

AGENDA
JAMES CITY COUNTY BOARD OF SUPERVISORS
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
April 8, 2025
5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

1. Pledge Leader - Colton Eller, a 4th grade student at Matoaka Elementary

E. PUBLIC COMMENT

F. CONSENT CALENDAR

G. PUBLIC HEARING(S)

1. Fiscal Year 2026 County Budget
2. Virginia Department of Transportation Project No. UPC 102980, Pocahontas Trail (Route 60) Multimodal Improvements, Segment I - Underground Utilities
3. Proposed Fiscal Year 2026-2031 Secondary Six-Year Plan
4. SUP-24-0030. 8429 and 8415 Pocahontas Trail - James City County Grove Convenience Center
5. SUP-25-0001. Christ Fellowship Church of Williamsburg
6. Special Stormwater Criteria Update - Board Adoption

H. BOARD CONSIDERATION(S)

I. BOARD REQUESTS AND DIRECTIVES

J. REPORTS OF THE COUNTY ADMINISTRATOR

K. CLOSED SESSION

L. ADJOURNMENT

1. Adjourn until 1 pm on April 22, 2025 for the Business Meeting

MEMORANDUM

DATE: April 8, 2025

TO: The Board of Supervisors

FROM: Sharon B. McCarthy, Director of Financial and Management Services

SUBJECT: Fiscal Year 2026 County Budget

The purpose of the Public Hearing is to invite public comment on any aspect of the proposed Fiscal Year 2026 Budget.

No action is required of the Board at this meeting. The Budget Business Meeting is scheduled for Tuesday, April 22, 2025, at 1 p.m. The Board is scheduled to adopt the budget as amended, at its meeting on Tuesday, May 13, 2025.

SBM/md
FY26CtyBdgt-mem

MEMORANDUM

DATE: April 8, 2025

TO: The Board of Supervisors

FROM: Paul D. Holt, III, Director of Community Development

SUBJECT: Virginia Department of Transportation Project No. UPC 102980, Pocahontas Trail (Route 60) Multimodal Improvements, Segment I - Underground Utilities

On Wednesday, March 26, 2025, the Virginia Department of Transportation (VDOT) held a Design Public Hearing at James River Elementary School for the above referenced project. VDOT presented the preliminary design to provide complete street improvements, which includes landscaping and curb and gutter to address drainage problems. By also providing a continuous center left-turn lane, turning traffic will be removed from travel lanes and reduce rear-end crashes. Furthermore, the additional lane will allow easier access for emergency vehicles along the corridor. In addition to the direct community impacts, this project will have an impact regionally as this segment of Pocahontas Trail is along the proposed route for Trail757 that extends from the current Virginia Capital Trail to Fort Monroe in Hampton.

Staff finds the roadway plans consistent with the currently adopted Comprehensive Plan, which notes:

“To aid with congestion and safety, the County has aggressively pursued transportation improvements along Pocahontas Trail. In 2017 and 2018, the County worked with RK&K Engineering to develop the Pocahontas Trail Corridor Study. As part of the study, a Steering Committee and Technical Committee were formed to help facilitate public engagement and to review the proposed improvement recommendations. The study analyzed the existing data and looked at the future conditions of the corridor to develop three alternative solutions. The three alternatives ranged from three lanes including a center turn lane to five lanes with a center turn lane. Each alternative included improved bicycle and pedestrian facilities and added lighting and landscaping. After engagement with the community and the Steering and Technical Committees, the recommended improvement was a three-lane design with a continuous center turn lane. The recommendation also included an 8-foot multiuse path and a 5-foot sidewalk.”

An additional important aspect of this project is the undergrounding of existing utilities in the corridor.

The policy basis for undergrounding existing utilities has been contained in the Comprehensive Plan since 1997. In the most recent update to the Comprehensive Plan, and in those prior, a Community Character action item (CC1.2) calls for exploring opportunities and cost-sharing arrangements to bury overhead utilities in Community Character Corridors (CCCs) and Community Character Areas through transportation initiatives.

