sidewalk easement on Sheet 10 will not be dedicated to VDOT.
- 2) Proposed manhole structure located within the pavement must have a "Standard Manhole Frame and Cover B", in order to accommodate vehicular traffic loads.

When the above comments have been addressed, please submit two sets of revised plans to this office for further review. Also, attach a letter noting what action was taken to correct the above comments and any revisions that may impact the right-of-way.

Should you have any questions please contact me at 253-4832.

Sincerely,

Anthony L. Handy, PE, LS
Assistant Resident Engineer



MEMORANDUM

Date: July 20, 2004

To: Sarah Weisiger, Planner

From: Danny W. Poe, P.E. Chief Wastewater Engineer

Subject: SP-59-04, Norge Neighborhood

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and have the following comments for the above project you forwarded on 7/7/04. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is submitted.

1. Final Plan approval will not be granted until the Water Conservation standard has been submitted and approved by the JCSA.
2. Show the air release valve at station 17+28 Rustads Circle on the plan view.
3. The berm proposed on top of the existing JCSA utilities east of Building #1 presents a maintenance problem for JCSA. Our excavation equipment is limited to trench depths of about ten feet. Four to six feet of additional fill over the water and sewer mains will exceed this limitation, requiring JCSA to contract out maintenance and repair work in the event of a problem. Additionally, if excavation is required in the future, there would not be sufficient space available in the easement to stockpile spoils while the work is being performed. The berm material would have to be hauled away and temporarily stockpiled while the repair is made, then hauled back and restored to original condition. Please eliminate the berm over our existing easement.
4. On sheet 13, reference is made to 12" watermain at station 12+67 and 12+88 (above and below the profile alignment). Please explain as this appears to be 10" pipe called out on the plan.
5. On sheet 14, the pipe slopes shown for sanitary sewer segment from San MH #1-3 to #1-2 still does not match the plan. Please double check the plan and profile slopes and inverts and make the appropriate corrections.

6. On sheet 14, check rim and invert data shown for San MH #1-5 and coordinate with the plan view.
7. On sheet 14, it appears that the manhole numbers are reversed for Manholes 1-6 and 1-7.
8. On sheet 15, the tie-in to the existing sanitary sewer is greater than 2 feet above the invert thus requiring a drop manhole.
9. On sheet 15, a previous comment stated that the pipe slopes shown on the San MH #1-2 to Ex. MH do not match the plan. Although revisions were made, slopes and inverts still do not match.
10. A previous comment requested street names to be added to the Node/Junction map of the hydraulic analysis. Even though the response letter indicates that this was done, it was not. Please provide the street names as requested.

Please call me at 253-6810 if you have any questions or require any additional information.

**S-59-04. Greensprings West—Phase 6
Staff Report for the July 28, 2004 Development Review Committee Meeting**


Summary Facts

Applicant: Mr. Ryan Stephenson, AES Consulting Engineers
Land Owner: Lewis Waltrip, Jamestown Development, LLC
Proposed Use: 57 lots on 31.09 acres
Location: 4001 Centerville Road
Tax Map/Parcel: (36-3)(1-22)
Primary Service Area: Straddles the PSA line but is served by public water and sewer.
Existing Zoning: R-4, Residential Planned Community
Comprehensive Plan: Rural Lands & Low Density Residential
Reason for DRC review: Section 19-23 of the Subdivision Ordinance specifies that the DRC review any subdivisions proposing greater than 50 lots.
Staff Contact: Karen Drake Phone: 253-6685

Staff Recommendation:

On the approved Greensprings master plan, a maximum of 368 single family detached dwelling units are permitted. Staff finds this proposal for these 57 of the 368 lots to be consistent with the approved master plan.

However, the Environmental Division does not recommend preliminary approval at this time due to outstanding Perennial Stream/RPA issues, an incomplete Environmental Inventory and stormwater management issues that are detailed in the attached agency review comments. Staff recommends the DRC defer this case until such time that the outstanding environmental issues have been satisfactorily addressed.


