

AGENDA
JAMES CITY COUNTY PLANNING COMMISSION
December 3, 2014 – 7:00 p.m.

1. ROLL CALL
2. PUBLIC COMMENT
3. CONSENT AGENDA
 - A. Minutes from the October 28, 2014, Joint Work Session with the Board of Supervisors
 - B. Minutes from the November 5, 2014, Regular Meeting
 - C. Development Review Committee
 1. SP-0083-2014, New Town Sec. 3&6 Block 21 Assisted Living Facility
(DRC Recommendation: Approval, 3-0-1)
4. REPORTS OF THE COMMISSION
 - A. Policy Committee
 - B. Regional Issues Committee
 - C. Other Commission Reports
5. PUBLIC HEARINGS
 - A. Case No. Z-0006-2014/SUP-0015-2014. 3116 Ironbound Road, Contractor's Office
 - B. Case No. SUP-0017-2014. Williamsburg Unitarian Universalist Expansion
6. PLANNING DIRECTOR'S REPORT
7. COMMISSION DISCUSSIONS AND REQUESTS
8. ADJOURNMENT

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FIFTH DAY OF NOVEMBER, TWO-THOUSAND AND FOURTEEN, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Rich Krapf
Tim O'Connor
Chris Basic
Robin Bledsoe
George Drummond
John Wright, III
Heath Richardson

Staff Present:

Paul Holt, Planning Director
Christopher Johnson, Principal Planner
José Ribeiro, Senior Planner II
Scott Whyte, Senior Landscape Planner II
Leanne Pollock, Senior Planner II
Maxwell Hlavin, Assistant County Attorney
Allie Kotula, Assistant County Attorney

Mr. Rich Krapf called the meeting to order at 7:00 p.m.

2. PUBLIC COMMENT

Mr. Krapf opened the public comment.

As no one wished to speak, Mr. Krapf closed the public comment.

3. CONSENT AGENDA

A. Minutes from the September 3, 2014, Planning Commission meeting

B. Development Review Committee

- i. C-0062-2014, Overhead Utility Waiver – 2307 Bush Neck Rd., Ryepatch Farm
- ii. C-0063-2014, The Settlement at Powhatan Creek Ph. 3 Utility Crossing
- iii. C-0073-2014, Five Forks Water Treatment LP4/LP5 Well Facility
- iv. SP-0082-2014, White Hall Sec. 1 Trail SP Amend
- v. C-0064-2014, New Town Shared Parking
- vi. SP-0083-2014, New Town Sec. 3&6 Block 21 Assisted Living Facility

Mr. George Drummond moved to approve the Consent Agenda.

In a unanimous vote, the Commission approved the Consent Agenda 7-0.

4. **REPORTS TO THE COMMISSION**

A. **Policy Committee**

Mr. O'Connor stated that the Policy Committee did not meet in October and therefore, there is no report. Mr. O'Connor stated that the next Policy Committee meeting would be held on November 13, 2014.

C. **Regional Issues Committee**

Ms. Robin Bledsoe stated that the Regional Issues Committee met on October 28, 2014. She reported that the main topic of discussion was the widening of Interstate 64. She reported that Mr. Sandy Wanner of Historic Triangle Collaborative provided an update on the activity regarding the main entrances to the corridors and that an international cycling event was scheduled for 2015. She further reported that the Chamber of Tourism Alliance was actively working on Christmas in Williamsburg 2014, that Dr. Patrick Risch of Sports Impact would provide an impact analysis on sporting events hosted in Greater Williamsburg, hired a communications and social media specialist and would hold a Virginia Hospitality and Travel Association Regional Tourism summit on November 6, 2014.

5. **PUBLIC HEARING CASES**

A. **Case No. SUP-0008-2014, Gilley Enterprises Equipment Storage**

Mr. José Ribeiro, Senior Planner II, provided the Commission with a report on the proposed equipment storage on a parcel of property located at 320 Neck-O-Land Road.

Mr. Krapf called for disclosures regarding meetings or conversations with applicants.

Being none, Mr. Krapf opened the public hearing.

Mr. Will Holt of the James City County Law Office of Kaufman and Canoles, 4801 Courthouse Street, stated that Edwin Gilley was also present and that he would be happy to answer any questions.

Mr. Krapf opened the floor to questions from the Commissioners.

Mr. Heath Richardson stated that the case was non-controversial and recommended forwarding to the Board of Supervisors for approval.

On a roll call vote, the Planning Commission voted to forward SUP-0008-2014, to the Board of Supervisors for approval by a vote of 7-0.

B. **Case No. SUP-0013-2014, 104 Howard Drive, Grove Barber Shop**

Mr. Scott Whyte, Senior Landscape Planner II, provided the Commission with a report on the proposed Grove Barber Shop on a parcel of property located at 104 Howard Drive.

Mr. Krapf called for disclosures regarding meetings or conversations with applicants.

As there being none, Mr. Krapf opened the public hearing.

Mr. Charles Willis, 3 Croaker Circle, representing Elks Lodge, stated that they are opposed to the project due to parking issues.

As no one else wished to speak, Mr. Krapf closed the public hearing.

Mr. Krapf inquired if there were any additional parking agreements for the Grove Barber Shop.

Mr. Whyte stated that the applicant would have to provide that information for the original agreement was between applicant and the Old Capital Lodge. He further stated that he was not aware of any additional agreements.

Ms. Bledsoe inquired if there were any parking available in the proximity of the Grove Barber Shop.

Mr. Whyte stated that he was not aware of any additional parking and perhaps Mr. Granger could provide additional information regarding the parking issues.

Mr. Greg Granger stated that they were willing to meet with the Elk Lodge members to discuss the parking arrangements. He stated that should the members of the Elk Lodge deny them parking then they would have to withdraw the Special Use Permit for that would not allow them to move forward.

Mr. Tim O'Connor inquired of the number of parking spaces required for a one chair barber shop.

Mr. Whyte replied five parking spaces.

Mr. Chris Basic inquired if there were any additional exceptions or waivers within the ordinance that would accommodate for parking although the case was not at site plan level.

Mr. Paul Holt responded that two parking spaces would be a challenge even at the site plan level due to the amount of acreage on the parcel. He stated that there were other options that could be discussed with the applicant to try and make the barber shop successful.

Mr. Krapf opened the floor to discussion by the Commission.

Mr. John Wright stated that the surrounding areas appear to have enough open spaces to accommodate for the required parking spaces.

Ms. Bledsoe moved to recommend approval of SUP-0013-2014, 104 Howard Drive, Grove Barber Shop.

On a roll call vote, the Planning Commission voted to recommend approval of SUP-0013-2014 with the conditions in the staff report by a vote of 7-0.

C. Case No. Z-0006-2014/SUP-0015-2014, 3116 Ironbound Road, Branscome Building

Mr. Ribeiro, Senior Planner II, stated that the case has been deferred to the December 3, 2014, Planning Commission meeting.

Mr. Krapf opened the public hearing.

Ms. Lisa Bates, 4509 Misty Court, representing Village Square Home Owner's Association (HOA), stated that the HOA has concerns regarding their BMP. She stated that the HOA was interested in what impacts the proposed project would have on their BMP.

Mr. Krapf stated that the case has been deferred to the December 3, 2014, Planning Commission meeting and the HOA had a month to review the case.

Mr. Krapf stated that the public hearing would remain open until the December 3, 2014, Planning Commission meeting.

D. Case No. Z-0003-2014/MP-0003-2014, The Promenade at John Tyler Rezoning and Master Plan Amendment

Mr. Chris Johnson, Principal Planner, presented the staff report on the proposed Promenade at John Tyler located on parcels of property located at 5294, 5299, 5303, 5304, 5307 and 5311 John Tyler Highway.

Mr. Krapf called for disclosures regarding meetings or conversations with applicants.

Mr. Basic stated that he had a conversation with Mr. Geddy earlier in the day regarding Route 199 and Kings Way and during the community meeting that was scheduled on Monday, November 3, 2014.

Ms. Bledsoe stated that she had spoken with Mr. Geddy during the community meeting that was scheduled on Monday, November 3, 2014.

Mr. Wright stated that he had received a phone call from Mr. Geddy during the time he was out of town and was unable to make contact.

Mr. Heath Richardson stated that the La Fontaine HOA Board members contacted him and left a voicemail message. He stated that he returned their call and left a voicemail message but they never connected.

Mr. Tim O'Connor stated that he spoke with Mr. Geddy on Monday, November 3, 2014.

Mr. George Drummond stated that he received a phone call, but never had the opportunity to respond.

Mr. Krapf opened the public hearing.

Mr. Vernon Geddy of Geddy, Harris, Franck & Hickman, 1177 Jamestown Road, representing the applicant Franciscus Homes, stated that Mr. Werner of Franciscus Homes and John Hopke of Hopke and Associates were present and would be happy to answer any questions.

Mr. Geddy presented a presentation regarding The Promenade at John Tyler Rezoning and Master Plan Amendment project.

Mr. Wright inquired as to when control of the property would be turned over to the homeowners.

Mr. Geddy replied that transfer would occur under the Condominium Act when 75 percent of the units were sold and/or time limits.

Mr. O'Connor inquired as to the ownership of Kings Way.

Mr. Geddy responded that James City County was the owner of Kings Way; it was dedicated on a subdivision plat many years ago as a public right-of-way. He stated that the County was not in the road business nor do they maintain roads, therefore, step two was never taken to address outstanding deficiencies and attempt to get VDOT to accept the road into the Commonwealth Secondary Road System.

Mr. O'Connor inquired if the playground that was discussed during the Development Review Committee meeting discussion would be part of the proposed project as it was not shown on the current master plan.

Mr. Geddy responded that would be an item for the community to decide. He stated that they created a number of parks where a playground could be constructed; however, there would be a clubhouse and pool.

Mr. O'Connor inquired if that was part of the current proposal.

Mr. Geddy confirmed.

Ms. Bledsoe inquired if the commercial component that was mentioned during the community meeting would be added to the property.

Mr. Geddy confirmed.

Ms. Bledsoe inquired if the commercial component would require clear cutting or would the trees remain.

Mr. Geddy responded that the existing vegetation of the commercial outparcels would not be touched until the land is developed.

Ms. Bledsoe stated that the applicant had taken on the responsibility of the VDOT punch-list and inquired if other persons or agencies were required to participate in the punch-list.

Mr. Geddy replied no.

Mr. Geddy stated that there were not any persons or agencies required to participate. He stated that they may call on other agencies for assistance.

Ms. Bledsoe inquired if there were any parties that could delay the punch-list.

Mr. Geddy replied no.

Mr. Wright inquired if the maintenance of the BMP would be shared between the applicant and The Riverside Medical Center.

Mr. Geddy confirmed.

Mr. Wright inquired if there would be an agreement for the shared maintenance of the BMP.

Mr. Geddy confirmed.

Mr. Richardson inquired as to why the project was not being phased.

Mr. Geddy replied that there were two reasons. First, the project was not a new mixed use development and second, that they were not able to commit to a time of development for the commercial component due to the project being market driven. He stated that Franciscus would be purchasing the site for The Promenade and that the existing outparcels owners would maintain ownership of the smaller portion closest to the street.

Mr. Geddy further stated that it was uncertain as to when the commercial portion would be developed.

Mr. Krapf inquired if the VDOT punch-list would be completed prior to the issuance of any Certificates of Occupancy for residential dwellings.

Mr. Geddy responded that the project would be bonded. He stated that the roads would not be brought into pristine condition only to be damaged by heavy equipment during construction, therefore, bonding the project to ensure the completion of the VDOT punch-list.

Mr. Krapf inquired as to why the public square which is part of the commercial outparcel development was not proffered.

Mr. Geddy responded that proffering of the public square could be tied in with the commercial development.

Mr. Wright inquired if the existing buffer between the development and Winston Terrace would remain in its natural state or have additional plantings.

Mr. Geddy responded that there may be a combination of both.

Mr. Wright inquired if that would be 50 feet.

Mr. Geddy confirmed.

Ms. Bledsoe inquired if the residents within that area would have access to the Williamsburg Crossing Trail.

Mr. Geddy replied that the applicant would be willing to provide connection to sidewalks within The Promenade on the condition that a proposed connection point was provided within Winston Terrace.

Mr. Basic stated that the shopping center was in decline and inquired if there were any vacancies and at what rate. He inquired if there were any vacancies which have occurred recently.

Mr. Geddy replied no.

Ms. Bledsoe stated that there were eighteen store front vacancies.

Mr. O'Connor requested that Mr. Geddy provide a summary of the Monday, November 3, 2014, Community meeting. He stated that it would be appreciated for those who were not able to attend.

Mr. Geddy responded that 20 to 30 people attended and they had a great exchange of information. He stated that many had a variety of questions and that they were answered to the best of their ability.

Ms. Joanie Lamberson, 307 Queens Crescent, representing the La Fontaine Home Owner's Association (HOA), stated that they were concerned that the development would not provide enough open space area within The Promenade.

Ms. Lamberson requested that the Planning Commission take into consideration the trash and recycling removal program while the project was in the planning stages. She stated that La Fontaine, Braemar Creek and Bristol Commons had very little space for trash compactors and recycling containers.

Ms. Lamberson expressed concerns regarding the narrowness of Kings Way. She stated that there were not any sidewalks for the elderly to walk on and sidewalks were a necessity especially having a proposed development within their proximity.

Ms. Annie McGrath, 309 Queens Crescent, yielded her time to speak.

Mr. Robert H. Puckett, Jr., 1407 Queens Crossing, representing the Board of Directors, expressed concerns regarding the maintenance of Kings Way. He stated that the stop light treadles were exposed and the drainage system which had not been maintained has contributed to the erosion of the road.

Mr. Puckett further stated that the owner of the shopping center is the responsible party for maintaining Kings Way and they were not interested in spending any money for maintenance.

Mr. Puckett expressed his concerns regarding Kings Way which would service 352 homes, a shopping center, a school, an outpatient surgical center and a medical center. He articulated the importance of maintaining Kings Way due to the increased number of children which would affect traffic.

Ms. Lianne Van de Ven, 104 Winston Drive, expressed concerns regarding the loss of utilizing Williamsburg Crossing Trail. She suggested paving the trail since many people use it to gain access to the shopping center.

Ms. Van de Ven inquired if the County had any methods of preventing the shopping center from declining any further.

Mr. Glen Farnsworth, 133 Winston Drive and co-owner of 131 Winston Drive, stated that the project met the ten percent green space requirement, however, that wasn't much considering the additional area needed for items such as curbside trash cans or community dumpster and recycling containers.

Mr. Farnsworth stated that the applicant had not obtained ownership as of yet and the property would need to be rezoned to accommodate The Promenade. He stated that the traffic located at the intersection of Route 199 and Jamestown Road had become congested and the proposed project would increase those issues.

Mr. Farnsworth further stated that the cost of condominiums would remain the same in 30 years, however, townhomes and single family-dwellings appreciate and this would assist with tax revenue. He stated that townhomes would create more green space which would be a better community than what was being proposed.

Mr. Farnsworth stated that he was opposed to the project.

Ms. Bittina Manzo, 165 Winston Drive, expressed her concerns regarding the increase of traffic along Kings Way, John Tyler and Route 199.

Ms. Linda Cifelli, 134 Winston Drive, expressed her concerns regarding the increase of traffic along Jamestown Road and Route 199. She stated that she was opposed to the project.

Mr. John Waltner, 116 Winston Drive, stated that the building of houses in the area would be a good idea; however, he disagreed with the number of homes being proposed. He stated that he does not agree with the traffic study associated with the project.

Mr. Bill Bauernschmidt, 509 Neck-O-Land Road, representing the Greenwood Christian Academy, expressed his concerns regarding traffic issues related to the proposed project. He suggested having the entrance into Kings Way marked with a left hand turn lane and a right hand turn lane and/or straightaway.

Mr. Bauernschmidt suggested that small pilings be placed to prevent crossing over to the other lane. He further stated that they were interested in the placement of a school zone signs along Kings Way and a crosswalk from La Fontaine to the shopping center.

Mr. Robert Kramer, 109 Katheryn Court, expressed his concerns regarding the entrance into Kings Way. He stated that low density would be better for the community verses high density and he was against the proposed project.

Mr. Joe Parker, 127 Winston Drive, expressed concerns regarding drainage and visibility onto his property from the proposed project and traffic issues pertaining to Kings Way and Winston Terrace.

Ms. Sarah Dickson, 104 Katheryn Court, expressed concerns regarding drainage and traffic issues. She stated that low density would be better for the community verses high density. She suggested a drainage easement be constructed to ensure the well-being of their community.

A citizen from the audience inquired if the petition had been circulated.

Mr. Krapf stated that the Commissioners had received and reviewed the petition.

Ms. Gail Penn, 107 Braddock Road, stated that the aerial photograph in Mr. Geddy's presentation was not up-to-date; in fact, the area southwest of Riverside and La Fontaine had been clear cut to expand Marywood. She suggested preserving the shopping center prior to construction of more houses.

As no one else wished to speak, Mr. Krapf closed the public hearing.

Mr. Krapf opened the floor to discussion by the Commission.

Mr. Richardson addressed staff regarding the student ratio estimating process and inquired how staff calculated the number of 35 students.

Mr. Johnson responded that the estimation of students generated by the proposed development was calculated using a worksheet developed by the County's Financial Management Services Department in conjunction with Planning Division. He stated that the calculation of students was generated based on the number and type of housing which was proposed and the number of students was an estimate.

Mr. Richardson inquired if VDOT were to adopt the maintenance of the thoroughfare would that include sidewalks, traffic lights, designated school zones, etc. or would the County have to lobby for those improvements of Kingsway to occur.

Mr. Johnson replied that the applicant had proffered to bring both Kings Way and Road A up to the standard to make them eligible for acceptance into the Secondary Road System. He stated that VDOT would review those roads at the time before they could be accepted into the Secondary Road System.

Mr. Richardson inquired if the Engineering and Resource Protection (E.R.P.) conducted a drainage study regarding the area of Riverside, existing communities and applicant's parcel.

Mr. Johnson stated that E.R.P. reviewed the master plan and community impact statement. He stated that E.R.P. would review the drainage should the project reach site plan status.

Mr. Johnson further stated that the developer would be responsible for engineering a drainage system to direct all runoff to appropriate areas.

Mr. Wright inquired if sidewalks or ditches would be included in the Road A improvements.

Mr. Johnson responded that staff would have to defer to the specific requirements and improvements contained on the VDOT punch-list. He stated that Kings Way does not have the capacity or the width to add a sidewalk.

Ms. Bledsoe stated that she was of the understanding that Kings Way could not be widened.

Mr. Johnson confirmed. He stated that the right-of-way width was limited and could not add additional lanes of traffic.

Mr. Johnson stated that the proffering of upgrades to the two roads, fixing the drainage issues, adding signage and pedestrian markings were all significant improvements over existing conditions.