The most recent update to the Comprehensive Plan further notes that “placing existing utilities underground can be costly and difficult. Often the most efficient way to accomplish the burial of utility lines is in conjunction with transportation projects where the County does not have to bear all the costs.” Additional Community Character actions reflect this, including: CC1.4 - “Pursue the expenditure of public funds from sources such as the Capital Improvement Program (CIP) to enhance the appearance of highly visible focal points of the County, including, but not limited to, County entrance corridors, median areas, interstate interchanges, and undeveloped parcels fronting on thoroughfares. Entrance corridors and roads in proximity to historic landmarks should be prioritized for improvements. Improvements include, but are not limited to, placement of existing utilities underground, beautification through sustainable landscaping or buildings changes, and the acquisitions of easements and properties.”

One of the most recent examples where existing overhead utility lines are being placed underground is as part of the widening of Croaker Road. The underground utility district for this project was authorized and approved by the Board of Supervisors on October 9, 2019. Similar past projects include Jamestown Road, John Tyler Highway, and the Ironbound Road reconstruction project. Underground utility districts for the Longhill Road widening and the Olde Towne Road turn-lane projects were authorized and approved by the Board of Supervisors on March 14, 2017.

Undergrounding of utilities is an important aspect of Community Character, and it also helps to improve reliability since underground utilities are less susceptible to damage during storm events and vehicle accidents. In the currently adopted Strategic Plan there is also a long-term goal of undergrounding utilities, in general, as an important aspect of Goal No. 4: Protecting Community Character and Enhancing the Built Environment.

While VDOT funding would cover relocating existing overhead lines as part of the project, the relocated utilities would remain above ground. Relocation of existing overhead utilities with undergrounding is called a “betterment” and VDOT requires the additional incremental cost be paid for by other funds.

For the Pocahontas Trail Multimodal Improvements, Segment I project, the preliminary estimate to relocate existing overhead electric, telephone, fiber optic, and cable TV lines within the project limits and place them underground is \$2,908,650.

In order for the County to underground utilities as part of this project, VDOT requires the adoption of an Ordinance designating the Pocahontas Trail Multimodal Improvements, Segment I project limits as an underground utility district and the adoption of a resolution committing to fund the actual cost difference between relocating the utilities overhead versus underground.

In the James City County adopted budget for Fiscal Year (FY) 2000, the County began a new initiative to fund relocation of existing overhead utilities to underground along CCCs. Funding for this initiative continued and was included in County adopted budgets from FY 2000 through FY 2008 (no funds allocated since FY 2008).

However, the County does currently have a CIP budget item titled “Transportation Match.” The purpose of the account is to provide a local match/local funding for any needed transportation improvement costs not covered by VDOT. Funding available and programmed in the CIP is expected to be sufficient to cover the expected costs of relocating utilities underground as part of this project.

Recommendation

Consistent with the policy recommendations of the Comprehensive Plan and the similar previous efforts by the County to relocate existing overhead utilities as part of previous major road widening and improvement projects, staff recommends the Board of Supervisors adopt the attached Ordinance and resolution.

PDH/ap
VDOTPocTrlImp-mem

Attachments:

1. Ordinance Designating the Pocahontas Trail Multimodal Improvements, Segment I - Project Limits and Underground Utility District
2. Resolution Committing to Fund the Actual Cost Difference Between Relocating Utilities Overhead Versus Underground

ORDINANCE NO. _____

VIRGINIA DEPARTMENT OF TRANSPORTATION PROJECT NO. UPC 102980,

POCAHONTAS TRAIL (ROUTE 60) MULTIMODAL IMPROVEMENTS, SEGMENT I -

UNDERGROUND UTILITIES

WHEREAS, the currently adopted Comprehensive Plan of James City County calls for improving Pocahontas Trail; and

WHEREAS, after engagement with the community and the Steering and Technical Committees for the Corridor Improvement Study, the recommended improvement was a three-lane design with a continuous center turn-lane, along with an 8-foot-wide multiuse path and a 5-foot-wide sidewalk; and