Karen Drake
Senior Planner

Attachments:

- 1.) Site Plan (separate)
- 2.) Agency Review Comments

**Agency Review Comments
for
S-59-04. Greensprings West—Phase 6**

Planning:

1. On the approved Greensprings master plan, there are a total of 368 single family homes permitted in this section. To clarify how many homes have been proposed and for accounting purposes, please revise how the lots are numbered for this section by continuing the lot count established in Phase IV-A and as requested with Phase IV-B & V.
2. As requested with Phase IV-B & V, please provide a tabulation on the cover sheet that expands General Note #8 from the approved plat for Phase IV-A and documents how many lots have been proposed in each section as compared to the approved master plan.
3. Please note if any reduced street widths are proposed for this phase of Greensprings West.
4. Clarify Note #16 as to which cul-de-sac was granted an exception and engineered to be greater than 1000 feet in length and address if any new cul-de-sacs in this phase are proposed that are longer than 1000 feet and for which another exception is requested.
5. Clarify on the cover sheet that the typical building setback lines illustrated on the plat are per the Greensprings West Home Owner Association.
6. Please provide documentation that there are no archeological sites located within this phase.
7. Please submit any proposed entrance features, for these phases for review in accordance with Section 19-69 of the James City County Subdivision Ordinance and MP-3-01: Greensprings Master Signage Plan.
8. Will there be any shared driveways for Lots 54 & 55 on Waterloo Place and Lots 19, 20 & 21 and Lots 22, 23 & 24 on Torrington Trail? If yes, please illustrate the shared driveway on the plat and provide a shared driveway maintenance agreement for lots to be reviewed and approved by the County Attorney and recorded with the final plat.
9. Please clarify on the preliminary plans that the proposed width of the road frontage of Lot 19 meets the minimum requirement of 25'.
10. On Sheet 6 & 7, identify the drainage easements referenced in the note that are located within the right-of-ways of future development that are to be vacated upon recordation of the right-of-way.
11. Are there any existing conservation easements located on site and associated with the RPA? If so, please label and add the appropriate notes.
12. Regarding Lighting:
 - a. Please clarify if the security lighting detail on Sheet 17 matches lighting used elsewhere in Greensprings West and if the lighting detail proposed will be used in lieu of the standard streetlight.
 - b. Correct the lighting note on Sheet 6 to reference the detail on Sheet 17.
 - c. On Sheet 9, the ordinance section referenced applies to Mixed Use Districts and this property is zoned R-4. Please update this reference accordingly to reference the James City County Subdivision Ordinance on streetlights.
13. Sidewalks shall be required for all major subdivisions in accordance with Section 24-35 of the Zoning Ordinance. Please provide a detail of the sidewalk construction and clearly label and illustrate the location of the sidewalks, including handicapped access ramps.
14. Regarding the Proffers:
 - a. Neighborhood Recreation Facilities: Trail System specifies requirements for a trail system along one side of Centerville. Please provide evidence that this proffer has been met, or will be met, with the development of these two phases. Please note the proffer specifies that any internal trails within the subdivision are required to connect with the central trail system along Centerville Road. Additionally, please comment on if/how the entrance road will impact the proposed trails at the intersection with Centerville Road and how trail connections will be made. Note that DRC approval is required for approval of the trail system if placed in the greenbelt buffer.

**Agency Review Comments
for
S-59-04. Greensprings West—Phase 6**

- b. Verify the following traffic improvements have been made: construction of southbound right turn lane, eastbound and combined eastbound left and through land and eastbound right turn lane at the southern entrance to Land Bay S-1.
15. Site plans have recently been resubmitted to the County for the adjacent proposed Williamsburg National Golf Course. Please verify that the construction proposed for Phase 6 does not occur on the adjacent golf course or please submit a letter documenting that you have permission to work on the adjacent property. Additionally, staff recommends working in conjunction with the Williamsburg National Golf Course while engineering the development plans as well as during construction.
16. Please add the following general notes to the cover sheet of the construction plans and to the final plat:
 - a. Unless otherwise noted, all drainage easements on this plat shall remain private.
 - b. Wetlands and land within resource protection areas shall remain in a natural undisturbed state except for those activities permitted by section 23-7(c)(1) of the James City County Code.
 - c. All monuments shall be set in accordance with Sections 19-34 through 19-36 of the James City County Subdivision Ordinance.
17. Since this is a major subdivision, prior to final subdivision approval:
 - a. Home owner association documents must be submitted for review and approval by the County Attorney.
 - b. GIS information must be submitted in accordance with the county policy.
 - c. Submit all paperwork necessary for County review for vacating the 30' access easement show on Sheet 4 of the construction plans.