Ms. Bledsoe agreed. She stated that the residents of La Fontaine were concerned about crossing the street during certain times of the day. She stated that painting a crosswalk would be advantageous to the residents of La Fontaine.

Ms. Bledsoe inquired if Kings Way and Road A would be turned over to VDOT should they be accepted into the Secondary Road System.

Mr. Johnson responded if Kings Way and Road A were brought up to eligibility and accepted by the County prior to being accepted into the Secondary Road System then VDOT would gain responsibility of the improvements and maintenance.

Ms. Bledsoe inquired if that was the goal.

Mr. Johnson responded that acceptance into the Secondary Road System would address a lot of the existing issues and accommodate the additional traffic the proposed development would add to Williamsburg Crossing and the surrounding road network.

Mr. O'Connor inquired if E.R.P. issued a bond amount.

Mr. Johnson replied that the bond amount would be calculated during site plan review following the review of the Erosion and Sediment Control plan.

Ms. Bledsoe inquired if school buses picked up children from La Fontaine Subdivision.

Mr. Johnson responded that the residents of La Fontaine mentioned that there was an existing bus stop at the intersection of Kings Way and Road A.

Ms. Bledsoe inquired if it would be detrimental to the residents should the bus continue further down the road.

Mr. Johnson responded that it would be the responsibility of the school division to determine the need for additional bus stops.

Mr. Krapf inquired of the applicant what roads would be utilized for ingress and egress of construction vehicles during development and vehicle routes that would be taken during phase construction.

Mr. Krapf also inquired if the units were as such for residents to take advantage of the recycling program and trash removal.

Mr. Geddy confirmed second inquiry. He responded that the construction traffic would utilize Kings Way and Road A.

Mr. O'Connor inquired if Mr. Hopke had any discussions with WATA regarding bus service.

Mr. Geddy responded that WATA had not been contacted, but there was an existing bus service into the site.

Mr. O'Connor inquired if Mr. Werner would be willing to install a bus shelter should WATA be willing to loop around from Road A into the shopping center

Mr. O'Connor addressed Mr. Hopke inquiring the height of the ten plexus buildings.

Mr. Hopke replied approximately 35 feet.

Mr. O'Connor inquired if taking into consideration the 50 foot buffer, would the top floor windows or terraces have a direct view into adjacent property owners' back yards.

Mr. Hopke responded that it would not be any different from constructing a two story house. He stated that the land slopes and by working with existing slopes would prevent constructing higher than necessary.

Mr. Basic stated that a request could be made to the Landscape Planner to inspect the existing buffer and add additional plantings in less dense areas of the buffer prior to issuing a Certificate of Occupancy.

Mr. Wright asked if the locations of the trash and recycling containers were planned within this development.

Mr. Werner stated that there would be designated areas within the community for residents to place their trash and recycling containers.

Mr. Wright stated that trash and recycling could occur on the same day.

Mr. Werner responded that communications with trash companies were conducted during the conceptual phase. He stated that the designated areas were drawn on the plan prior to development.

Mr. Richardson articulated his appreciation of the applicant and surrounding residents creating a forum to discuss all the concerns of the proposed project. He stated that the proposed development would invite teachers, police and fire personnel which would be beneficial to the County.

Mr. Richardson pondered the idea of what would occur should the 25 acres be developed in its current zoning, what traffic it would generate and what impact of larger townhomes would have on the inflow and outflow of traffic.

Mr. Wright stated that the County was in need of affordable housing. He inquired if it were possible to add a right turn lane into and out of Kings Way.

Mr. Holt stated that Route 199 had a limited access highway designation from the Virginia Department Transportation (VDOT) and there were existing easements in place which would prevent additional curb cuts.

Mr. Wright asked if contact could be made with VDOT to inquire the possibilities of adding a right turn lane. He stated that adding a right hand turn lane, without a stop sign, onto Route 199 would relieve traffic congestion.

Mr. Holt stated that the original master plan and original vision of the commercial site were designed with those existing entrances to accommodate the build out of the shopping center.

Mr. Krapf inquired if the Marywood expansion was taken into consideration when the traffic impact analysis was performed.

Mr. Holt stated that transportation engineers always include background growth and build-out of nearby residential neighborhoods and developments.

Ms. Bledsoe stated that she understood Mr. Parker's concerns regarding the drainage issues. She stated that she had concerns regarding the traffic dilemma and how the congestion would be addressed.

Ms. Bledsoe further stated that affordable housing was desperately needed within James City County for it had been discussed on numerous occasions.

Mr. Basic articulated his traffic concerns and the downward spiral of the shopping center. He stated that voting the application down creates more problems than solutions.

Mr. O'Connor expressed his gratitude towards Mr. Werner for proposing affordable housing and the residents of La Fontaine for their valuable comments and suggestions. He articulated the benefits of the proposed project.

Mr. Krapf stated that he agreed with the commissioners. He stated that the proposed rezoning would have fewer impacts than what the current zoning would create.

Mr. O'Connor noted that Mr. Werner was willing to provide a connection to the sidewalks within The Promenade into Winston Terrace; however, the trail appears to be lined across private property. He suggested not trespassing onto private property.

Ms. Bledsoe stated that she agreed.

Ms. Bledsoe moved to recommend approval for application Z-0003-2014/MP-0003-2014, The Promenade at John Tyler Rezoning and Master Plan Amendment, with the caveat that Mr. Geddy work with staff to develop a timing mechanism for the Public Square within the commercial outparcels.

Mr. O'Connor requested the installation of a bus shelter be included in the project should WATA approve an additional bus stop.

Mr. Holt stated that this application was not a Special Use Permit staff and the Planning Commissioners were not able to attach conditions. He stated that all of the proffers were offered voluntarily by the owner.

Mr. Werner stated that they were willing to work with staff regarding the timeline of the Public Square commercial outparcels and installation of a bus shelter should it be subject to WATA's approval.

On a roll call vote, the Planning Commission voted to recommend approval of Z-0003-2014/MP-0003-2014, and accept the voluntary proffers by a vote of 7-0.

6. PLANNING DIRECTOR'S REPORT

Mr. Holt stated that there was nothing more to add other than what was submitted in the Planning Commission packet.

8. COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf congratulated Mr. Wright and Mr. Richardson for successfully completing the 82nd Virginia Certified Planning Commission Program that was conducted in Roanoke, Virginia.

Mr. Krapf stated that the November coverage for the Board of Supervisors meeting would be Mr. O'Connor.

Mr. O'Connor stated that the Policy Committee CIP discussions may be postponed until after the first of the year. He stated that any submittals would be addressed at that time.

Ms. Bledsoe inquired if all submittals would be addressed at that time.

Mr. Holt stated that it would be after the School Board acts on their package.

Mr. O'Connor stated that a discussion had been to move the CIP process into the first quarter of the year which would allow the Schools time to submit their package prior to the Board of Supervisors retreat. He stated that the Boards of Supervisors retreat was typically between March and April timeframe.

9. ADJOURNMENT

Mr. Wright moved to adjourn.

The meeting was adjourned at approximately 9:26 p.m.

Richard Krapf, Chairman

Paul D. Holt, III, Secretary

**Development Review Committee Report
November 20, 2014**

SP-0083-2014

New Town Sec. 3&6 Block 21 Assisted Living Facility

DRC Action:

This case is before the DRC for required review of a non-office building in excess of 30,000 square feet. The proposed project is for an 83,750 square foot assisted living facility with up to 113 beds. The DRC voted 3-0 (1 abstaining) to recommend preliminary approval for the site plan.

PLANNING DIRECTOR'S REPORT
December 2014

This report summarizes the status of selected Planning Division activities during the past month.

- **New Town.** The Design Review Board met in November and considered the following items: an amenity and hardscape plan for Village Walk (Sec. 9 residential); final site plan, landscape plan and building elevations for Wendy's; architectural and landscape plans for several single-family homes; layout and elevations for the assisted living facility on Discovery Park Blvd.; and a potential realignment of the entrance road into the residential development proposed for Section 8. The next regular DRB meeting is scheduled for February 20.
- **Mooretown Road Corridor Study.** An update was provided to the Policy Committee on November 13th. The Policy Committee had a chance to review the presentation given at the most recent public meeting and offer comments on potential alignment alternatives. Staff is in the process of analyzing comments related to the alignments in hopes of having an additional public meeting on the alignment recommendation sometime in early 2015.
- **Rural Lands.** The Rural Economic Development Committee (REDC) and the project consultant from ERM are currently finalizing the report on rural economic development opportunities and projects. The REDC met in November to finish discussion of the final report, strategies for implementation draft agricultural and forestal asset maps and ideas for articles and marketing efforts to get the word out.
- **Comprehensive Plan.** The Planning Commission Working Group met in November to discuss Transportation and ten Land Use applications. The discussion on Land Use applications and discussions on revised draft text and GSAs for all sections will continue into the December Working Group meetings.
- **Monthly Case Report.** For a list of all cases received in the last month, please see the attached documents.
- **Board Action Results:**
 - November 12, 2014
 - SUP-0009-2014. King's Garden Contractor's Office and Warehouse (Approved, 5-0)
 - SUP-0010-2014. Williamsburg Landing Construction Commencement Extension (Approved, 5-0)
 - SUP-0011-2014. McDonald's at Lightfoot Redevelopment (Approved, 5-0)

New Cases for December

Case Type	Case Number	Case Title	Address	Description	Planner	District
Conceptual Plan	C-0074-2014	Cranston's Mill Pond Rd Subdivision	2845 CHICKAHOMINY ROAD	Subdivision of 7 lots out of 2 parcels with lots fronting on Cranston's Mill Pond Road via flag lots.	Leanne Pollock	1-Stonehouse
	C-0075-2014	The Pointe at Jamestown Clubhouse and Pool	4655 PRINCE TREVOR DRIVE	Redevelopment of Common Area 1	Scott Whyte	3-Berkeley
	C-0076-2014	ADA entrance for 1111 and 1113 Old Colony Ln.	1113 OLD COLONY LANE	Additon of ADA compliant entrances	José Ribeiro	5-Roberts
	C-0077-2014	Tylers Beach Federal Navigation Project, USACOE Coastal Zone Management Act Consistency Determination Peer Review	ISLE OF WIGHT COUNTY	Required maintenance dredging and upland confined placement within the Tribeil Shoal overboard placement area	Chris Johnson	
	C-0078-2014	5917 Centerville Rd	5917 CENTERVILLE ROAD	Proposing to rezone the parcel from A1 to R2.	Ellen Cook	2-Powhatan
	C-0079-2014	Chambrel at Williamsburg - Assisted Living	3800 TREYBURN DRIVE	Proposing a three story 60 bed assisted living facility to existing campus.	Ellen Cook	4-Jamestown
	C-0080-2014	New Town, Sec. 12, Least Trillium Monitoring Report	3950 WINDSORMEADE WAY	New Town west monitoring report for Least trillium and invasive species as required by proffers.	Leanne Pollock	4-Jamestown
	C-0081-2014	Eastern State Hospital Verizon Tower	4601 IRONBOUND ROAD	Proposed 199-foot WCF Tower on residual property adjacent to Ford's Colony on the western side of Route 199. Proposed site access would require BOS and CTB approval.	José Ribeiro	4-Jamestown
	C-0082-2014	7521 Richmond Rd., Dance Studio	7521 RICHMOND ROAD	Remodel Suite E to accommodate a dance studio.	José Ribeiro	1-Stonehouse
	C-0083-2014	Brookhaven Drainage Improvements and Retrofit	137 BROOK HAVEN DRIVE	Proposed retrofit to add water treatment to an older subdivision that currently has no stormwater treatment facilities	José Ribeiro	4-Jamestown
	C-0084-2014	Jacob's Industrial PArk, Parcel 8		Proposing to split into two parcels.	Ellen Cook	
Master Plan	MP-0004-2014	The Village at Candle Station Rezoning & MP Amend.	7567 RICHMOND ROAD	Proposed rezoning from MU to PUD-R and MP amend. to eliminate the commercial office buildings and the CCRC and add 63 townhomes	José Ribeiro	1-Stonehouse
Rezoning	Z-0007-2014	The Village at Candle Station MP & Proffer Amend.	7551 RICHMOND ROAD	Proposed Proffer Amendment to Z-0003-2008/MP-0003-2008	José Ribeiro	1-Stonehouse
	Z-0008-2014	The Village at Candle Station Rezoning & MP Amend.	7567 RICHMOND ROAD	Proposed rezoning from MU to PUD-R and MP amend. to eliminate the commercial office buildings and the CCRC and add 63 townhomes	José Ribeiro	1-Stonehouse
Subdivision	S-0054-2014	4024, 4028 & 4032 Ironbound Rd. BLA & BLE	4024 IRONBOUND ROAD	Property line adjustment and extinguishment of internal property lines	José Ribeiro	4-Jamestown

New Cases for December

Case Type	Case Number	Case Title	Address	Description	Planner	District
Site Plan	SP-0095-2014	Mark's Pest Control, Storage Shed, SP Amend.	7840 RICHMOND ROAD	Addition of 6x8 storage shed located adjacent to the on-site BMP	Chris Johnson	1-Stonehouse
	SP-0096-2014	Historic Jamestowne Education Shed SP Amend.	1365 COLONIAL PARKWAY	Prefabricated shed to be used for educational programming with the public.	Leanne Pollock	3-Berkeley
	SP-0097-2014	Fenwick Hills Stream Restoration		Restoration of severely eroded stream in Fenwick Hills Sections 1&2; Restoration will be achieved through fill and stabilization of ditch, installation of storm piping and creation of two plunge pools.	Scott Whyte	
	SP-0098-2014	King of Glory Lutheran Church, Storage Shed, SP Amend.	4897 LONGHILL ROAD	Addition of 24x36 storage shed for misc. dry goods.	José Ribeiro	4-Jamestown
	SP-0099-2014	Anheuser-Busch Brewery, Fusion Flavoring Storage Containers	7801 POCAHONTAS TRAIL	Installation of two new pre-fabricated ingredient storage containers associated with the flavored alcoholic beverage tote storage building project	Chris Johnson	5-Roberts
	SP-0100-2014	JCSA Lift Station 4-7 Control Building Replacement	4604 JOHN TYLER HIGHWAY	Replacing existing building with structural concrete building, including watertight door to protect it from flooding.	Scott Whyte	4-Jamestown
	SP-0101-2014	White Hall Clubhouse, SP Amend. #2	3401 ROCHAMBEAU DRIVE	Proposed amendment to remove lights around pool and courts, modify fixture type for parking lot lights and modify bioretention details	José Ribeiro	1-Stonehouse
Special Use Permit	SUP-0016-2014	Top Notch Tree Service	4680 FENTON MILL ROAD	Operation of tree cutting service, including storage of equipment and firewood.	Scott Whyte	1-Stonehouse
	SUP-0017-2014	Williamsburg Unitarian Universalists Expansion	3051 IRONBOUND ROAD	Expanding sanctuary, parking, and education/administration space of existing legally non-conforming house of worship.	Leanne Pollock	3-Berkeley

AT A JOINT WORK SESSION OF THE BOARD OF SUPERVISORS, AND THE PLANNING COMMISSION, OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 28TH DAY OF OCTOBER 2014, AT 4:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. CALL TO ORDER

B. ROLL CALL

Board of Supervisors

Mary K. Jones, Chairman, Berkeley District
Michael J. Hipple, Vice Chairman, Powhatan District
James G. Kennedy, Stonehouse District - ABSENT
Kevin D. Onizuk, Jamestown District
John J. McGlennon, Roberts District

Leo P. Rogers, County Attorney
Bryan J. Hill, County Administrator

Planning Commission

Richard Krapf, Chairman, Powhatan District
Robin Bledsoe, Vice Chairman, Jamestown District
Tim O'Connor, At-Large
Christopher "Chris" Basic, Berkeley District
George Drummond, Roberts District
John Wright, III, At-Large
Heath Richardson, Stonehouse District

Allen Murphy, Director of Development Management
Paul Holt, Director of Planning, Secretary to the Commission

Mr. Hill noted that Mr. Kennedy was on vacation and would not be present.

Mr. Paul Holt called to order the Planning Commission and called the Roll. All members of the Planning Commission were in attendance.

C. BOARD DISCUSSION

1. Joint Board of Supervisors and Planning Commission Work Session - Update on the 2009 Comprehensive Plan Review, *Toward 2035: Leading the Way*

Ms. Jones turned the meeting over to Mr. Krapf for the purpose of updating the Board on the 2009 Comprehensive Plan Review.

Mr. Krapf introduced Ms. Elizabeth Friel, the Chair of the Community Participation Team (CPT) and CPT liaison to the Planning Commission for this project.

Ms. Friel stated that the CPT held 16 meetings in 13 weeks and had a very interactive process with the community. She gave a summary of the CPT report included in the Agenda Packet.

Ms. Tammy Rosario, Principal Planner, gave a brief overview of the efforts of the Planning Commission Working Group (PCWG). She stated that the first section that the PCWG wanted to highlight was Housing. She stated that the Housing section was updated to include current public input related to housing and to reflect changes to the County's housing characteristics since the 2009 Comprehensive Plan. Staff updated information pertaining to characteristics of the County's housing stock such as total number of dwellings, types of structures, tenure, and physical conditions. These updates were made using the most recent data available from the U.S. Census Bureau (2012 and 2013). Affordability remains a core subject to the Housing text discussion. Staff has further elaborated on the subject and incorporated language related to affordable and workforce housing found in the Housing Opportunities Policy (HOP) approved by the Board of Supervisors to the revised section. Working in partnership with the Office of Housing and Community Development (OHCD), updates were made to topics such as assistance programs, homelessness and housing successes, and opportunities in the County.

Mr. O'Connor stated that the PCWG requested that the housing section be updated to include additional terms in the glossary, adding discussion on senior housing issues and the housing fund, adding linkages to the Community Action Plan on Aging as appropriate and adding action that would have staff examine ways that infill development might be made more affordable through hybrid funding and/or ordinance exceptions. He stated that having more affordable housing was a common theme heard throughout this process. He stated that those that work locally want to live locally, but most are not in the same bracket as the available housing. He stated that senior housing was a focus as well. By 2020, a majority of the citizenry will be age 65 or older. The group heard many comments on the availability of affordable services, long-term care, and transportation. He stated that the HOP was another area that was focused on. As it reads currently, it does not quite dovetail into some of the infill development that is currently happening in the community. He stated that PCWG members are not convinced that paying high Homeowners Association (HOA) fees every month makes the housing affordable.

Ms. Jones stated that the County needs more diverse housing available to maintain and promote a diverse community and believes that is something that is wanted by all. She stated that it is a challenge with infill development. She stated that she has always had a concern regarding the HOP, that it is not always applicable to high-price developments.

Mr. Hipple stated that affordable housing is difficult to do in the County. He stated that with the cost to build, the cost of the land, and the cost of the regulations, it is very difficult to build a home that would be considered "affordable." He questioned if looking at condos, townhomes, and apartments might be a better alternative than single-family homes. He stated that perhaps stepping our citizens up in stages to the point of being able to own their own home would be better.