WHEREAS, an important design component of the project includes the proposed relocation of existing overhead utilities underground as part of the project; and

WHEREAS, undergrounding of utilities is an important aspect of community character and it helps to improve utility service reliability; and

WHEREAS, the policy basis for undergrounding existing utilities as part of major roadway projects is contained within the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED that the Board of Supervisors of James City County, Virginia, hereby endorses and approves the proposed Virginia Department of Transportation (VDOT) Project No. UPC 102980, Pocahontas Trail (Route 60) Multimodal Improvements, Segment I - Underground Utilities, as presented at the Design Public Hearing in concept, and at VDOT's request, hereby establishes an Underground Utility District consistent with the limits of the project scope area (the "Pocahontas Trail, Segment I Underground Utility District").

BE IT FURTHER ORDAINED that within the Pocahontas Trail, Segment I Underground Utility District, all new and relocated utility facilities, publicly or privately owned, shall be installed underground.

BE IT FURTHER ORDAINED that within the Pocahontas Trail, Segment I Underground Utility District, future utility facilities required for any proposed improvement, including street lighting, shall not be permitted to be placed overhead within any section of a street or roadway where utilities were placed underground as part of the VDOT Project No. UPC 102980, Pocahontas Trail (Route 60) Multimodal Improvements, Segment I Project.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
HIPPLE	_____	_____	_____	_____
NULL	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____
ICENHOUR	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of
April, 2025.

VDOTPocTrlImp-ord

RESOLUTION

VIRGINIA DEPARTMENT OF TRANSPORTATION PROJECT NO. UPC 102980,

POCAHONTAS TRAIL (ROUTE 60) MULTIMODAL IMPROVEMENTS, SEGMENT I -

UNDERGROUND UTILITIES

- WHEREAS, the adopted Comprehensive Plan of James City County calls for improving Pocahontas Trail; and
- WHEREAS, after engagement with the community and the Steering and Technical Committees for the Corridor Improvement Study, the recommended improvement was a three-lane design with a continuous center turn-lane, along with an 8-foot-wide multiuse path and a 5-foot-wide sidewalk; and
- WHEREAS, an important design component of the project includes the proposed relocation of existing overhead utilities underground as part of the project; and
- WHEREAS, undergrounding of utilities is an important aspect of Community Character and it helps to improve utility service reliability; and
- WHEREAS, the policy basis for undergrounding existing utilities as part of major roadway projects is contained within the Comprehensive Plan.
- NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby endorses and approves the proposed Virginia Department of Transportation (VDOT) Project No. UPC 102980, Pocahontas Trail (Route 60) Multimodal Improvements, Segment I - Underground Utilities, as presented at the Design Public Hearing in concept, and at VDOT's request, requests that VDOT underground all existing overhead utilities within the project scope area that are less than 40KV, and commits to fund the actual cost difference.
- BE IT FURTHER RESOLVED that the Board of Supervisors of James City County, Virginia, hereby authorizes the County Administrator to enter into and execute all those documents necessary for the utility relocation and undergrounding.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
LARSON
MCGLENNON
ICENHOUR

VOTES

AYE NAY ABSTAIN ABSENT

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Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of April, 2025.

VDOTPocTrlImp-res

MEMORANDUM

DATE: April 8, 2025

TO: The Board of Supervisors

FROM: Paul D. Holt, III, Director of Community Development

SUBJECT: Proposed Fiscal Year 2026-2031 Secondary Six-Year Plan

Each year the Virginia Department of Transportation (VDOT) works with the James City County Board of Supervisors to develop a list of project priorities for the Secondary Six-Year Plan (SSYP). The SSYP is a priority-funding plan for the improvement and construction of secondary roads (roads with route numbers of 600 or greater). As part of the review process, a public hearing has been advertised for the April 8, 2025, meeting to provide an opportunity for public comment.