County Engineer:

1. No comments on the subdivision construction plans.

Environmental:

Preliminary Approval is not recommended at this time for the July 28th DRC Meeting based on the comments below. Detailed comments will be forwarded when available.

1. Perennial Stream/RPA Issue. It is unclear if the extent of perennial streams and RPA on the site tract have been shown properly. In specific, whether perennial streams and RPA are present in the natural stream segment between Lots 31-34 and 47 and the natural stream segment along Lots 51-55. Perennial streams and RPA present at this locations may affect the buildability on those lots and a determination cannot be made currently as to whether those lots will work. This is not a new issue. On April 30th the environmental consultant for the project submitted a perennial stream evaluation for the golf course plan and subdivision sections of Greensprings West. Our Division had some issues that certain portions of the natural streams were omitted in the study, including those on this portion of Greensprings West Phase 6. A letter was forwarded to the environmental consultant on May 19, 2003 by Environmental Division staff stating the deficiencies in the perennial stream evaluation.
2. The above would also render the Environmental Inventory for the site as incomplete, as all components per Section 23-10(2) of the Chesapeake Bay Preservation ordinance were not properly addressed.
3. Although more presentational in nature, the plan does not show at all how stormwater management will be handled for this site. Although it is assumed that Dry Pond # 2 and Dry Pond # 4 from the B- golf course plan (SP-145-03) will be utilized for stormwater management purposes the plans, narratives and/or sequence of construction for this section do not show, label or mention when these facilities are to be in place and functional to handle impervious areas from this section.

**Agency Review Comments
for
S-59-04. Greensprings West—Phase 6**

4. The location of Dry Pond # 4 is a considerable distance downstream of temporary sediment trap # 1, Sediment Basin # 1 and stormwater piping outfalls SS # 1-1 and SS # 2-1. Discharges from the temporary basins and the stormwater outfalls cannot degrade the natural stream channel between the basins/outfalls and the proposed permanent BMP. The provisions of Minimum Standard # 19 of the Virginia Erosion and Sediment Control regulations will apply. No channel adequacy computations were provided.

Fire Department:

1. No comments on the subdivision construction plans.

Health Department:

1. No comments on the subdivision construction plans.

JCSA:

1. Please refer to the attached memorandum dated July 21, 2004.

Parks & Recreation:

1. No comments on the subdivision construction plans.

VDOT:

1. Please refer to the attached memorandum dated July 7, 2004.




MEMORANDUM



Date: July 21, 2004

To: Karen Drake, Planner

From: Timothy O. Fortune, P.E.  Civil Engineer

Subject: S-059-04, Greensprings West Phase VI (Construction Plans)

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and have the following comments for the above project you forwarded on June 16, 2004. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is submitted.

General Comments:

1. The plan shall be reviewed and approved by the James City County Fire Department.
2. Show proposed grading as part of the utility plans.
3. Provide matchlines on the utility plans for clarity.

Sheet 1:

1. General Notes:
 - a. Revise Note #14 to read "All sanitary sewer and water distribution facilities must have a minimum horizontal separation distance of 5 feet between it and all other fixed structures such as: drop inlets, light poles, storm sewer pipes, etc." Revise plans to comply.
 - b. Revise Note 15 to read as follows: "Any existing unused wells shall be abandoned in accordance with State Private Well Regulations and James City County Code."
 - c. Provide Developer street address and fax number.

Sheet 6:

1. Provide water and sanitary sewer service connections for Lot 35.

2. Torrington Trail: Indicate stationing and connection requirements for the proposed 8-inch water main.
3. Waterloo Place:
 - a. Sta 10+35 (+/-): A minimum horizontal clearance of 5 feet shall be provided between the proposed fire hydrant and 24" storm sewer.
 - b. Dedicate the required easement outside the right-of-way along Lots 48, 53 and 54 (20' easement centered on the respective JCSA utility).

Sheet 7:

1. Torrington Trail:
 - a. Provide a JCSA utility easement on Lot 41 to extend past MH #6-24. This will allow for future access should maintenance/replacement of the structure be required.
 - b. Revise location of Lot 14 sanitary sewer lateral to be 5 feet from the common property line of Lot 14/15.
 - c. Dedicate the required easement outside the right-of-way along Lot 18 (20' easement centered on the respective JCSA utility).
 - d. Provide a JCSA utility easement on Lot 22 to extend past MH #6-22. This will allow for future access should maintenance/replacement of the structure be required.
2. Chartstone Crescent:
 - a. Provide sanitary sewer segment MH #6-13 to MH #6-7 pipe material for consistency among the plans.
 - b. Provide a gate valve at Sta 15+00 (+/-) to meet JCSA's separation requirements as defined in JCSA standards Section 2.26C.