Ms. Jones stated that even back in 2007 when she served on the Steering Committee, it was identified that more diverse housing options were needed in the community, including more rental options. She noted that there are incredibly good educational institutions around the County and we need those rental options to keep those graduates living and working here.

Mr. McGlennon stated that it bears mentioning that the HOP includes a "cash in lieu of" opportunity, so established neighborhoods that are looking at infill development could exercise that option instead of providing the affordable housing. He stated that the real problem is that there are a large number of people employed in low-wage, service type jobs who are not going to be served by the single-family home model.

He questioned if it would even be serviced by the private market apartments which are currently seeing their rents increasing faster than home prices. He questioned how we help people who currently cannot afford housing. He stated that the proffer that was done by the Stonehouse community for a housing fund, which could be used for housing vouchers, might be the way to go. He stated that the Comprehensive Plan should highlight the need to look for more creative ways to address the housing concerns in the community.

Ms. Rosario stated that the second section that the PCWG wanted to highlight was Public Facilities. She stated that the Public Facilities section was revised to include current public input related to County facilities and to reflect changes in the County's facilities since the 2009 Comprehensive Plan. Revisions to the Public Facility and Service Guidelines have been made in legislative format for ease in comparing the standards to those in the 2009 plan. These include the removal of a statement that recommends new County facilities be capable of containing multiple departments as facilities that are designed to meet the functional and operational efficiency criteria set forth earlier may not be workable for use by multiple groups. Another change is the clarification that school site size recommendations may not be appropriate for neighborhood or urban schools. Adult education and career and technical education standards from the 2009 Comprehensive Plan have been removed as neither Williamsburg-James City County (WJCC) Schools nor any other County agency has adopted these. Finally, a statement regarding the continued need for library space in a digital generation has been added. The goals, strategies, and actions section has also been updated. One change is the revision of PF 1.5.5 and the addition of PF 1.5.6 to address the suggestion of a Public Facilities Master Plan.

Mr. Richardson stated that the PCWG requested that staff develop an action regarding the County's use of technology to improve service delivery, recognized a need for library space, and specificity in the wording regarding the public facility master plan. He stated that the general feedback on County facilities was very high. With regards to the schools, feedback was positive but many noted the issue of overcrowding. He stated that 30 percent of the survey respondents indicated that they would support paying higher taxes to fund a field house or aquatic center. Comments were received that were supportive of a County facility that could house sporting events. He stated that the development of a public facilities master plan was also high on the list of comments received.

Ms. Rosario stated that the third section that the PCWG wanted to highlight was Land Use. The Citizen Commentary portion of the Land Use section was revised to include current public input related to land use issues. Information related to the Primary Service Area (PSA) which looks at the land or parcels available for residential and nonresidential growth was revised with more up-to-date information. The Rural Lands portion of the section was also substantially updated to reflect the work that has occurred in the past five years, including the completion of the Transfer of Development Rights feasibility study, the Understanding Rural panel discussion and the Thinking Rural public input meetings, and the Strategy for Rural Economic Development recently created through the work of the Rural Economic Development Committee. Substantial revisions were also made to the Coordinated Planning and Regional Context portion, spotlighting the coordination work that has occurred over the last five years among the Historical Triangle localities. The Goals, Strategies, and Actions (GSAs) section has also been updated, though in most cases, the updates were minor in nature. Certain strategies or actions have been struck where work on those items was accomplished over the past five years. In the instance of LU 5.3, given limited resources since the last Comprehensive Plan, staff recommends focusing resources on cumulative impact modeling and any public facility planning efforts.

Mr. Krapf stated that considerable citizen input focused on growth management. He stated that there was also interest in the Rural Lands program, specifically the Rural Economic Development Committee and its role in growing and supporting agricultural and forestry based businesses that can support our community. The PCWG requested future discussion on the PSA, including background information and any available cost-comparison data on the provision of water service, as well as the role of the utility service in controlling growth.

Mr. McGlennon stated that in 2009 the rate of growth of in the County was much lower than it is now. He stated that this section of the Comprehensive Plan will be very important as the process continues.

Mr. Hipple questioned if there were a lot of comments regarding slowing down the growth.

Mr. Krapf stated that the comments were regarding managing and sustaining growth.

Mr. Hipple questioned if managing the growth and development would be included in the Comprehensive Plan, meaning more direction as to where the growth and development should occur as we move forward. He stated that he would like to see a plan as to where the commercial and residential growth will be located in the County.

Ms. Rosario stated that the fourth section that the PCWG wanted to highlight was Economic Development. The Economic Development section benefitted from new citizen input gathered through the Virginia Tech Citizen Survey, as well as the Community Workshops, CPT forums and other formats, and that has been reflected in the updated language. Staff also worked closely with the Office of Economic Development (OED) and the Economic Development Authority (EDA). The EDA appointed a two person committee to review the 2009 section text and provide comments on how to incorporate key EDA goals and strategies in the plan. In addition to general statistical updates, many new charts and tables were included in the document to help give a more visual understanding of the County's economic picture. In most instances this new information helps the County benchmark itself against other adjacent localities as well as against those in the Greater Peninsula Area. The agriculture section text was heavily updated to reflect work by the Rural Economic Development Committee (REDC). The Committee report provided new information about the state of agricultural uses in the County, as well as strategies for growing this sector of the economy in James City County. Other changes to the GSAs focused on general language updates to more closely match with the strategic plan for the OED for those items associated with the OED. Updates were made to help promote business opportunities in the County, and redevelopment continues to be an important part of the GSAs. Tourism was also added as an area of importance.

Ms. Bledsoe stated that the County has seen growth in new businesses as well as expansion of current businesses as evidenced by increases in Business, Professional, and Occupational License (BPOL) tax revenue. The Virginia Employment Commission reported that in 2012, James City County had 26,985 jobs. Of those jobs, 12,517 were in healthcare and social assistance, retail, hospitality, and education, which many of those categories are the lower wage type of jobs. Citizen comments included the desire to see new businesses and industries in the County offer higher wages, businesses to support green building techniques and have a minimal impact on natural resources, provide research and technology opportunities, and to provide opportunities for our skilled young workers. Citizens also noted that the County should promote redevelopment and repurposing of sites when new businesses are coming in to the County. There was considerable concern, by the citizens, that too many buildings are being left empty while new construction continues throughout the County. She stated that many citizens supported growth in sports tourism, agrotourism, and eco-tourism. The PCWG requested that staff examine the language, policies, and regulations included in the GSAs to ensure that they do not unnecessarily inhibit economic growth and development.

Mr. Onizuk stated that he has heard from citizens about the vacant buildings and retail space as well. During his conversations with Mr. Russell Seymour, the Director of Economic Development, he learned that the opposite is actually the case, there are not many spaces available for businesses to go. The County is starting to become challenged on available land, and many businesses want something more turn-key, and the County really does not have that to offer. He stated that the County's retail vacancies are actually very low, with the exception of one particular shopping center.

Mr. Hipple concurred with Mr. Onizuk's comments. He stated that discussion with the EDA has focused on the possibility of having ground-ready areas for businesses, meaning that the groundwork is done, all the business would need to do is build whatever building they need. However, the County is getting limited on its land resources, hence the need for more long-range planning for areas of the County.

Ms. Jones stated that there was considerable citizen comment about the need for more vocational educational opportunities which ties in to Economic Development. She stated that the manufacturing industry in the community is having a hard time finding skilled workers and many of our students are not even aware of these opportunities. She stated that the County would be well served to position itself with a qualified workforce for the manufacturing industry.

Mr. McGlennon stated that one of the main reasons that businesses locate here in our community is because of the quality of life. He stated that the manufacturing industry is very different than it was 20 years ago; it is much more technical and relies heavily on robotics. He stated that one of the reasons the community has such a vibrant manufacturing industry is that the decision was made years ago to locate those manufacturing sites out of the public eye. It has been a real success and there are still opportunities for development in those areas for similar types of enterprises.

Ms. Jones stated that in the previous Comprehensive Plan there was a significant focus on maintaining the character of the community. She stated that these mixed-use urban developments do not really distinguish James City County from any other localities around the Country. She stated that we need to be mindful of maintaining the unique character of our community.

Mr. McGlennon concurred, but stated that objective standards of what makes our community unique need to be developed.

Mr. Krapf clarified that this is just the first stage of the Comprehensive Plan review. The second stage will include land use applications which should be wrapped up by the January 2015 work session with the Board. He stated that the final stage involves the final revisions of the text, updating the land use map, and working the document through the approval process. He stated that the PCWG is very appreciative of the responsiveness of staff, and thanked the Board for the opportunity to provide an update.

At 5:02 p.m., Mr. Krapf adjourned the Planning Commission until the November 5, 2014, Planning Commission meeting.

Mr. McGlennon stated that he would like to propose a process for hiring a new County Attorney. Firstly, he would like to propose that Mr. Adam R. Kinsman, Assistant County Administrator, be appointed as the Interim County Attorney. He stated that a resolution to that affect would be forthcoming. Secondly, that the Board formally requests that Mr. Hill advertise the position and a plan for the search drafted and presented to the Board for approval. Thirdly, that the Board delegate the authority to conduct the search, including interviewing candidates, to the County Administrator who will then make a recommendation to the Board. Finally, while the search is going on, the Board can engage in a discussion regarding the delegation of authority to manage the County Attorney to the County Administrator.

Ms. Jones, Mr. Onizuk, and Mr. Hipple affirmed their agreement to the proposal by Mr. McGlennon.

Mr. Hipple and Mr. McGlennon agreed that having the discussion regarding the supervision of the County Attorney should happen sooner rather than later so that candidates would know what to expect.

Ms. Jones expressed her appreciation for the efforts of Mr. Kinsman and thanked him for being willing to take on this additional role in the interim and stated that he has the Board's full support.

Mr. Onizuk stated that he has had concerns, as well as others, regarding the meeting structure and efficiency of the Board meetings. He stated that there are business items that need to be addressed, and there are legal personnel and business personnel who are being paid for their time and are waiting while other business of the County is being conducted. He also noted that it is also costly to keep staff here late at night. He asked Mr. Hill to look into a different meeting structure to address some of these issues. He would like to see this item be on the next agenda for discussion. He stated that that the proposal from Mr. Hill would include starting the meeting at 6 p.m. and from 6-7 p.m. would be the roll call, pledge of allegiance, moment of silence, and public comment and interaction session. At 7 p.m., the business portion of the Board meeting would be conducted including presentations, public hearings, board considerations, board requests and directives, reports of the County Administrator, and closed session if necessary. With Mr. Kennedy not here, he would like his input and would ask that this be part of the next meeting's agenda.

Mr. Hill stated that he could put the agenda proposal together. He asked what time the Board would like to start the meeting. It could be 5 or 6 p.m.

Ms. Jones stated that she would like to hear feedback from the community on the start time. Either time would work with her, but she is concerned about the availability of the public for participation.

Mr. Onizuk concurred.

Mr. McGlennon stated that he questions moving the start time back to early in the afternoon and questioned how this would affect the work session start times.

Mr. Rogers recommended that the Board put whatever change into effect at its Organizational Meeting in January when the Board adopts its calendar.

Mr. Hipple asked to see how other surrounding jurisdictions order their meetings and start times as well.

The Board directed Mr. Hill to take their comments into consideration and put together a proposal that can be discussed at the next meeting.

D. RECESS – until the Regular Meeting at 7 p.m.

Mr. Onizuk made a motion to recess.

The motion passed by unanimous voice vote.

At 5:23 p.m., Ms. Jones recessed the Board.

Bryan J. Hill
Clerk to the Board

**SPECIAL USE PERMIT-0017-2014. Williamsburg Unitarian Universalist Expansion
Staff Report for the December 3, 2014, Planning Commission Public Hearing**

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS

Planning Commission:
Board of Supervisors:

Building F Board Room; County Government Complex

December 3, 2014, 7:00 p.m.
January 13, 2015 (tentative), 7:00 p.m.

SUMMARY FACTS

Applicant: Mr. James Peters, AES Consulting Engineers

Land Owners: Williamsburg Unitarian Universalists

Proposal: To expand the building and parking area of an existing house of worship

Location: 3051 and 3041 Ironbound Road

Tax Map/Parcel Nos.: 4710100065A and 4710100066

Project Acreage: +/- 6.14 and 1.75 acres, respectively

Zoning: R-8, Rural Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

STAFF RECOMMENDATION

Staff finds the proposal to be compatible with surrounding development and consistent with the 2009 Comprehensive Plan and zoning ordinance. Staff recommends the James City County Planning Commission recommend approval of this application to the Board of Supervisors, subject to the listed conditions.

Staff Contact: Leanne Pollock, Senior Planner II

Phone: 253-6876

PROJECT DESCRIPTION

Mr. James Peters of AES Consulting Engineers has applied for a special use permit in order to bring an existing legally non-conforming house of worship into compliance with the R-8, Rural Residential Zoning Ordinance and to expand the building and parking areas. The expansion is proposed to be completed in phases, with the first phase including an approximately 8,500 square foot addition to add an administration and education wing, playground, upgrades to stormwater management facilities and parking (as shown on Sheet A02 of the master plan). Two existing houses (the Parker House and the FAHS House) located at the front of the property are proposed to remain. The FAHS House will be used for administrative/education use and the Parker House will be used either for administration/education or as a single-family dwelling. Future phases will include an additional 9,000 square foot expansion for a fellowship wing, more administrative and educational space, about a 100 seat expansion to the sanctuary, parking and possibly a second entrance on Ironbound Road. These improvements are shown on the full proposed master plan on Sheet A03. The church currently does not have a timeline or funding for these future phases of expansion.

The project is located near Five Forks and is immediately adjacent to Clara Byrd Baker Elementary School, Chanco's Grant and other existing residential homes. Clara Byrd Baker is zoned PL, Public Lands, and is

designated as Federal, State and County Land on the 2009 Comprehensive Plan. Other surrounding properties are zoned R-8, Rural Residential, and designated Low Density Residential.

PUBLIC IMPACTS

Archaeology

Portions of the property are currently developed; however, it does not appear that an archaeological survey has been conducted on the property. Given its proximity to other located archaeological resources, a condition is proposed that will require a survey prior to the issuance of a land disturbance permit for any new expansion or construction.

Engineering and Resource Protection

Watershed: Powhatan Creek

Staff Comments: Portions of the property were previously cleared and developed and there is an existing conservation easement over portions of the property located in environmentally sensitive areas to the rear of the property. Runoff is proposed to be handled through upgrades to the existing BMP and installation of two bioretention areas. Additionally, as part of the Powhatan Creek watershed, the project will be subject to Special Stormwater Criteria. While the applicant does not propose to seek LEED or other green building certification, they have proposed an SUP condition to include sustainability initiatives in the site and building design that will be verified during site plan review and construction.

Public Utilities

The property is served by public water and sewer and will use existing public connections.

Staff Comments: Staff has reviewed the Community Impact Statement and Master Plan and concurs with the information submitted, while noting that additional information will need to be considered at the development plan design stage. The James City Service Authority (JCSA) has requested that the applicant develop water conservation standards prior to development plan approval.

Transportation

The Williamsburg Unitarian Universalist congregation is located on Ironbound Road and has one existing entrance. Most of the proposed expansion is expected to serve the needs of the existing congregation and accommodate uses and educational activities already taking place on the property. Weekday trips are expected to slightly increase; however, the majority of vehicle trips to and from the site are anticipated to occur on Sunday for church services. The Institute of Transportation Engineers (ITE) uses the number of proposed seats to determine trip generation for churches. Based on the current 200 seat capacity, the church is expected to generate 122 Sunday peak hour trips. The first phase of expansion does not include any increase in seating capacity, so no significant increase in existing vehicle trips is anticipated. Future phases include an addition to the sanctuary of about 100 seats (for a total capacity of 300 seats). This is expected to generate a total of 183 Sunday peak hour trips, which is an increase of 61 vehicle trips.

Dexter Williams of DRW Consultants, LLC developed a turn lane warrant analysis for the phased site plan. Based on the current capacity and configuration, a right turn taper is warranted at the existing entrance and is proposed to be constructed as part of this master plan. Given the uncertainty of future expansions and installation of a second entrance, and the probability that Ironbound Road conditions will change substantially by that time, staff has proposed a condition that would require a second turn lane warrant analysis to be completed when the sanctuary expansion is proposed. The owner would then be required to install whatever improvements are warranted for the proposed entrance configuration (i.e., improvements may vary depending on whether one or two entrances are proposed).

Ironbound Road is addressed in both the Regional Bikeways Map and the Pedestrian Accommodations Master Plan. These plans identify the Ironbound Road corridor for shoulder bike lanes and a sidewalk on both sides of the street. While there are currently no bike lanes installed in this area and a few segments of existing

sidewalk, the parcel is also close to the Powhatan Creek Trail that connects Clara Byrd Baker Elementary School to the Virginia Capital Trail. As a result of discussions with VDOT and the applicant, it may not be feasible to install the recommended improvements and the applicant has proposed to install a multi-use path across the property. Staff has proposed a condition that will allow the Planning Director flexibility to continue to evaluate the preferred pedestrian accommodations through the site plan phase of the project, based on VDOT's site plan review comments.

Traffic Counts: The James City County/Williamsburg/York County Comprehensive Transportation Study (Regional Study) that was completed in March 2012 indicated that the most recent weekday volume for Ironbound Road from Jamestown Road to John Tyler Highway was 7,150 trips. This represents a current weekday PM peak hour LOS of A-C for the corridor.

Projected Traffic Volume: On Ironbound Road from Jamestown Road to John Tyler Highway, the 2009 Comprehensive Plan projects 10,982 AADT for 2035 – this is in the category of acceptable and not anticipated to need improvement. The Regional Study notes that the PM peak hour LOS for the corridor is projected to still be at a LOS of A-C in 2034.

VDOT Comments: VDOT concurred that the trip generation for the church will not significantly impact the operation of Ironbound Road in this area. VDOT also concurs that a taper is currently needed and that further turn lane warrants should be analyzed when the sanctuary expansion is proposed. If a second entrance is installed, it will be required to meet VDOT's site distance and minimum separation requirements. Other VDOT comments will be able to be addressed during the site plan phase of the project.

Staff Comments: Staff finds that the development can be supported by the existing road network and the addition of a right turn taper will help improve the safety of turning movements into the church's existing entrance.

ARCHITECTURAL ELEVATIONS

Sheet A04 of the master plan includes proposed architectural elevations for the project. The Development Review Committee had the opportunity to review these elevations and the preliminary layout at a meeting in September 2014. The DRC was supportive of the conceptual layout and elevations and did not offer any suggestions for changes to the elevations. The DRC did discuss green building initiatives, Stormwater management, parking and visibility of the playground location to parents. The existing building is set back off of Ironbound Road and the expansion will continue this arrangement and is similar in style and design to the existing structure. Staff has proposed an SUP condition that requires that final building elevations be provided for Planning Director review for consistency with Sheet A04 prior to site plan approval for each building phase.