Sheet 8:

1. Sanitary Sewer MH #4B-6 structure data shown contradicts site plans for Greensprings West Phase IV-B & 5 (JCC Case # S-038-04). Verify and revise accordingly.

Sheet 13:

1. The Applicant shall coordinate the waterline connection elevation and station location with Greensprings West Phase IV-B & 5 as they appear to contradict. Verify and revise accordingly.
2. Sta 16+09 (+/-): Revise label to require removal of the blow-off assembly, not the stub.
3. Sta 27+15 (+/-): Show and label the 15" RCP crossing with the 8" waterline as it appears they will conflict. A minimum vertical clearance of 18-inches shall be provided.
4. Sta 39+50 (+/-): Show and label the 18" RCP crossing with the waterline. A minimum vertical clearance of 18-inches shall be provided.

Sheet 14:

1. Waterloo Place Profile Sta 10+75 (+/-): Stationing provided for the 8x6 tee contradicts the plan. Verify and revise accordingly.
2. Chartstone Crescent Profile: Eliminate the waterline vertical bend at Sta 16+60. Deflect the waterline from this point to Sta 17+75 (+/-).

Sheet 15:

1. San MH# 4-6B: Indicate connection requirements to the existing manhole (remove existing stub, or core opening and provide Kor-n-seal boot, etc).
2. Label all manholes that are deeper than 12 feet or require a drop connection as "60" diameter manhole".
3. Show and label all manholes requiring a drop connection.

Water System Hydraulic Analysis:

1. The professional seal affixed to the model cover page shall be signed and dated.
2. Overall Layout map: Provide street names on the map for clarity.
3. Average Day Pipe Report: Verify pipe length shown for P6-01. Contradicts plan layout.
4. Prior water model submittals for the Greenspring West development indicated an Average Day Demand of 11.0 gpm at node J4-01. Clarify why this has changed and/or where demand has been accounted for.
5. Include as part of the model the pipe report for the "MDD + Fire Flow @ J6-03" to confirm pipe velocities do not exceed 10 fps during a fire flow condition.

Sanitary Sewer Data Sheet:

1. Section 6: Verify the pipe/material lengths shown for the 8-inch sewer (contradicts the plans). Revise accordingly.

Please call me at 253-6836 if you have any questions or require any additional information.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
4451 IRONBOUND ROAD
WILLIAMSBURG, VA 23188

PHILIP SHUCET
COMMISSIONER

STEVEN W. HICKS
RESIDENT ENGINEER
TEL (757) 253-4832
FAX (757) 253-5148

July 7, 2004

Karen Drake
James City County Planning
Post Office Box 8784
Williamsburg, Virginia 23187

Ref: Greensprings West Phase 6
S-059-04
Centerville Road (Route 614), James City County

Dear Ms. Drake:

We have completed our review of the above mentioned development plan and offer the following comments:

- 1) Provide sight distance for all intersections on plans. Site distance must be in accordance with "1996 VDOT Subdivision Street Requirements".
- 2) All fire hydrants, street lights and other fixed objects must at least 7.5' behind the face of curb.
- 3) Provide match lines on plans.
- 4) Road cross section for Waterloo Place and Chartstone Crescent should show a minimum of 28' BC/BC.
- 5) Another manhole should be added around station 12+00 on Waterloo Place so that the sewer line avoids the road way completely.
- 6) Provide drainage calculations in accordance with 2003 VDOT Drainage Manual. Drainage calculations must be signed and stamped by Professional Engineer (PE) or Licensed Land Surveyor B (LS-B).

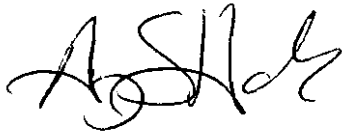
Greensprings West Phase 6
July 7, 2004
Page Two

- 7) Provide note on the plans stating, "VDOT does not assume responsibility for maintenance of the detention/retention pond or its structure, and shall be saved harmless from any damages".

When the above comments have been addressed, please submit two sets of revised plans to this office for further review. Also, attach a letter noting what action was taken to correct the above comments and any revisions that may impact the right-of-way.

Should you have any questions please contact me at 253-4832.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Handy', with a stylized flourish at the end.

Anthony L. Handy, PE, LS
Assistant Resident Engineer

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT
Meeting of July 28, 2004

Case No. C-85-04

**10101 Sycamore Landing Road Overhead
Utility Waiver**

Mr. William Armstrong of 10101 Sycamore Landing Road applied for an overhead utility waiver for his property. The site of the waiver is 10101 Sycamore Landing Road, further identified as parcel (2-1A) on James City County Tax Map (7-2). Section 19-33 of the Subdivision Ordinance requires all utilities to be placed underground unless a waiver is granted by the DRC.

DRC Action: The DRC approved the waiver.

Case No. SP-59-04

Norge Neighborhood

Mr. Jason Grimes of AES Consulting Engineers, on behalf of Norge Neighborhood LLC, submitted a site plan proposing 80 multi-family units to be located on 7101, 7145, and 7147 Richmond Road, 126 Rondane Place, and 75 Nina Lane. The parcels are further identified, respectively, as parcels (1-50), (1-50C), (1-49), and (1-51) on James City County Tax Map (23-2) and parcel (1-8) on Tax Map (24-1). DRC review is necessary for any site plan proposing fifty or more residential units. This case had been deferred from the July 7th DRC meeting.

DRC Action: The DRC recommended preliminary approval by a vote of 4-0. Setback modifications were approved by a vote of 4-0.

Case No. S-059-04

Greensprings West - Phase 6

Mr. Ryan Stephenson of AES Consulting Engineers, on behalf of Jamestown Development, LLC, submitted a subdivision plan proposing 57 lots on 31.09 acres. The site is located at 4001 Centerville Road and is further identified as parcel (1-22) on James City County Tax Map (36-3). Section 19-23 of the Subdivision Ordinance specifies that the DRC review any subdivisions proposing more than fifty lots.

DRC Action: The DRC recommended deferral for the case.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 7/1/2004

THROUGH: 7/31/2004

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-087-01 The Vineyards, Ph. 3
SP-112-02 Ford's Colony Recreation Park
SP-035-03 Prime Outlets, Ph. 5-A & 5-B - SP Amend.
SP-045-03 Noah's Ark Vet Hospital SP Amend.
SP-052-03 Kingsmill Access Ramp for Pool Access Bldg.
SP-063-03 District Park Sports Complex Parking Lot Expansion
SP-079-03 Tequila Rose Walk-in Cooler
SP-086-03 Colonial Heritage Golf Course
SP-095-03 KTR Stonemart
SP-131-03 Colonial Heritage Ph. 2, Sec. 1
SP-132-03 Windy Hill Market Gas Pumps & Canopy SP Amend.
SP-145-03 Williamsburg National 13 Course Expansion
SP-006-04 Williamsburg Christian Retreat Center Amend.
SP-014-04 Action Park of Williamsburg Ride
SP-016-04 Richardson Office & Warehouse
SP-025-04 Carter's Cove Campground
SP-041-04 Ford's Colony - Country Club Redevelopment SP Amd.
SP-047-04 Villages at Westminster Drainage Improvements
SP-050-04 AJC Woodworks
SP-054-04 Milanville Kennels
SP-059-04 Norge Neighborhood
SP-067-04 Treyburn Drive Courtesy Review
SP-072-04 ECC Building
SP-077-04 George Nice Adjacent Lot SP Amend.
SP-078-04 First Advantage Federal Credit Union
SP-082-04 New Town - Sec. 2 & 4 Roadway Improvements
SP-084-04 Old Chickahominy House - Handicapped Ramp Addition
SP-085-04 Busch Gardens - Facility Shed
SP-087-04 Busch Gardens - Oktoberfest Expansion Ph. 2
SP-089-04 W-29 Racefield Water Facility
SP-090-04 Colonial Heritage Mass Grading
SP-091-04 Mid County Park Trail

B. PENDING FINAL APPROVAL

SP-056-03 Shell Building - James River Commerce Center
SP-091-03 Colonial Heritage Ph. 1, Sec. 5
SP-092-03 Ford's Colony - Westbury Park, Recreation Area #2
SP-108-03 Fieldstone Parkway Extension