COMPREHENSIVE PLAN

The subject property is designated Low Density Residential on the 2009 Comprehensive Plan Land Use Map and is immediately adjacent to (but not within) the Five Forks Community Character Area. Low Density Residential sites should be located within the Primary Service Area and have suitable terrain and soils for development. Recommended uses are tiered by group. Group 1 uses include single-family homes, cluster housing and recreational areas. Group 2 uses include schools, churches, very limited commercial and community-oriented facilities that can meet the following five standards:

- i. Complement the residential character of the area;
- ii. Have traffic, noise, lighting and other impacts similar to surrounding residential uses;
- iii. Generally be located on collector or arterial roads at intersections;
- iv. Provide adequate screening and buffering to protect the character of nearby residential areas; and
- v. Generally intended to support the residential community in which they are located.

Staff finds the proposed expansion generally meets the standards outlined for Group 2 uses in the Low Density Residential designation. The church has co-existed with adjacent residential development since the mid 1990's. The existing easement provides substantial buffering between the facility and Chanco's Grant and, while not required by the Zoning Ordinance, the applicant has also agreed to provide 15-foot landscaped areas adjacent to the side property lines with enhanced landscaping in areas where the parking lots extend into the 35-foot building setback and there is not ample existing landscaping. Ironbound Road is also designated as a suburban/urban Community Character Corridor (CCC) and the applicant has proposed an average 50-foot CCC buffer along the right-of-way. Enhanced landscaping treatment proposed by the applicant for the side yards will use existing trees in addition to evergreen plants and fencing to screen parking lot areas. Enhanced landscaping treatment proposed by the applicant for the CCC buffer includes, but is not limited to, retention of existing trees, the use of evergreen plantings for screening, hedge plantings along the multi-use path, berming and hardscape elements with pedestrian connections into the site.

The church is also located on an arterial road in close proximity to a major intersection so traffic is not routed through a residential neighborhood. Finally, the church is a community-oriented facility that may serve some nearby residents in addition to serving the broader Williamsburg community. Staff finds the proposed development to be consistent with the 2009 Comprehensive Plan.

RECOMMENDATION

Staff finds the proposal to be compatible with surrounding development and consistent with the 2009 Comprehensive Plan and zoning ordinance. Staff recommends the James City County Planning Commission recommend approval of this application to the Board of Supervisors, subject to the listed conditions. Proposed SUP conditions are as follows:

1. **Master Plan:** This Special Use Permit ("SUP") shall be valid for the existing house of worship and an approximately 17,500 square foot expansion generally in accordance with the Master Plan entitled "Master Plan for Special Use Permit, Williamsburg Unitarian Universalists," prepared by Guernsey Tingle Architects, dated November 19, 2014 (the "Master Plan"), with such minor changes as the Director of Planning or his designee determines do not change the basic concept or character of the development. The SUP shall also permit use of the "Parker House" as shown on the Master Plan, as an accessory use to the house of worship or as a single-family dwelling for rent.
2. **Archaeology:** A Phase I historic and archaeological study for the entire site shall be submitted to the Director of Planning, or his designee, for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Director of Planning for all sites in the Phase I study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study areas. All Phase I, II and III studies shall meet the Virginia Department of Historic Resources' *Guidelines for Preparing Archaeological Resource Management Reports* and the Secretary of the Interior's *Standards and Guidelines for Archaeological Documentation*, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's *Professional Qualification Standards*. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading, or construction activities thereon.
3. **Boundary Line Extinguishment (BLE):** Prior to final site plan approval for the initial expansion site plan, a plat showing the extinguishment of the common property line between parcels located at 3041 and 3051 Ironbound Road must be submitted, approved by the County Subdivision Agent or his designee, and recorded.

4. Landscape Plan: Prior to final approval for each site plan, the Director of Planning, or his designee, shall review and approve a landscape plan for this development. The landscape plan shall meet all applicable zoning ordinance requirements and shall provide enhanced landscaping in accordance with the County's Enhanced Landscaping Policy as adopted April 9, 2013 in areas where the parking lot or stormwater management facility is located within the 35-foot side setback in order to screen the proposed improvements from adjacent residential property.
5. Urban and Suburban Community Character Corridor Buffer: A Community Character Corridor landscaped buffer (the "Buffer") area of an average of fifty (50) feet in width from the right-of-way shall be provided along the Property's frontage on Ironbound Road as shown on the Master Plan. The Buffer shall contain enhanced landscaping in accordance with the County's Enhanced Landscaping Policy as adopted April 9, 2013. Landscaping shall be shown as part of the initial expansion site plan and shall be reviewed and approved by the Director of Planning or his designee for consistency with this condition. If future transportation improvements that impact the right-of-way are warranted as a result of any expansion of the existing sanctuary space, expansion of the parking will be adjusted or eliminated as approved by the Director of Planning so that an average 50-foot Buffer is retained from the adjusted edge of right-of-way.
6. Ironbound Road Pedestrian and Bike Improvements: In accordance with the Regional Bikeways Map and the Pedestrian Accommodation Master Plan, a shoulder bike lane and sidewalk shall be provided along the property's Ironbound Road frontage. However, this requirement may be waived or adjusted by the Director of Planning should the owner of the Property (the "Owner") demonstrate that existing pavement width or section, drainage, or other engineering constraints would restrict the ability of the Owner to install the bike lane and sidewalk in a manner that would meet Virginia Department of Transportation ("VDOT") requirements. Such analysis shall be submitted prior to or concurrent with the initial site plan submission and shall address the provision of an alternative bike and pedestrian accommodation, such as an asphalt multi-use path constructed on the Property that would serve the community as well as, if not better than, a shoulder bike lane and sidewalk as part of the initial expansion site plan. In the event that the Director of Planning disapproves the waiver, the applicant may appeal the decision to the Development Review Committee, which shall forward a recommendation to the Planning Commission. Pedestrian and bike accommodations shall be installed or bonded prior to final site plan approval for the initial building expansion.
7. Pedestrian Facilities: Prior to final site plan approval for the initial building expansion, the Director of Planning or his designee, shall review and approve a sidewalk connection (the "Connection") to the building from the Ironbound Road pedestrian accommodation as shown on the Master Plan. Alterations in location that result in equivalent facilities and pedestrian connectivity between Ironbound Road and the building may be approved by the Director of Planning. The Connection shall be installed or bonded prior to final site plan approval for the initial building expansion.
8. Transportation Improvements: The following transportation improvements shall be shown on the site plan for the initial building expansion and shall be bonded or installed by the Owner prior to site plan approval for the initial building expansion: A right turn taper meeting all VDOT requirements on southbound Ironbound Road adjacent to the existing parking lot entrance.
9. Entrance and Turn Lane Warrant Analysis: Prior to final site plan approval for any expansion of the existing sanctuary space an entrance plan, turn lane warrant analysis and signal warrant analysis (the "Analysis") addressing vehicular ingress and egress to the Property shall be submitted to the Director of Planning and VDOT for review and approval. The Analysis shall also address the need for a second entrance to the property. Any improvements deemed warranted by the Analysis for either the existing entrance or a second entrance shall be bonded or installed in accordance with VDOT requirements prior to final site plan approval for any expansion of the existing sanctuary space. If improvements are determined to be necessary that require the dedication of additional right-of-way to VDOT, satisfactory evidence shall be provided to the Director of Planning that the lands necessary for the improvements to be constructed are under contract ownership prior to final approval of the site plan showing the needed improvements.
10. Signs: All signs and sign locations shall be reviewed and approved by the Director of Planning or his designee prior to each final site plan approval. New free-standing signs shall be of a ground-mounted

monument type and shall not be larger than 32-square feet, not erected to a height greater than eight feet tall and shall employ ground-mounted lighting concealed by landscaping.

11. Dumpsters/HVAC Units: All new dumpsters and heating and cooling units shall be screened from public view by landscaping and/or fencing as approved by the Director of Planning or his designee prior to each final site plan approval.
12. Architectural Renderings: Final building elevations shall be generally consistent with Sheet A04 of the Master Plan (the "Elevations"). Prior to final site plan approval for each building expansion, the Director of Planning or his designee shall review and approve a final building elevation and architectural design for the proposed expansion for consistency with this condition.
13. Water Conservation Agreement: The Owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority ("JCSA") prior to final site plan approval for the initial building expansion. The standards shall include, but not be limited to, water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought-resistant native and other adopted low-water-use landscaping materials and warm-season turf where appropriate, and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
14. Irrigation: In the design phase, the Owner shall include the design of stormwater systems that can be used to collect stormwater for outdoor water use not met by existing wells for the Property. Only surface water collected from surface water impoundments or existing wells may be used for irrigating the Property. In no circumstances shall JCSA public water supply be used for irrigation, except as otherwise provided by this condition.
15. Sustainable Design Initiatives:
 - a. Sustainable design initiatives shall be implemented during development of the Property and construction of the initial building expansion shown on Sheet A02 of the Master Plan to achieve the equivalent of 27 points from the LEED for New Construction and Major Renovations (based upon LEED 2009 guidelines) (the "Credits"). Prerequisite items in the LEED 2009 guidelines shall not be required to be completed in addition to the Credits. In addition, documentation of the building energy performance shall be provided by the Mechanical Engineer to demonstrate an improvement in efficiency of the building's thermal envelope, mechanical systems, and electrical systems over code-required baseline performance.
 - b. The strategies to achieve the Credits will be incorporated into the construction documents either as part of the design, or as requirements for the contractor to substantiate during the course of construction. Compliance with the Credit requirements will be validated in a straightforward way through things like, but not limited to, review of contractor submittals, submission of design calculations, and letters certifying that requirements have been met. This validation will be overseen by a LEED-accredited professional and approved by the Director of Planning or his designee, with Credits related to the design of the project approved prior to issuance of the building permit, and Credits related to the construction of the project approved prior to issuance of any Certificate of Occupancy.
16. Stormwater Management: The Owner shall be responsible for installation of the "Existing Stormwater Management" facility (the "Facility") as shown on the Master Plan prior to permanent certificate of occupancy for the initial building expansion. Design of the Facility shall address and resolve all current deficiencies in the existing stormwater pond as approved by the Director of Engineering and Resource Protection prior to final site plan approval for the initial building expansion.
17. Nutrient Management Plan: During the design phase, an agent of the Virginia Cooperative Extension Office ("VCEO") or, if a VCEO agent is unavailable, a soil scientist licensed in the Commonwealth of Virginia or other qualified professional shall be engaged to conduct soil tests and to develop, based upon the results of the soil tests, customized nutrient management plans ("Nutrient Management Plans") for all lawn or landscaped areas of the Property. The Nutrient Management Plan shall be submitted to the County Engineering and Resource Protection Director or his designee for review and approval prior to the issuance of a permanent certificate of occupancy for the initial building expansion. Upon approval, the Owner shall be responsible for ensuring that any nutrients applied to the lawn and landscaped areas be

applied in accordance with the applicable Nutrient Management Plan or any updates or amendments thereto as may be approved by the County Engineering and Resource Protection Director.

18. Commencement of Construction: Construction on this project shall commence within thirty-six (36) months from the issuance of an SUP, or the SUP shall become void. Construction commencement shall be defined as the obtaining of building permits and an approved footing and/or foundation inspection.
19. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



Leanne Pollock

ATTACHMENTS:

1. Location map
2. Submittal binder (includes master plan, community impact statement and turn lane warrant analysis)

REZONING-0006-2014 / SPECIAL USE PERMIT-0015-2014: 3116 Ironbound Road Branscome Building

Staff Report for the December 3, 2014 Planning Commission Public Hearing

This staff report was prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS
Building F Board Room; County Government Complex
Planning Commission: November 5, 2014, 7:00 p.m. (deferred)
December 3, 2014, 7:00 p.m. (deferral request)
January 7, 2015, 7:00 p.m. (tentative)
Board of Supervisors: February 10, 2014, 7:00 p.m. (tentative)

SUMMARY FACTS

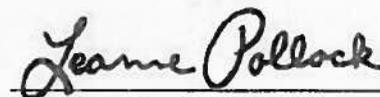
Applicant: Mr. Vernon Geddy, III
Land Owner: Henry S. Branscome, II
Proposal: Rezoning to LB, Limited Business to use existing building for one of the non-residential uses identified in the attached proffer document with a special use permit for a building that is over 5,000 square feet in an area designated as Low Density Residential.
Location: 3116 Ironbound Road
Tax Map/Parcel No.: 4710100056
Parcel Size: +/- 0.546 acres
Existing Zoning: R-8, Rural Residential
Proposed Zoning: LB, Limited Business with proffers
Comprehensive Plan: Low Density Residential
Primary Service Area: Inside

STAFF RECOMMENDATION

The applicant has requested deferral of this application to the January 7, 2015 Planning Commission meeting to have additional time to complete an analysis of trip generation, discussions regarding a possible shared entrance with the adjacent shopping center and further review of treatment of front parking areas and the Community Character Corridor buffer. Staff supports the applicant's request.

Staff Contact: Leanne Pollock

Phone: 253-6876



Leanne Pollock

Attachments:

1. Deferral request

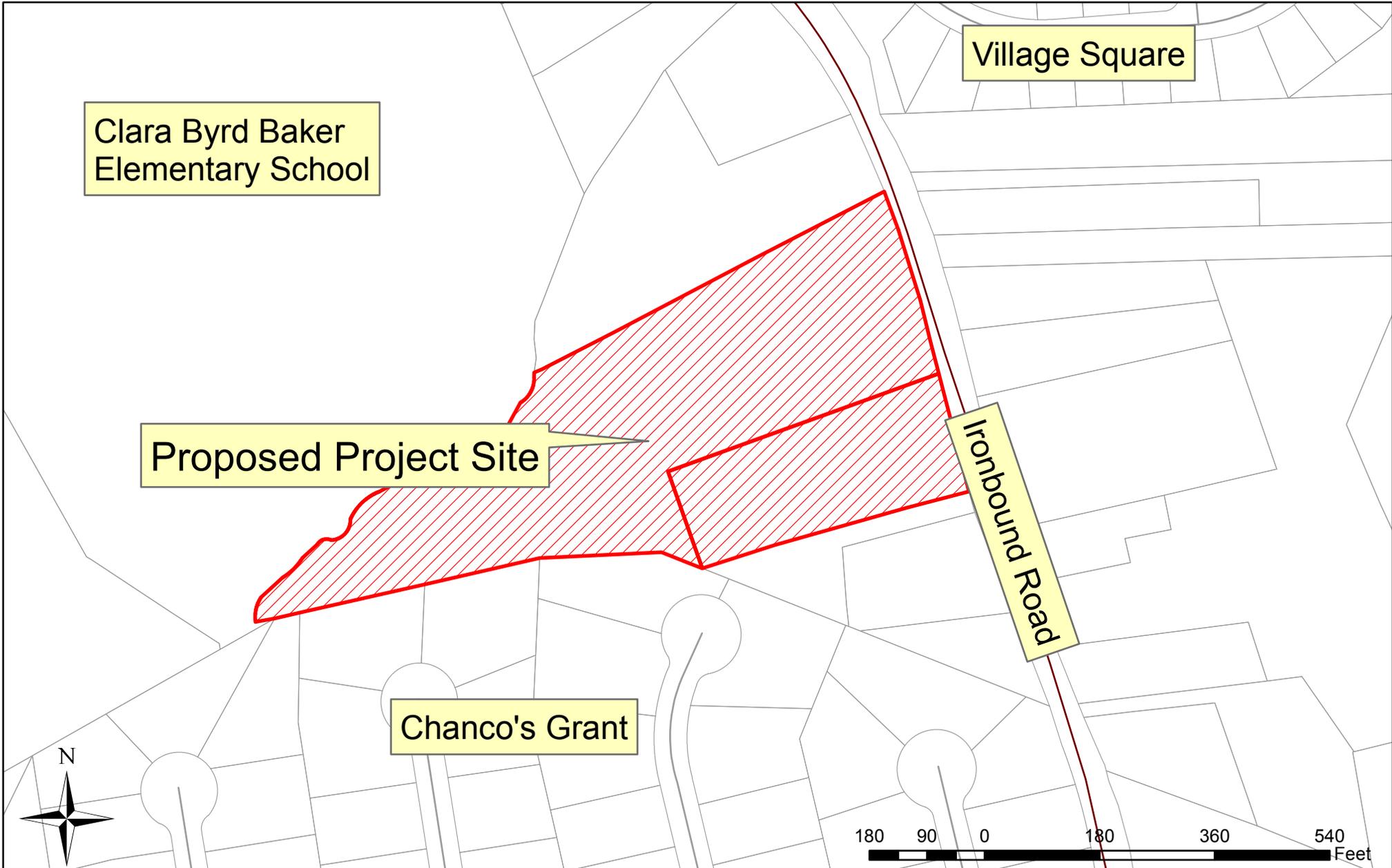
Leanne Pollock

From: Vernon Geddy <vgeddy@ghflaw.com>
Sent: Wednesday, November 26, 2014 10:52 AM
To: Leanne Pollock
Subject: Branscome Building

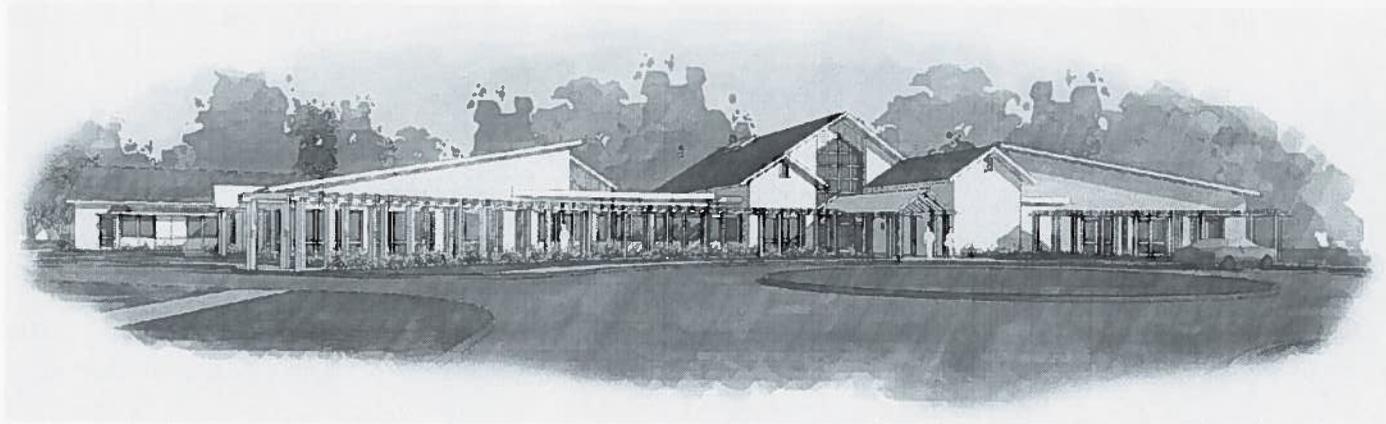
Leanne, the applicant request deferral of the case until the January Planning Commission meeting. Thanks for your help. Vernon

Vernon M. Geddy, III
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road
Williamsburg, Virginia 23185
757-220-6500
vgeddy@ghflaw.com

JCC-SUP-0017-2014, Williamsburg Unitarian Universalist Expansion



Williamsburg Unitarian Universalists Expansion



Community Impact Statement for Special Use Permit James City County, Virginia

October 22, 2014
Revised November 13, 2014

Prepared by



PLANNING DIVISION

NOV 19 2014

RECEIVED

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COMPANION REPORTS AND DOCUMENTS

Plans and supplemental drawings and elevations prepared by GTA
Exhibits prepared by AES Consulting Engineers
Traffic Analysis prepared by DRW

I. INTRODUCTION AND PROJECT DESCRIPTION

On behalf of the Williamsburg Unitarian Universalists, AES Consulting Engineers requests a Special Use Permit for building expansion, building additions, additional parking, and site improvements on the property located at 3051 Ironbound Road in James City County, Virginia.