EXPIRE DATE

3 /4 /2005
8 /4 /2005
9 /8 /2004
2 /26/2005

Friday, July 30, 2004

Page 1 of 4

SP-116-03	Kingsmill - Armistead Point	11/19/2004
SP-136-03	GreenMount Industrial Park Road Extension	3 /15/2005
SP-138-03	New Town - Prudential-McCardle Office Building	12/29/2004
SP-140-03	Pocahontas Square	3 /1 /2005
SP-141-03	Colonial Heritage - Ph. 2, Sec. 3	1 /12/2005
SP-143-03	New Town - United Methodist Church	1 /12/2005
SP-150-03	WindsorMeade Marketplace	2 /3 /2005
SP-003-04	WindsorMeade Villas	3 /1 /2005
SP-004-04	WindsorMeade - Windsor Hall	3 /1 /2005
SP-005-04	WindsorMeade - Villa Entrance & Sewer Const.	3 /3 /2005
SP-015-04	New Town - Sec. 4, Ph. 2 Infrastructure	4 /5 /2005
SP-017-04	Settlement at Monticello - Community Club	4 /6 /2005
SP-018-04	New Town - Block 8, Ph. 1B	6 /7 /2005
SP-023-04	Williamsburg Landing SP Amend.	4 /2 /2005
SP-027-04	Greensprings Condominiums SP Amend.	6 /7 /2005
SP-045-04	Powhatan Co-Location Monopole Tower	4 /29/2005
SP-051-04	Druid Hills, Sec. D - Braddock Court	7 /12/2005
SP-056-04	Michelle Point	7 /12/2005
SP-057-04	The Archaearium at Historic Jamestowne	6 /15/2005
SP-060-04	New York Deli	6 /10/2005
SP-064-04	Eckerd's at Powhatan Secondary	6 /17/2005
SP-069-04	New Town - Block 5, Parcel D & E, Mixed Use Bldgs.	7 /12/2005
SP-070-04	Godspeed Animal Care	7 /13/2005
SP-074-04	Chesapeake Bank at Lightfoot	7 /19/2005
SP-076-04	Stonehouse Recreational Vehicle Storage Area	7 /19/2005
SP-079-04	Norge Railway Station	7 /23/2005
SP-088-04	Wal-Mart Distribution Center - Ph. 2	7 /29/2005

C. FINAL APPROVAL

DATE

SP-049-03	James River Commerce Center Columbia Drive	7 /6 /2004
SP-050-03	Wmbg-Jamestown Airport T-Hanger & Parking Exp.	7 /27/2004
SP-134-03	Ironbound Center 4	7 /21/2004
SP-080-04	JCC Communications Tower - EOC	7 /13/2004
SP-081-04	McDonald's - Outdoor Playplace	7 /13/2004
SP-083-04	Brandon Woods	7 /16/2004
SP-086-04	Rain Shelter at JCPD Firing Range	7 /22/2004

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

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, Sec. 2B
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-008-02 James F. & Celia Ann Cowles Subdivision
S-086-02 The Vineyards, Ph. 3, Lots 1, 5-9, 52 BLA
S-062-03 Hicks Island - Hazelwood Subdivision
S-066-03 Stonehouse, BLA & BLE Parcel B1 and Lot 1, Sec. 1A
S-067-03 Ford's Colony Sec. 33, Lots 1-49
S-083-03 Columbia Drive Subdivision
S-094-03 Brandon Woods Parkway ROW
S-100-03 Colonial Heritage Ph. 2, Sec. 1
S-101-03 Ford's Colony - Sec. 35
S-107-03 Stonehouse Conservation Easement Extinguishment
S-108-03 Leighton-Herrmann Family Subdivision
S-116-03 Stonehouse Glen, Sec. 2
S-003-04 Monticello Ave. ROW plat for VDOT
S-022-04 ROW Conveyence for Rt. 5000 & Rt. 776 Abandonment
S-034-04 Warhill Tract BLE / Subdivision
S-046-04 ARGO Ph. 2
S-047-04 ARGO Ph. 3
S-048-04 Colonial Heritage - Open Space Easement
S-055-04 117 Winston Terrace
S-056-04 603 and 604 Dogleg BLA
S-059-04 Greensprings West Ph. 6
S-062-04 2400 Little Creek Dam Road
S-063-04 123 Welstead Street BLE
S-064-04 Jamestown Hundred Lots 10-41
S-065-04 133 Magruder Avenue - Sadie Lee Taylor Prop.
S-066-04 Hickory Landing Ph. 1
S-067-04 Hickory Landing Ph. 2
S-068-04 123 Indigo Dam Road
S-070-04 Wexford Hills Ph. 2A