The Williamsburg Unitarian Universalists (WUU), one of more than 1,100 congregations throughout the world, has been in continuous operation in the Williamsburg area since 1989. The WUU congregation purchased the property at 3051 Ironbound Road in 1993, and construction of the existing sanctuary was completed in 1995. Fahs House, the existing single-story house already on the property, is used for meetings and classrooms for religious education. In 1996, the adjoining property at 3041 Ironbound Road was purchased, and the single-story building (Parker House) is currently used for administrative offices and support. The two parcels combined total approximately eight acres.

By 2003, the WUU congregation had grown to more than 250 members, where it remains steady. The addition of a second Sunday service has relieved some attendance increases and parking demand, more evenly distributing these factors between the two services. Attendance increases are expected to spread between the two services keeping parking and vehicular traffic from rising significantly. The uses associated with the proposed building addition would likely occur at the same time as church services on Sunday. Weekday activities will grow, but only by a fraction of Sunday attendance.

The proposed, enlarged facilities, totaling approximately 17,500 additional square feet for the full Master Plan build out, are primarily to provide religious education, outreach programs, expanded fellowship space, and administration space under one roof, in addition to the site's original Fahs House. These expansions (13,500 SF) would be phased, with the education and administration wing, (8,500 SF) being constructed first.

In 1995, when the sanctuary building was constructed, congregation membership stood at 136, and 60 paved parking spaces were provided, with an additional 7 available in front of Parker House. In 2001, a gravel parking lot expansion was constructed on the Parker House parcel, bringing the total available parking to 114 spaces. By 2003, the congregation had grown to approximately 250 members. The Master Plan proposes adding 31 parking spaces, bringing the total at full build-out to 138 spaces. The addition of a second Sunday service has relieved some parking demand, but parking averages over 100 spaces per service, necessitating some additional parking. The existing sanctuary seats approximately 200 members, depending on seating configurations. If the worship space is expanded to accommodate 300 members, the total parking of 138 spaces would correspond to the expansion of seating capacity. The proposed addition will not increase the seating capacity of the existing sanctuary or the pre-school area. Traffic is not expected to increase significantly, as the expansion is designed to accommodate activities and uses already in place at the church campus.

A boundary line extinguishment between the two properties 3041 (Parker House parcel) and 3051 Ironbound Road (Sanctuary building, Fahs House, and paved parking lot parcel) is proposed to eliminate building setbacks from the internal property lines that would conflict with the proposed building expansion.

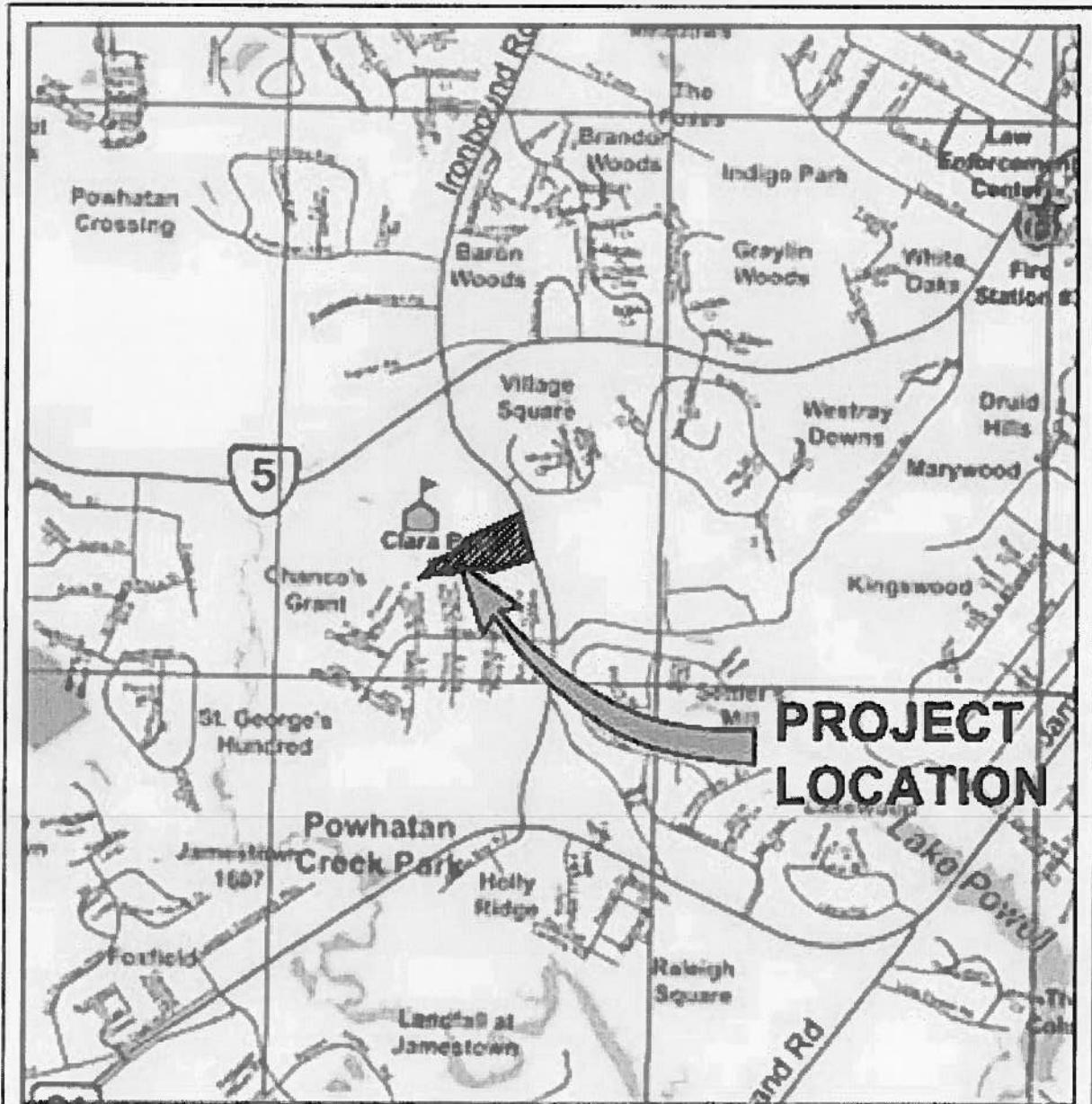
The visual impact of the new structure is limited from Ironbound Road, as the building sits far back from the road and is also located below the level of Ironbound Road. As the parcel is located along a Community Character Corridor, a landscape buffer, an average of fifty feet in depth, would be provided.

II. PROJECT TEAM

The following organizations are involved in the planning and development of the approximately 8 acre site.

- Owner Williamsburg Unitarian Universalists,
Williamsburg, VA
- Civil Engineer AES Consulting Engineers,
Williamsburg, VA
- Architect Guernsey Tingle Architects, Williamsburg,
VA
- Traffic Consultant DRW Consultants, LLC, Richmond, VA

III. VICINITY MAP



VICINITY MAP
(Approximate Scale: 1"=2,000')

Map copyright © Kappa Map Group LLC,
(800) 829-8277. Used with permission -
Permitted Use Number 21004223

IV. ANALYSIS OF EXISTING PUBLIC FACILITIES AND SERVICES

A. WATER

The property will be served with potable water by the existing James City Service Authority (JCSA) water distribution system. The existing JCSA water distribution infrastructure is presently adequate to serve the Project. There is currently a 3/4-inch water meter on site which serves the existing sanctuary. The two existing residential structures are served by 5/8 inch lines. If it is determined that the line and meter size will not be adequate for the proposed sanctuary and education additions, then the meter will be upsized during the site plan design stage. The Project's internal water distribution system connects to existing JCSA infrastructure at Ironbound Road and should have sufficient capacity to provide for the water demands of this type of development for the increased water usage.

B. SANITARY SEWER

Wastewater generated by the project is currently collected on-site and flows via gravity lines to the JCSA system. The two home sites are located in the lift station service area and lift station 3-6, located to the east of the property at Ingram Road. The sanctuary is currently served by a 16" gravity sewer running through the site and flowing to lift station 1-1 located to the southwest at Sandy Bay Road. It is anticipated that these existing pump stations will be adequate to handle the increased flows generated from the church expansion.

C. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

There are five fire stations providing fire protection and Emergency Medical Service (EMS) to James City County. Each station is placed within the County in such a way as to help achieve the response goal of six minutes or less. The closest fire station to the site is station number 3 on John Tyler Highway. The next closest station is station number 5 on Monticello Avenue. These two locations and the emergency medical staff also available at each station will provide more than adequate response to potential emergencies.

IV. STORMWATER MANAGEMENT

The needs analysis for stormwater management, meeting the general criteria of the Commonwealth of Virginia and James City County's stormwater requirements, was completed as a component of the planning for the proposed expansion.

The goal of the stormwater management plan is to adhere to local and state stormwater requirements and to make improvements to the existing onsite facilities.

- The property is currently developed and is served by two detention basins. The large detention basin located at the rear of the site requires repairs and upgrades to be brought into conformance with the new state stormwater requirements.
- The stormwater management outfall (s) will be limited to discharging at the rear of the site in the area of the existing conservation easement.
- Portions of the existing conservation easement have been disturbed and improvements and access to the existing detention basin will require additional impacts. In cooperation with the Department of Engineering and Resource Protection, no more disturbance than that necessary to provide the needed improvements will be undertaken.

This property lies within the main stem of the Powhatan Creek Watershed. Current development including a dry pond and the existing 16" sewer line and easement encroach upon the 300' buffer recommended in the Powhatan Creek Watershed Management Plan. The proposed site intends to maintain the existing buffer and conservation easement as feasible while upgrading and providing the necessary access to the detention facility at the rear of the site. The site will also adhere to the James City County Special Stormwater Criteria requirements providing for 3 unit measures. The 3 unit measures which provide adherence to the SSC requirements will be selected at the time of site plan based on site constraints.

The stormwater design will satisfy the requirements of a Virginia Runoff Reduction Method for a redevelopment site. The stormwater design will look to treat all proposed impervious cover and portions of the existing impervious cover from the site with a series of stormwater management features; bioretention and an extended detention basin. The existing detention basin will need to be adequately sized for the site's reconfiguration and to meet the current requirements outlined in the state stormwater handbook.

VI. ENVIRONMENTAL & ARCHAEOLOGICAL STUDIES

The project site is located in James City County on Ironbound Road (an historic highway) and is near several known historically significant sites. The Williamsburg Unitarian Universalists will comply with James City County policies regarding environmental and archaeological studies. The Virginia Department of Conservation and Recreation has found there are no State Natural Area Preserves under their jurisdiction in the vicinity of the project and the scope and activities proposed on the property will not affect any rare, threatened or endangered plant or

animal species, unique or exemplary natural communities, or significant geological formations. The existing site has been developed under a previous County approved site plan. Concurrent with any proposed site plan amendments on the property, Williamsburg Unitarian Universalists will commission the required studies necessary to comply with the County Policy on Cultural Heritage. The project consists of poorly drained uplands within 1,000 feet of Powhatan Creek. The site is a combination of wooded areas protected by a previously approved Conservation Easement and open, developed land. The woods are primarily deciduous with stands of poplar, beech, red maple, and gum. Understory vegetation, primarily holly, dogwood, and mountain laurel varies from sparse to relatively dense with a wide variety of groundcovers and vines on the forest floor.

VII. TRAFFIC

A traffic analysis prepared by DRW, Consultants addressing parking, access and traffic flow has been submitted under separate cover.



MEMORANDUM

TO: Lola N. Warren, Board President, Williamsburg Unitarian Universalists
FROM: Dexter R. Williams
SUBJECT: Turn Lane Warrants On Rt. 615 Ironbound Road For Church Master Plan
DATE: October 9, 2014

Enclosed exhibits document procedures used in this traffic analysis for turn lane warrants on Rt. 615 Ironbound Road for the Williamsburg Unitarian Universalists (WUU) master plan sanctuary expansion.

The WUU site is located at 3051 Ironbound Road. Exhibit A shows the site location in the Williamsburg region. Exhibit B shows the site location on James City County property maps and the proposed site master plan. The master plan includes a second, southern site entrance on Ironbound Road. Future development may or may not include this second access and conditions with the single existing entrance and with a second, southern entrance are included in this analysis.

Rt. 615 Ironbound Road is a two lane road without turn lanes at the existing church entrance. Exhibits C1 and C2 respectively show tabulated Sunday turning movement traffic counts at the site entrance on Rt. 615. Counts were performed by church volunteers following my directions from 8:30 AM to 1 PM on Sunday September 28, 2014. This count period was selected to cover the peak period of church operations. The peak hour of adjacent street occurs (694 vehicles per hour [vph]) from 12 noon to 1 PM and peak hour for entering church traffic (684 vph) is from 10:15 to 11:15 AM. There is very little difference in the two peak hours. The peak hour for entering church traffic is used for turn lane warrant analysis to capture maximum entering site traffic.

The master plan for the church includes an addition of 100 seats to the existing 200 seat sanctuary. This 50% increase in seating is the selected measure of increase in Sunday site peak hour traffic. There is not a committed schedule for this sanctuary addition.

For background traffic growth, Exhibit D shows VDOT daily traffic counts and trends for Average Annual Daily Traffic (AADT) and Average Annual Weekday Traffic (AAWDT) on this section of Ironbound Road. Traffic for the last five years is showing a declining trend which has become common through the state over the past five years. A 25% increase in background traffic is used in this report as a high side measure of possible future traffic.

Exhibit E shows peak hour turning movement for site access on Rt. 615 as follows:

1. Top row: Existing single entrance with 2014 existing site traffic on the left and 50% site/25% background traffic increase on the right.
2. 2nd and third rows: Two site entrances (existing, north entrance on 2nd row and south

Lola N. Warren, Board President, Williamsburg Unitarian Universalists
October 9, 2014

entrance addition on 3rd row) with 2014 existing site traffic on the left and 50% site/25% background traffic increase on the right.

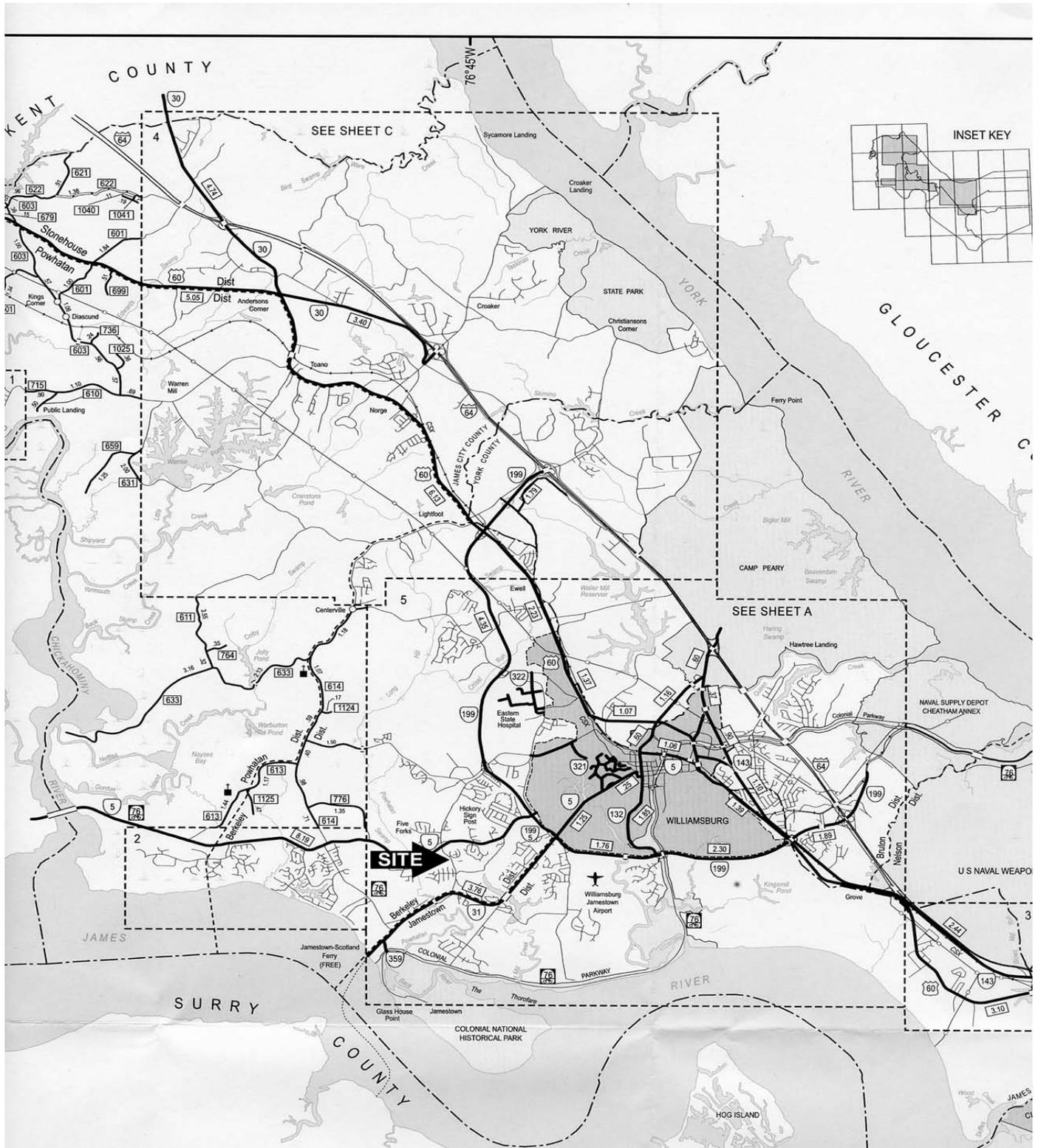
Exhibit F shows right turn lane warrants for all conditions. 2014 Sunday counts warrant a right turn taper on southbound Ironbound Road at the existing single entrance. With 50% increase in site traffic and 25% increase in background traffic, the single entrance will require a full width right turn lane at the single entrance. If the second, southern entrance is installed for existing traffic, existing traffic will still barely warrant a right turn taper at the northern entrance but no taper at the southern entrance. 50% increase in site traffic and 25% increase in background traffic warrants a right turn taper at north entrance and at the south entrance.

Exhibit G shows left turn lane warrant for 2014 Sunday traffic at the existing single entrance. A left turn is not warranted.

Exhibit H shows left turn lane warrant for 50% increase in site traffic and 25% increase in background traffic at the existing single entrance. A left turn is warranted.

Exhibit I shows left turn lane warrants with the addition of a south entrance for 2014 Sunday traffic and for 50% increase in site traffic and 25% increase in background traffic. A left turn is not warranted at either entrance for either condition.

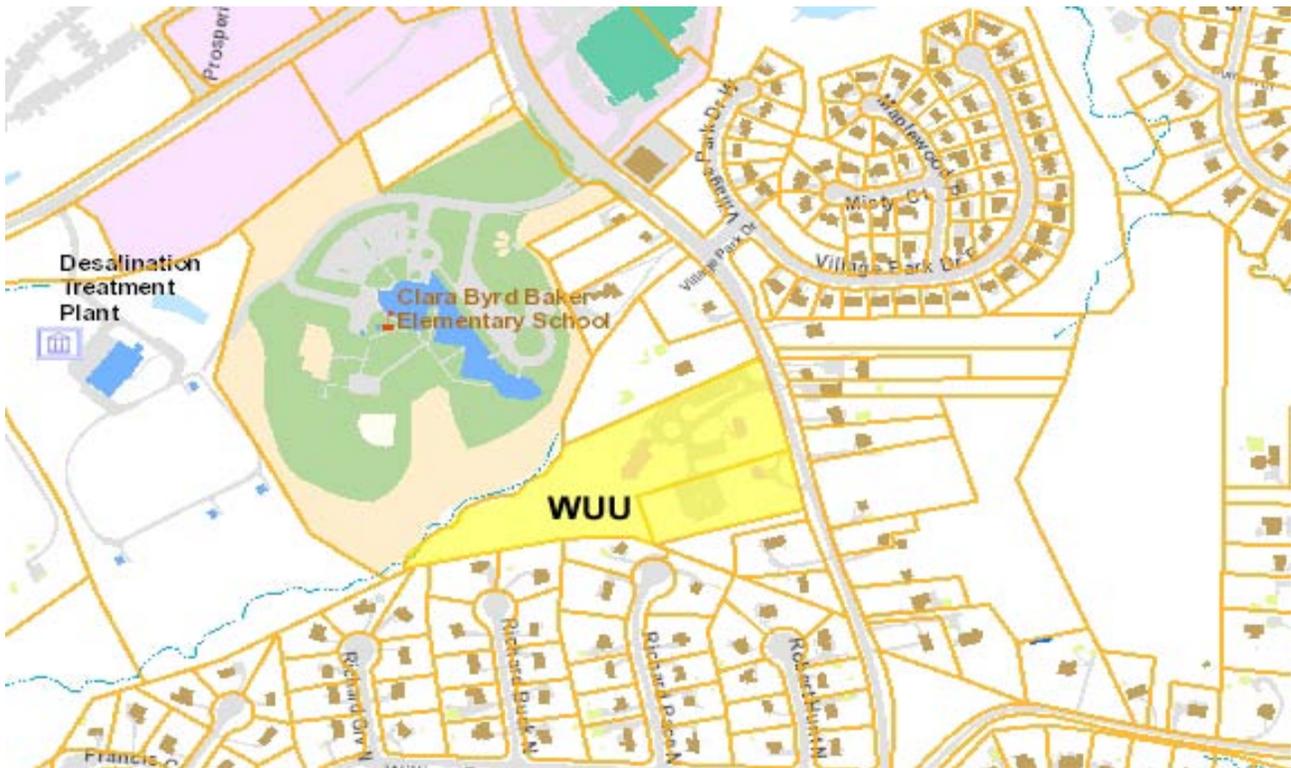
Background traffic does have some effect on these results and may need to be reevaluated prior to site plan approval for the sanctuary expansion.



WILLIAMSBURG UNITARIAN UNIVERSALISTS
REGIONAL LOCATION MAP

DRW Consultants, LLC
804-794-7312

Exhibit A



SITE PLAN - FULL MASTER PLAN
154 PARKING SPACES

	FELLOWSHIP
	WORSHIP
	ADMINISTRATION
	EDUCATION/ASSEMBLY
	CIRCULATION
	SUPPORT/STORAGE/MECH. ROOMS, ETC.

0 10 20 40
(IN FEET)



**WILLIAMSBURG UNITARIAN UNIVERSALISTS
MASTER PLAN**

Guernsey
Tingle
Architects

**WILLIAMSBURG UNITARIAN UNIVERSALISTS
PARCEL MAP AND MASTER PLAN**

DRW Consultants, LLC
804-794-7312

Exhibit B

15 Minute Cumulative Counts, 8:30 AM to 1 PM

LOCATION: Rt. 615 Ironbound Road/WUU Driveway								DATE: Sunday, September 28, 2014					
Count Form	C			D			E		F	A			B
TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
8:30 to 8:45	0		0				2	52			38	9	101
8:45 to 9:00	0		0				2	104			63	13	182
9:00 to 9:15	0		0				6	148			104	20	278
9:15 to 9:30	2		0				7	189			135	20	353
9:30 to 9:45	2		1				7	224			170	23	427
9:45 to 10:00	2		1				7	273			215	25	523
10:00 to 10:15	3		1				7	326			266	26	629
10:15 to 10:30	11		2				7	388			334	29	771
10:30 to 10:45	13		5				7	462			399	34	920
10:45 to 11:00	13		5				16	547			454	59	1094
11:00 to 11:15	15		5				30	628			548	87	1313
11:15 to 11:30	17		6				31	662			572	87	1375
11:30 to 11:45	21		6				32	694			632	87	1472
11:45 to 12:00	21		7				33	754			695	87	1597
12:00 to 12:15	22		9				33	802			762	88	1716
12:15 to 12:30	44		16				33	864			851	90	1898
12:30 to 12:45	57		25				33	929			962	90	2096
12:45 to 1:00	74		32				33	1026			1036	90	2291

15 Minute Interval Counts, 7 AM to 7 PM

LOCATION: Rt. 615 Ironbound Road/WUU Driveway								DATE: Sunday, September 28, 2014					
TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
8:30 to 8:45	0	0	0	0	0	0	2	52	0	0	38	9	101
8:45 to 9:00	0	0	0	0	0	0	0	52	0	0	25	4	81
9:00 to 9:15	0	0	0	0	0	0	4	44	0	0	41	7	96
9:15 to 9:30	2	0	0	0	0	0	1	41	0	0	31	0	75
9:30 to 9:45	0	0	1	0	0	0	0	35	0	0	35	3	74
9:45 to 10:00	0	0	0	0	0	0	0	49	0	0	45	2	96
10:00 to 10:15	1	0	0	0	0	0	0	53	0	0	51	1	106
10:15 to 10:30	8	0	1	0	0	0	0	62	0	0	68	3	142
10:30 to 10:45	2	0	3	0	0	0	0	74	0	0	65	5	149
10:45 to 11:00	0	0	0	0	0	0	9	85	0	0	55	25	174
11:00 to 11:15	2	0	0	0	0	0	14	81	0	0	94	28	219
11:15 to 11:30	2	0	1	0	0	0	1	34	0	0	24	0	62
11:30 to 11:45	4	0	0	0	0	0	1	32	0	0	60	0	97
11:45 to 12:00	0	0	1	0	0	0	1	60	0	0	63	0	125
12:00 to 12:15	1	0	2	0	0	0	0	48	0	0	67	1	119
12:15 to 12:30	22	0	7	0	0	0	0	62	0	0	89	2	182
12:30 to 12:45	13	0	9	0	0	0	0	65	0	0	111	0	198
12:45 to 1:00	17	0	7	0	0	0	0	97	0	0	74	0	195
4.5 Hour Total	74	0	32	0	0	0	33	1026	0	0	1036	90	2291

One Hour Interval Counts - On The Hour

LOCATION:	Rt. 615 Ironbound Road/WUU Driveway							DATE:	Sep 28, 2014					
TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total	
8:00 to 9:00	0	0	0	0	0	0	2	104	0	0	63	13	182	
9:00 to 10:00	2	0	1	0	0	0	5	169	0	0	152	12	341	
10:00 to 11:00	11	0	4	0	0	0	9	274	0	0	239	34	571	
11:00 to 12:00	8	0	2	0	0	0	17	207	0	0	241	28	503	
12:00 to 1:00	53	0	25	0	0	0	0	272	0	0	341	3	694	
12 Hour Total	74	0	32	0	0	0	33	1026	0	0	1036	90	2291	

One Hour Interval Counts - 15 Minute

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
8:30 to 9:30	2	0	0	0	0	0	7	189	0	0	135	20	353
8:45 to 9:45	2	0	1	0	0	0	5	172	0	0	132	14	326
9:00 to 10:00	2	0	1	0	0	0	5	169	0	0	152	12	341
9:15 to 10:15	3	0	1	0	0	0	1	178	0	0	162	6	351
9:30 to 10:30	9	0	2	0	0	0	0	199	0	0	199	9	418
9:45 to 10:45	11	0	4	0	0	0	0	238	0	0	229	11	493
10:00 to 11:00	11	0	4	0	0	0	9	274	0	0	239	34	571
10:15 to 11:15	12	0	4	0	0	0	23	302	0	0	282	61	684
10:30 to 11:30	6	0	4	0	0	0	24	274	0	0	238	58	604
10:45 to 11:45	8	0	1	0	0	0	25	232	0	0	233	53	552
11:00 to 12:00	8	0	2	0	0	0	17	207	0	0	241	28	503
11:15 to 12:15	7	0	4	0	0	0	3	174	0	0	214	1	403
11:30 to 12:30	27	0	10	0	0	0	2	202	0	0	279	3	523
11:45 to 12:45	36	0	19	0	0	0	1	235	0	0	330	3	624
12:00 to 1:00	53	0	25	0	0	0	0	272	0	0	341	3	694

PEAK HOUR INTERSECTION & ENTERING SITE

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
10:15 to 11:15	12	0	4	0	0	0	23	302	0	0	282	61	684
							7%						

PEAK HOUR INTERSECTION & EXITING SITE

TIME	EB Left	EB Thru	EB Right	WB Left	WB Thru	WB Right	NB Left	NB Thru	NB Right	SB Left	SB Thru	SB Right	Total
12:00 to 1:00	53	0	25	0	0	0	0	272	0	0	341	3	694

Street: Rt. 615 Ironbound Road

From: Rt. 681 Sandy Bay Raod

To: Rt. 5 John Tyler Highway

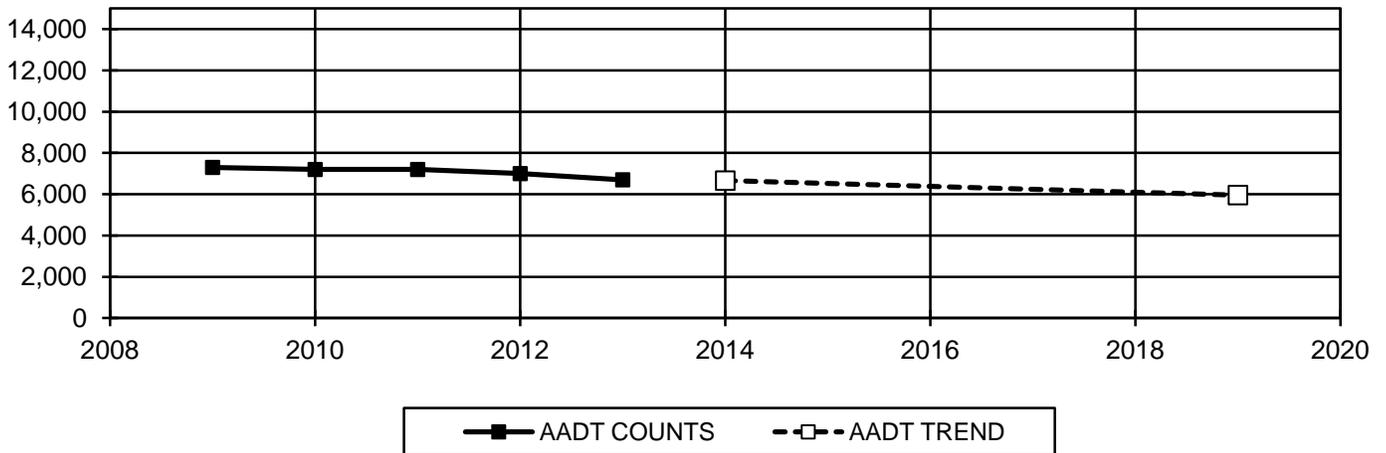
Average Annual Daily Traffic

Year	AADT COUNTS	
2009	7,300	
2010	7,200	
2011	7,200	
2012	7,000	
2013	6,700	
Year	AADT TREND	
2014	6,660	Δ14
2019	5,960	0.89

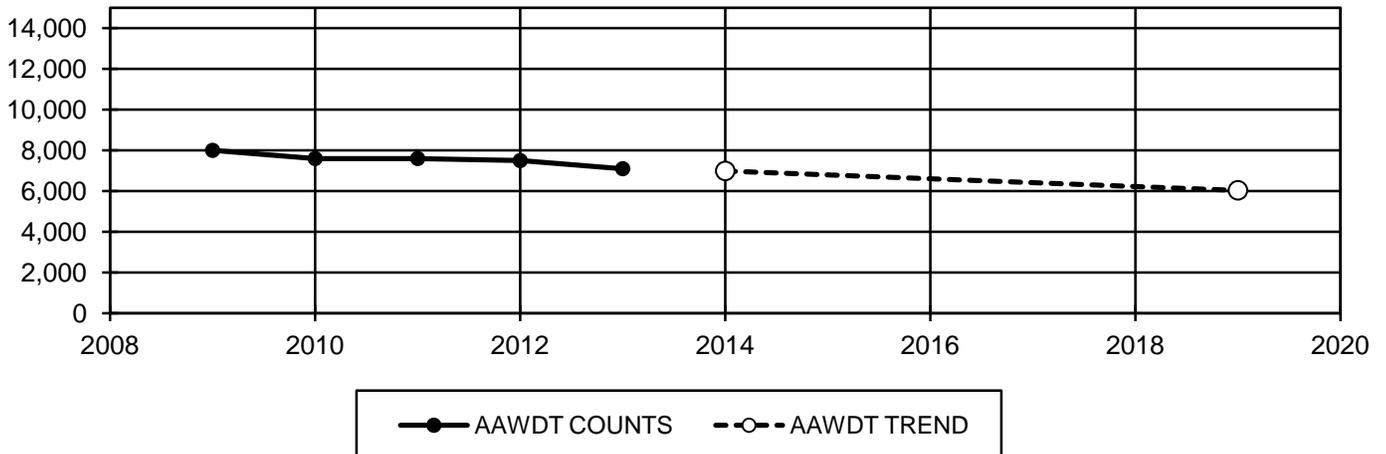
Average Annual Weekday Daily Traffic

Year	AAWDT COUNTS	
2009	8,000	
2010	7,600	
2011	7,600	
2012	7,500	
2013	7,100	
Year	AAWDT TREND	
2014	6,990	Δ14
2019	6,040	0.86

Average Annual Daily Traffic



Average Annual Weekday Traffic



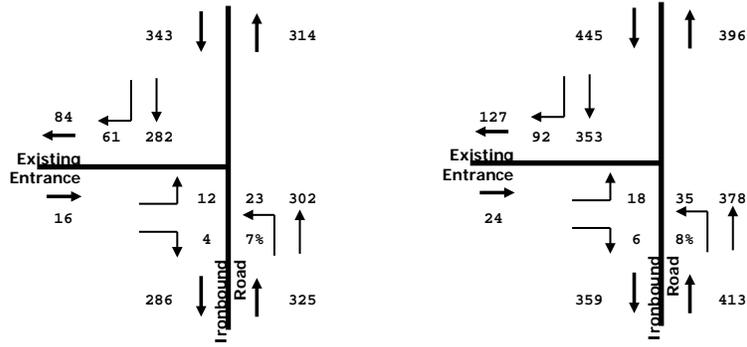
VDOT Average Annual Daily Volume Estimates