B. PENDING FINAL APPROVAL

S-037-02 The Vineyards, Ph. 3
S-076-02 Marion Taylor Subdivision
S-094-02 Powhatan Secondary Ph. 7-C
S-108-02 Scott's Pond, Sec. 3
S-033-03 Fenwick Hills, Sec. 2

EXPIRE DATE

5 /4 /2005
10/3 /2004
12/30/2004
1 /13/2005
10/31/2004

Friday, July 30, 2004

Page 3 of 4

S-044-03	Fenwick Hills, Sec. 3	6 /25/2005
S-049-03	Peleg's Point, Sec. 5	7 /3 /2005
S-055-03	Colonial Heritage Ph. 1, Sec. 5	8 /4 /2005
S-056-03	Colonial Heritage Ph. 1, Sec. 4	9 /8 /2005
S-057-03	Ford's Colony - Sec. 34	8 /19/2004
S-073-03	Colonial Heritage Ph. 2, Sec. 2	10/6 /2004
S-076-03	Wellington, Sec. 4	11/3 /2004
S-078-03	Monticello Woods - Ph. 2	11/3 /2004
S-092-03	Plat of Subdivision and BLA Ford's Colony	11/4 /2004
S-098-03	Stonehouse Glen, Sec. 1	4 /5 /2005
S-099-03	Wellington, Sec. 5	2 /3 /2005
S-106-03	Colonial Heritage Ph. 2, Sec. 3	1 /12/2005
S-001-04	Ironbound Village Ph. 2, Parcel 2	2 /17/2005
S-002-04	The Settlement at Monticello (Hiden)	3 /1 /2005
S-007-04	Druid Hills, Sec. D Resubdivision	3 /12/2005
S-009-04	Colonial Heritage Public Use Site B	3 /18/2005
S-029-04	BLA Lots 1A & 1B Longhill Gate	4 /8 /2005
S-033-04	2011 Bush Neck Subdivision	5 /4 /2005
S-035-04	Colonial Heritage Blvd. Ph. 2 Plat	4 /28/2005
S-036-04	Subdivision at 4 Foxcroft Road	6 /15/2005
S-037-04	Michelle Point	7 /12/2005
S-038-04	Greensprings West Ph. 4B & 5	6 /9 /2005
S-039-04	Governor's Land - Wingfield Lake Lots 27, 28	6 /14/2005
S-041-04	6199 Richmond Road Subdivision	6 /14/2005
S-042-04	Eckerd's at Powhatan Secondary	6 /17/2005
S-044-04	8715 Pocahontas Trail BLE	5 /20/2005
S-045-04	ARGO Ph. 1	6 /28/2005
S-049-04	Norge Neighborhood	6 /18/2005
S-051-04	WindsorMeade Marketplace	6 /17/2005
S-052-04	The Villages at Powhatan, Ph. 7	6 /15/2005
S-053-04	The Colonial Heritage Club	6 /21/2005
S-057-04	Boughsprings Resubdivision of Lot 22B	7 /6 /2005
S-058-04	New Town - Block 2, Parcel D	7 /16/2005

C. FINAL APPROVAL

		DATE
S-008-04	Lake Powell Forest Ph. 6	7 /1 /2004
S-021-04	Varble Subdivision	7 /8 /2004
S-027-04	Lake Powell Forest Ph. 7	7 /1 /2004
S-050-04	Colonial Heritage - Golf Maintenance ROW	7 /23/2004
S-054-04	6096 Centerville Road Subdivision	7 /14/2004
S-060-04	Williamsburg Jamestown Airport	7 /27/2004
S-069-04	Stonehouse Sec. 1C, Parcel 2 BLA	7 /27/2004

AGENDA

DEVELOPMENT REVIEW COMMITTEE

July 28, 2004

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building C

1. Roll Call
2. Minutes
 - A. Meeting of July 7, 2004
3. Cases
 - A. C-85-04 10101 Sycamore Landing Road Overhead Utility Waiver
 - B. SP-59-04 Norge Neighborhood
 - C. S-59-04 Greensprings West Phase 6
4. Adjournment