RT. 615 IRONBOUND ROAD
DAILY TRAFFIC COUNTS AND TRENDS

DRW Consultants, LLC
804-794-7312

Exhibit D

Single Entrance

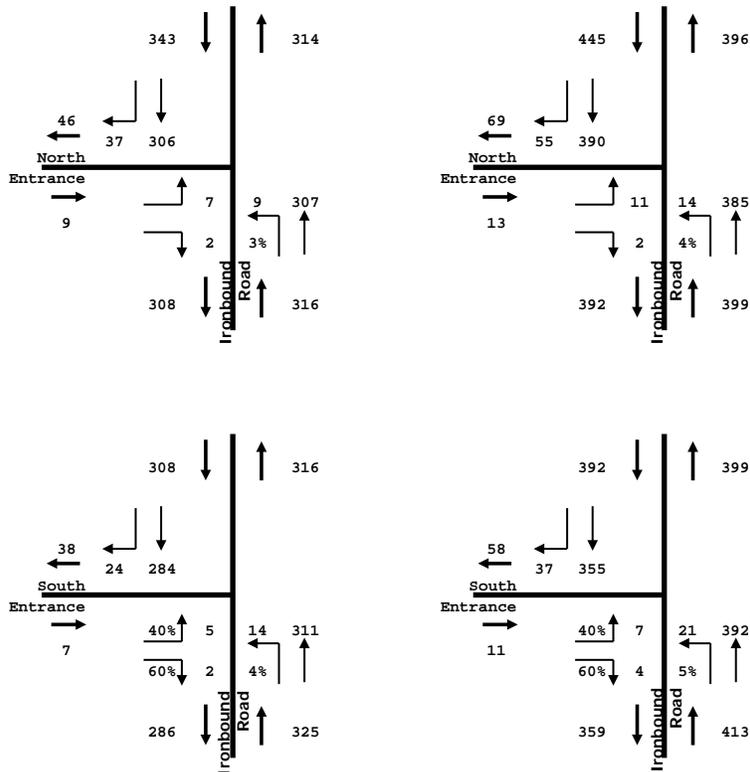


Ironbound Road
Existing Entrance
South Entrance
North Entrance



SITE GROWTH FACTOR: 1.5
BCKD GROWTH FACTOR: 1.25

Two Entrances



10:15 to 11:15 AM

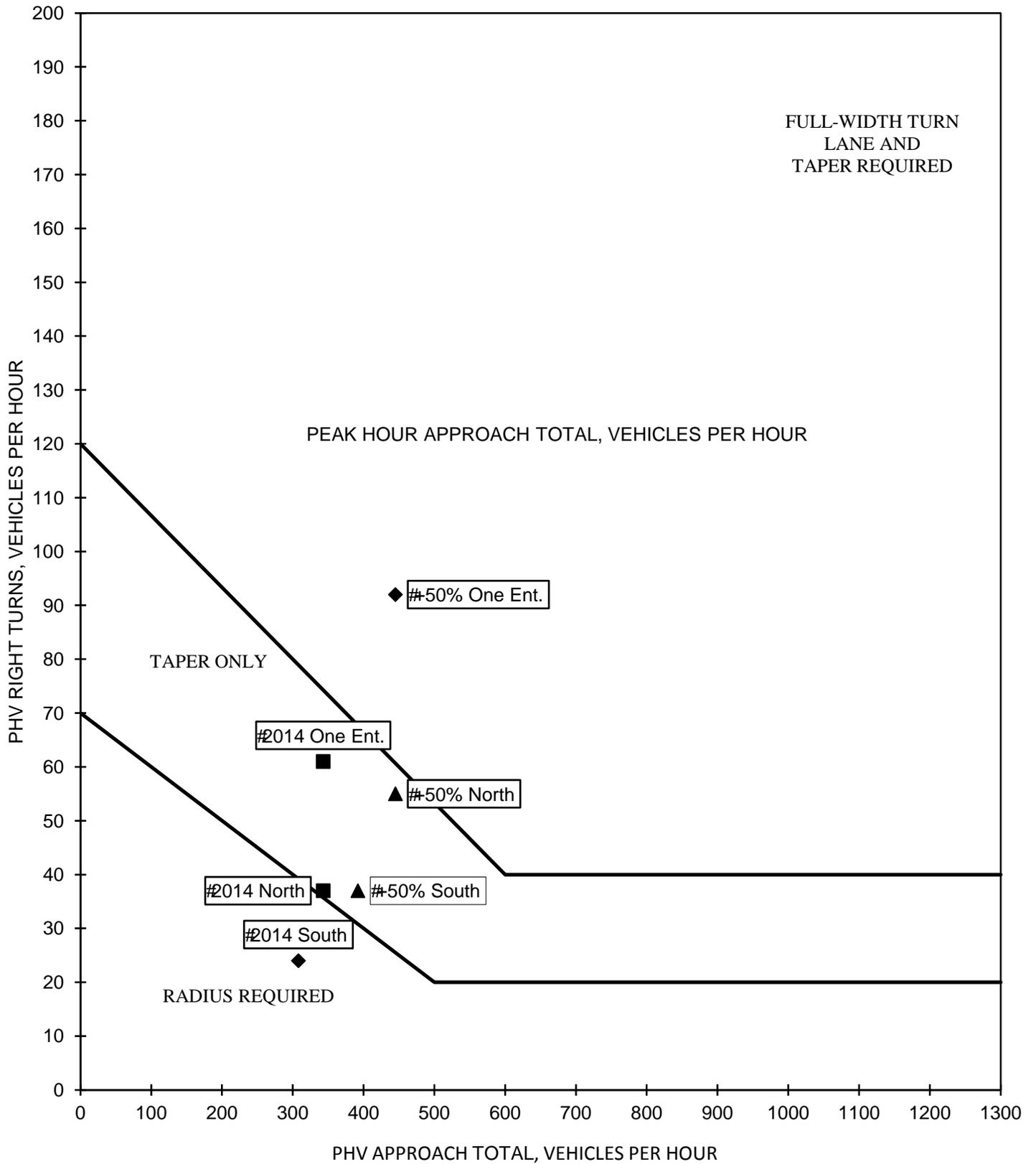
**50% Site Growth
25% Background**

2014 EXISTING TRAFFIC AND
50% GROWTH IN SITE TRAFFIC/25% BACKGROWTH TRAFFIC GROWTH

DRW Consultants, LLC
804-794-7312

Exhibit E

Guidelines for Right Turn Treatments 2 - Lane Highway



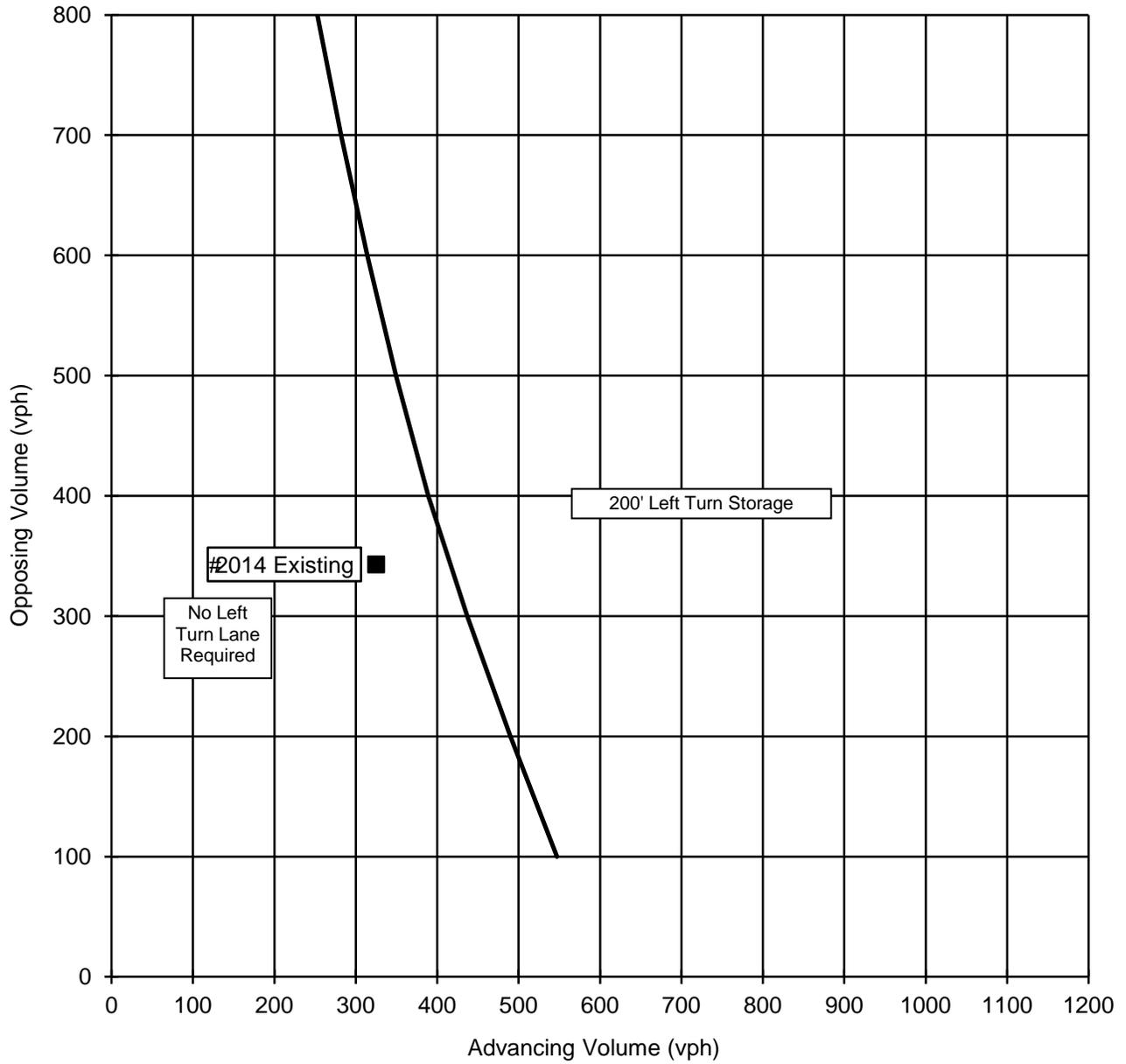
Source: VDOT Road Design Manual, Appendix F

VDOT RIGHT TURN LANE WARRANT
 SOUTHBOUND IRONBOUND ROAD
 AT WUU ENTRANCE(S)
 2014 TRAFFIC & 50% SITE/25% BCKGD INCREASE

DRW Consultants, LLC
 804-794-7312

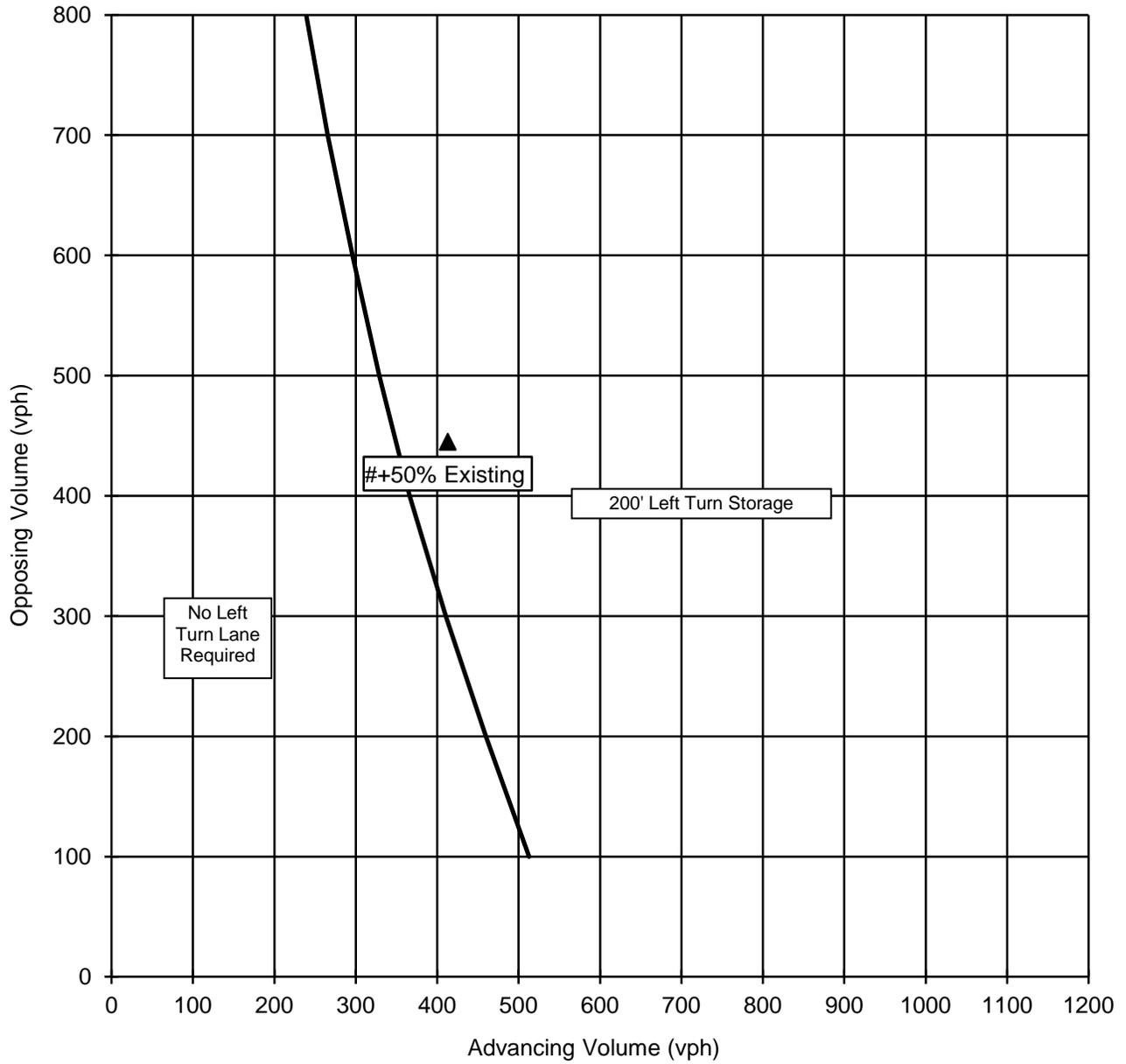
Exhibit F

LEFT TURN LANE WARRANT
50 mph Design Speed
% Left Turns = 7%



Source: Interpolated from VDOT Road Design Manual, Appendix F

LEFT TURN LANE WARRANT
50 mph Design Speed
% Left Turns = 8%



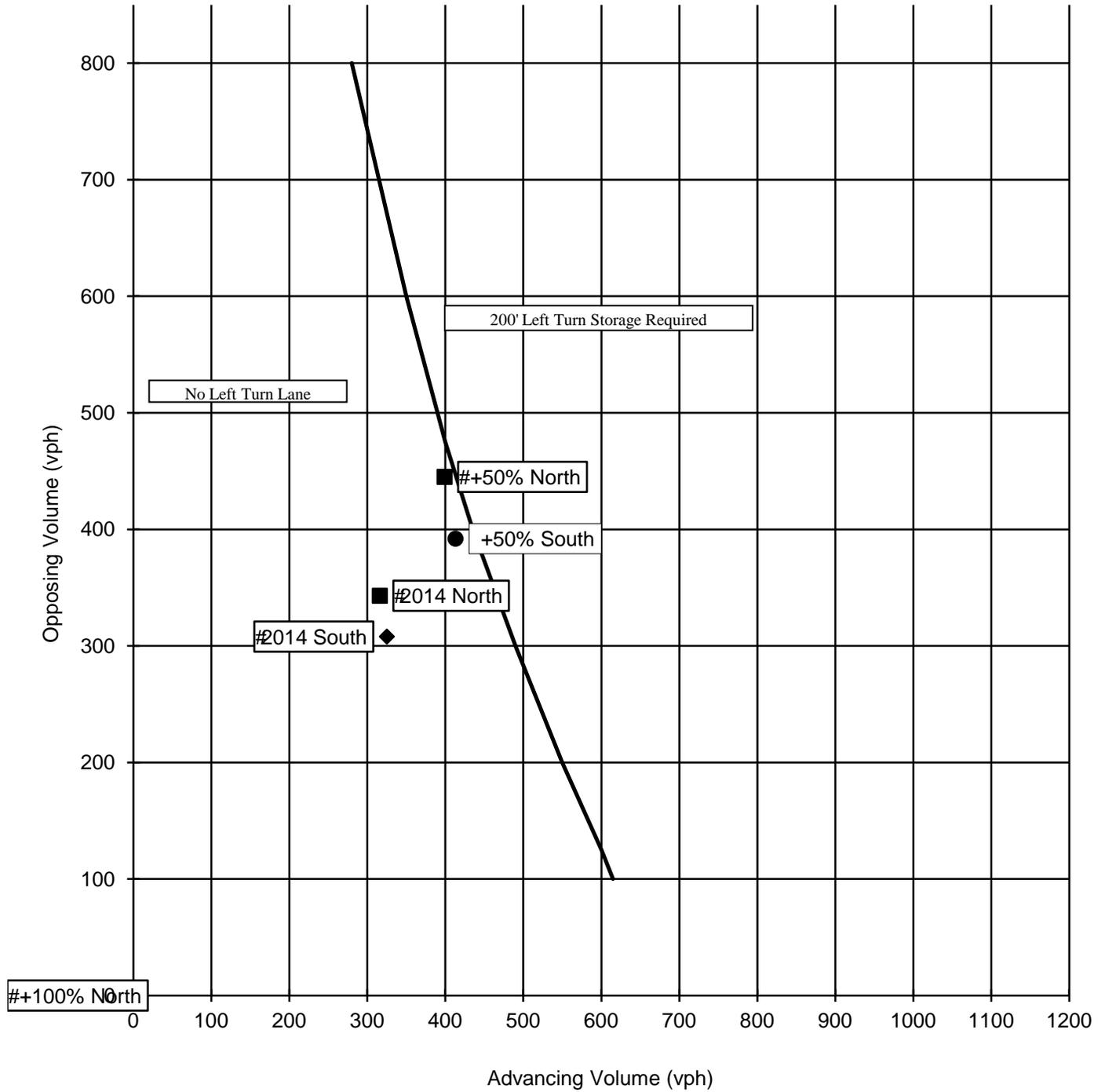
Source: Interpolated from VDOT Road Design Manual, Appendix F

VDOT LEFT TURN LANE WARRANTS
 EXISTING ENTRANCE WITH
 50% SITE/25% BACKGROUND INCREASE

DRW Consultants, LLC
 804-794-7312

Exhibit H

LEFT TURN LANE WARRANT
50 mph Design Speed
% Left Turns = 5%

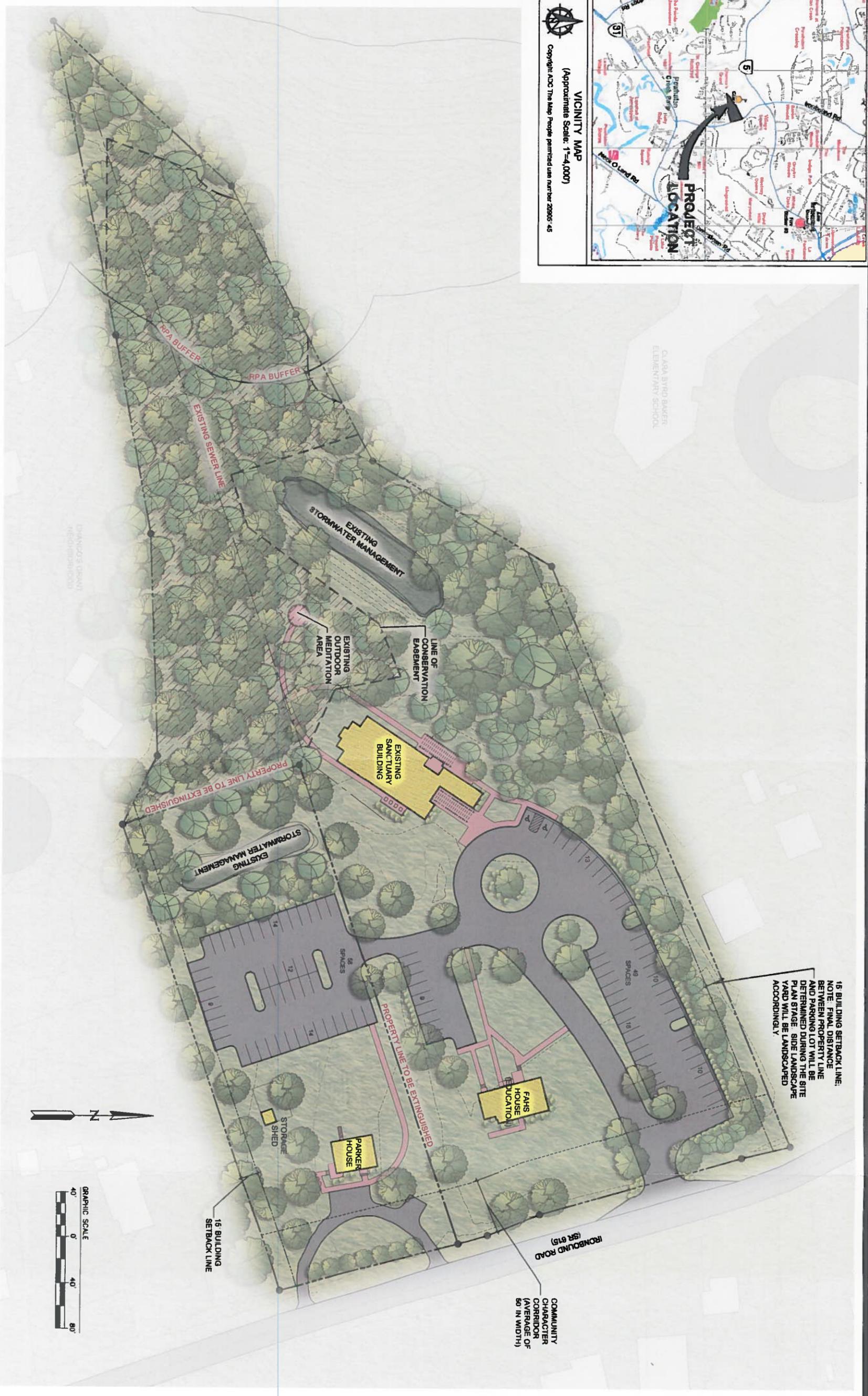
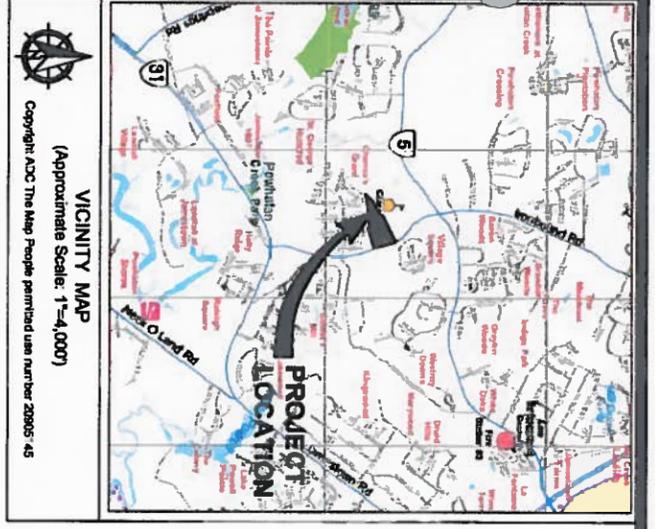


Source: VDOT Road Design Manual, Appendix F

VDOT LEFT TURN LANE WARRANTS
 2014 NORTH AND SOUTH DRIVEWAYS AND WITH
 50% SITE/25% BACKGROUND TRAFFIC INCREASE

DRW Consultants, LLC
 804-794-7312

Exhibit I



15' BUILDING SETBACK LINE:
 NOTE: FINAL DISTANCE BETWEEN PROPERTY LINE AND PARKING LOT WILL BE DETERMINED DURING THE SITE PLAN STAGE. SIDE LANDSCAPE YARD WILL BE LANDSCAPED ACCORDINGLY.

EXISTING CONDITIONS - SITE PLAN

BUILDING HEIGHT:		BUILDING AREA:		PARKING:	
PARKER HOUSE	EXISTING SINGLE-STORY STRUCTURE TO REMAIN	PARKER HOUSE (ADMINISTRATION)	1,084 SF	IN FRONT OF SANCTUARY	(49) SPACES
FAHS HOUSE	EXISTING SINGLE-STORY STRUCTURE TO REMAIN	FAHS HOUSE (EDUCATION)	1,417 SF	BEHIND FAHS HOUSE	(9) SPACES
SANCTUARY	24'-0" (DISTANCE FROM CURB TO MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF GABLE ROOF)	SANCTUARY	5,021 SF	PARKER HOUSE	(49) SPACES
		TOTAL:	7,502 SF	PARKER HOUSE FRONT	(7) SPACES
				TOTAL:	(114) SPACES

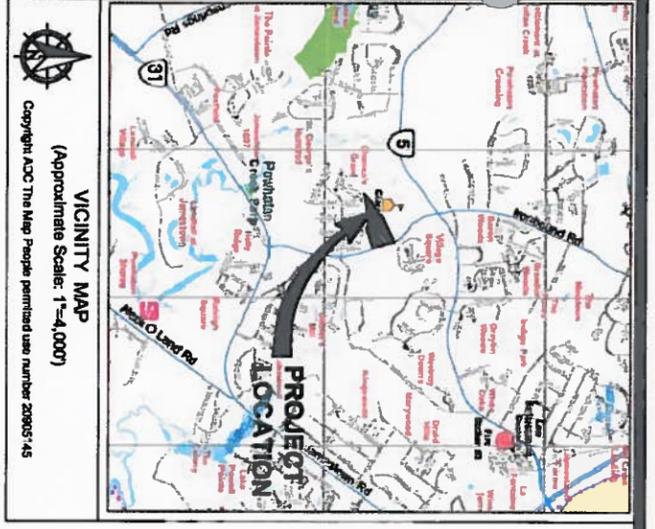
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Drawn	KCB
Checked	TGT
Project	213164
Sheet	A01
of	Sheets

Master Plan For
Williamsburg Unitarian Universalists
 3051 Ironbound Road, Williamsburg, VA, 23188

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 Williamsburg, Virginia 23188
 Phone: (757) 253-0040
 Fax: (757) 220-8994
www.aesva.com

Guernsey Tingle Architects
 WILLIAMSBURG, VIRGINIA
 757-220-0220



PROPOSED SITE PLAN - PHASE I ONLY

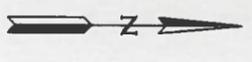
BUILDING HEIGHT:
 PARKER HOUSE
 FAHS HOUSE
 SANCTUARY EXPANSION

BUILDING HEIGHT:
 EXISTING SINGLE-STORY STRUCTURE TO REMAIN
 EXISTING SINGLE-STORY STRUCTURE TO REMAIN
 18'-0" (DISTANCE FROM CURB TO MEAN HEIGHT LEVEL
 BETWEEN THE EAVES AND RIDGE OF GABLE ROOF)

BUILDING AREA:
 PARKER HOUSE 1,084 SF
 FAHS HOUSE 1,417 SF
 SANCTUARY 13,500 SF
TOTAL: 15,981 SF

PARKING:
 IN FRONT OF SANCTUARY (63) SPACES
 BEHIND FAHS HOUSE (9) SPACES
 BEHIND PARKER HOUSE (66) SPACES
TOTAL (138) SPACES

15' BUILDING SETBACK LINE.
 NOTE: FINAL DISTANCE
 BETWEEN PROPERTY LINE
 AND PARKING LOT WILL BE
 DETERMINED DURING THE SITE
 PLAN STAGE. SIDE LANDSCAPE
 YARD WILL BE LANDSCAPED
 ACCORDINGLY.



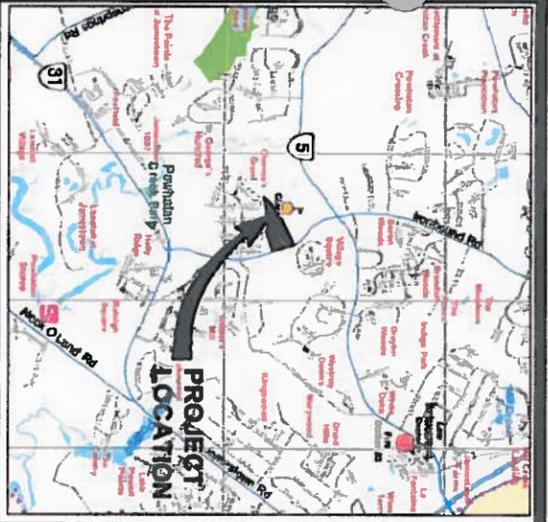
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Checked	TGT
Project	213164
Sheet	A02
of	Sheets

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VICINITY MAP
 (Approximate Scale: 1"=4,000')
 Copyright: ADC The Map People permitted use number 20095-45



15' BUILDING SETBACK LINE.
 NOTE: FINAL DISTANCE BETWEEN PROPERTY LINE AND PARKING LOT WILL BE DETERMINED DURING THE SITE PLAN STAGE. SIDE LANDSCAPE YARD WILL BE LANDSCAPED ACCORDINGLY.



PROPOSED MASTER PLAN

LEGEND

- EXIST' BUILDING FOOTPRINT
- BUILDING EXPANSION

BUILDING HEIGHT:

FAHS HOUSE
 SANCTUARY EXPANSION
 EXISTING SINGLE-STORY STRUCTURE TO REMAIN
 18'-0" (DISTANCE FROM CURB TO MEAN HEIGHT LEVEL BETWEEN THE EAVES AND RIDGE OF GABLE ROOF)

BUILDING AREA:

FAHS HOUSE
 SANCTUARY
 TOTAL: 1,417 SF
 22,500 SF
 23,917 SF

PARKING:

IN FRONT OF SANCTUARY (63) SPACES
 REPLACE PARKER HOUSE (75) SPACES
 TOTAL: (138) SPACES

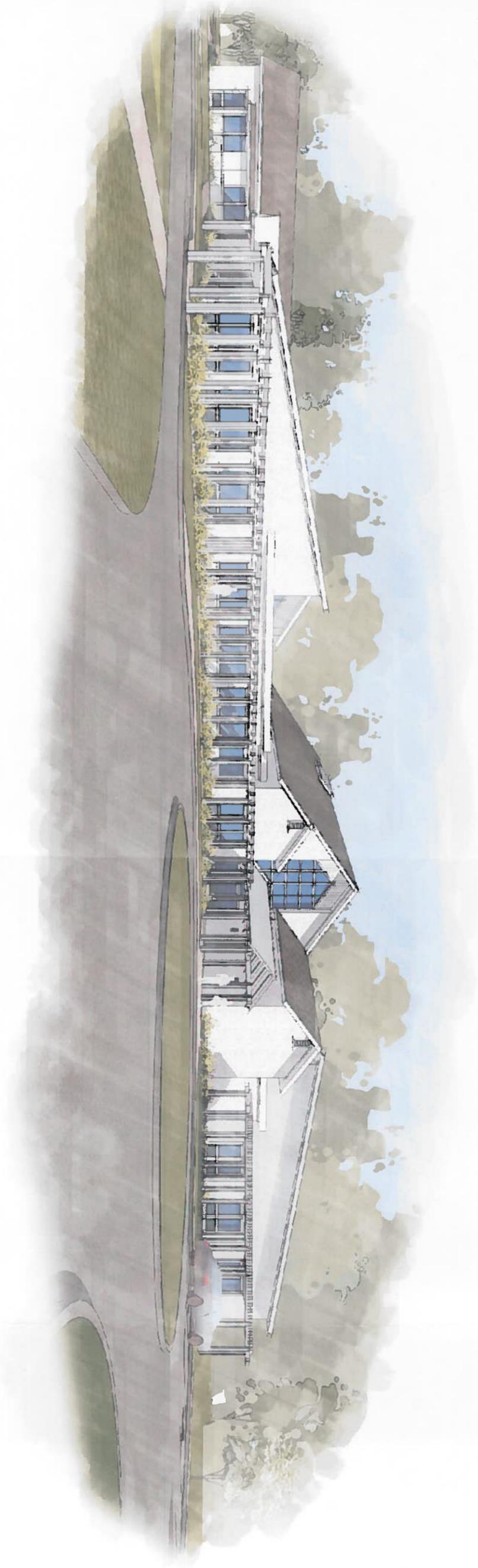
Master Plan For
Williamsburg Unitarian Universalists
 3051 Ironbound Road, Williamsburg, VA, 23188

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 Williamsburg, Virginia 23188
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 Fax: (757) 220-8994
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Date 11-19-14
 Drawn KCB
 Checked TGT
 Project 213164
A03
 of Sheets



CONCEPTUAL RENDERING

of
A04
Sheets

Date	11-19-14
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Checked	TGT
Project	213169

Master Plan For
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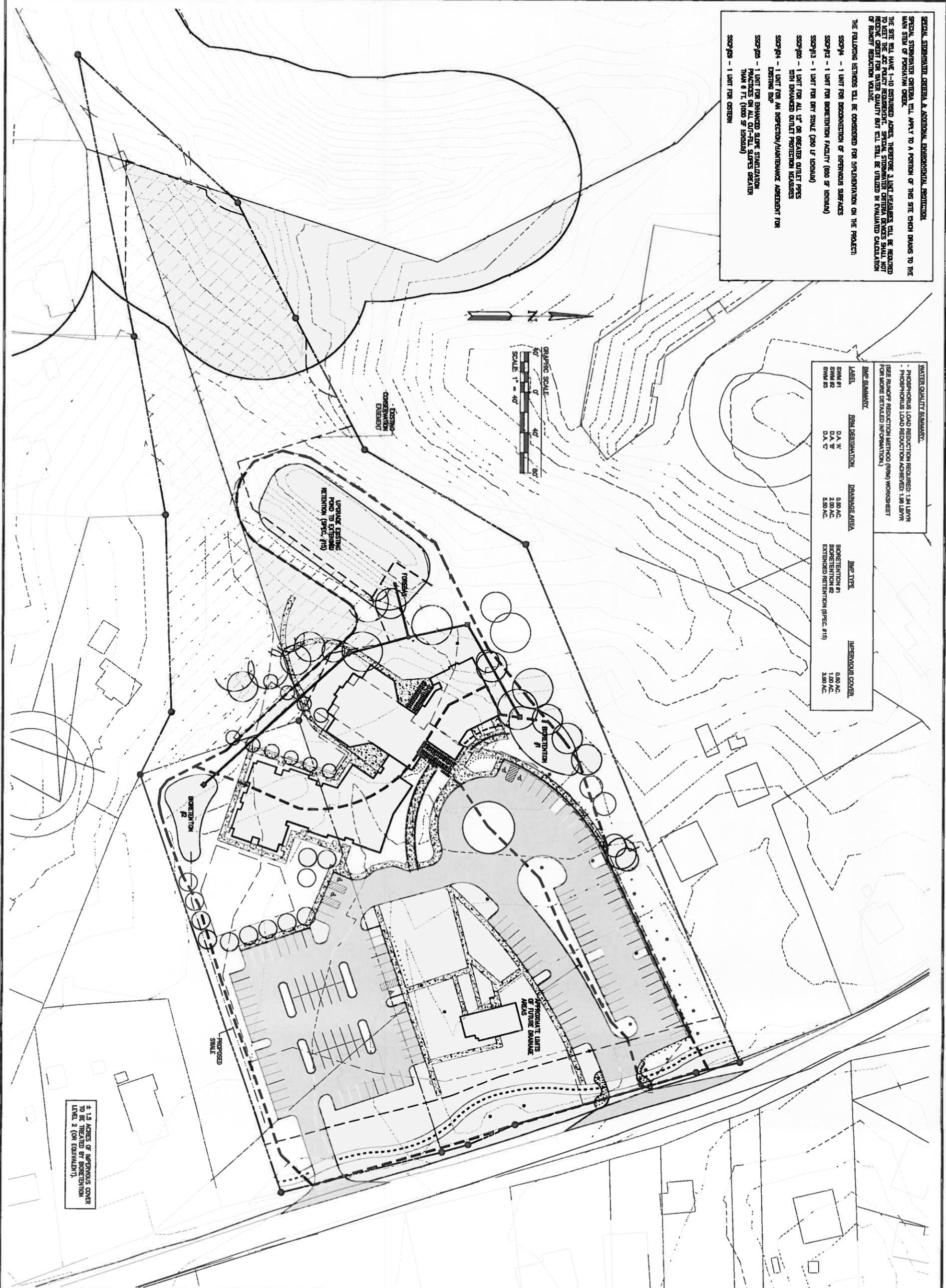
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SPECIAL STORMWATER CRITERIA & ADDITIONAL ENVIRONMENTAL PROTECTION
 SPECIAL STORMWATER CRITERIA WILL APPLY TO A PORTION OF THIS SITE WHICH GRABES TO THE MAIN STEM OF FOSHAYIN CREEK.
 THE SITE WILL HAVE 1-10 DISTURBED AREAS, THEREFORE 3 LINE FEASIBLES WILL BE REQUIRED TO MEET THE 4% FILL FACTOR REQUIREMENT. SPECIAL STORMWATER CRITERIA DEVICES SHALL NOT BE USED TO REDUCE RUNOFF QUALITY BUT WILL BE INCLUDED IN EVALUATED CALCULATION OF RUNOFF REDUCTION VALUE.
 THE FOLLOWING METHODS WILL BE CONSIDERED FOR IMPLEMENTATION ON THE PROJECT:
 SCOP#1 - 1 UNIT FOR DISCONNECTION OF IMPERVIOUS SURFACES
 SCOP#2 - 1 UNIT FOR BIOPRETENTION FACILITY (500 SF MINIMUM)
 SCOP#3 - 1 UNIT FOR DRY SWALE (200 LF MINIMUM)
 SCOP#4 - 1 UNIT FOR ALL 1/2" OR GREATER OUTLET PIPES WITH DELAYED INLET PROTECTION MEASURES
 SCOP#5 - 1 UNIT FOR AN INSPECTION/MAINTENANCE AGREEMENT FOR EXISTING SWP
 SCOP#6 - 1 UNIT FOR SHAWNEE SAFE STABILIZATION PRACTICES ON ALL OUTLET PIPES GREATER THAN 6 FT. (1000 SF MINIMUM)
 SCOP#7 - 1 UNIT FOR CISTERN

WATER QUALITY SUMMARY:
 - PHOSPHORUS LOAD REDUCTION REQUIRED: 154 LB/HR
 - PHOSPHORUS LOAD REDUCTION ACHIEVED: 150 LB/HR
 (SEE RUNOFF REDUCTION METHOD (RMM) WORKSHEET FOR MORE DETAILED INFORMATION)

BMP SUMMARY		DRAINAGE AREA		BMP TYPE		IMPERVIOUS COVER	
LABEL	RMM DESIGNATION	D.A. W'	D.A. S'	D.A. C'	BMP RETENTION #1	BMP RETENTION #2	EXTENDED RETENTION (SPEC. #19)
SWM #1		0.90 AC					0.00 AC
SWM #2		2.00 AC					1.00 AC
SWM #3		5.00 AC					3.00 AC



4.15 ACRES OF IMPERVIOUS COVER TO BE TREATED BY BIOPRETENTION LEVEL 2 (OR EQUIVALENT).

Date: 11-19-14
 Drawn: KCB
 Checked: TGT
 Project: 213189
A05
 Sheets

STORMWATER
 WAS ER PLAN

Master Plan For
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 CONSULTING ENGINEERS
 6248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
 Phone: (767) 253-0040
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REVISIONS			
SYMBOL	DESCRIPTION	DATE	INITIALS