Allocations

Through the SSYP, the County receives yearly state and federal allocations to fund proposed secondary improvements. Funding is primarily derived from state and federal gasoline taxes, vehicle title fees, vehicle sales tax, and state sales tax. The predictability of funding amounts is greatly dictated by the financial climate of the times and changes to funding levels by the federal and state government. For Fiscal Years (FY) 2026-2031, the proposed SSYP allocations for James City County total \$1,013,856, with an FY26 allocation of \$168,976 compared to the FY25 allocation of \$198,425.

Throughout the Comprehensive Plan update, citizen responses to surveys focused on prioritizing walking and biking amenities in locations that increase connectivity between neighborhoods and shopping, schools, employment areas, and greenways. Comments from the open-ended questions included that the County should encourage more walking and biking paths, increase public transportation, and reduce congestion while improving roadways. Public input demonstrates that biking and walking accessibility is important to our community for both recreation and essential transportation needs. Respondents supported prioritizing County resources for enhancing quality of life amenities. Applying these funds to create complete streets and multimodal corridors will help achieve these goals.

Secondary allocations are not the only funding source for transportation projects. The County has applied and received or been recommended for competitive grants from the Highway Construction District Grant Program and High-Priority Projects Program via the Smart Scale process, the Regional Surface Transportation Program (RSTP), and the Congestion Mitigation and Air Quality (CMAQ) Improvement program for Longhill Road and Croaker Road. County staff will continue to apply for more Smart Scale, RSTP, CMAQ, and Revenue Sharing funds to help fund projects in future fiscal years.

Listed below is a brief summary of current and special funding projects for the priority list for the FY26-31 SSYP.

Current Projects

Croaker Road (Route 607)

This project will widen the section of roadway between Richmond Road and the James City County Library from two to four lanes (Attachment No. 3). The project will include preliminary engineering, right-of-way acquisition, and construction of a new two-lane bridge parallel to the existing bridge over the CSX lines,

two additional travel lanes, and a shared use path. Staff recommends keeping this project as the top priority on the SSYP. This project is currently funded and construction is underway.

Intersection Safety Improvements

Over the past several years, VDOT has been studying two intersections. In March of 2021, VDOT placed temporary bollards at the intersections of Old Stage Road and Route 30 and Centerville Road and Route 5. These temporary improvements were done after VDOT completed Roadway Safety Assessments. In coordination with VDOT, the next step for these two intersections will be to construct the permanent safety improvements. Staff recommends including the following two projects in this year's priority rankings as the second and third priorities, respectfully:

- A. Old Stage Road and Route 30 Intersection Improvements
VDOT's current cost estimate for this project is \$160,257.
- B. Centerville Road and Route 5 Intersection Improvements
VDOT's current cost estimate for this project is \$170,000.

The Engineering phase is complete for these two projects and staff will continue to work with VDOT to keep the two projects fully funded.

Recommendation

Given the funding levels expected in the next six years and the current projects that are underway, staff recommends the following priorities:

- 1. Croaker Road
- 2. Old Stage Road and Route 30 Intersection Improvements
- 3. Centerville Road and Route 5 Intersection Improvements

Staff recommends adoption of the attached resolution, which endorses the secondary road priority list as set forth in this memorandum for the FY26-31 SSYP.

PDH/md

PropFY26-31SSYP-mem

Attachments:

- 1. Resolution
- 2. Map of FY26-31 SSYP Projects
- 3. Aerial Map - Croaker Road
- 4. Aerial Map - Old Stage Road
- 5. Aerial Map - Centerville Road

RESOLUTION

PROPOSED FISCAL YEAR 2026-2031 SECONDARY STATE HIGHWAY SIX-YEAR PLAN

WHEREAS, Section 33.2-331 of the Code of Virginia, 1950, as amended, provides the opportunity for each county to work with the Virginia Department of Transportation (VDOT) in developing a Secondary State Highway Six-Year Plan; and

WHEREAS, James City County, Virginia (the "County") has consulted with the VDOT District Project Manager to set priorities for improvements to the County's secondary state highways; and

WHEREAS, a public hearing was advertised for the regularly scheduled Board of Supervisors meeting on April 8, 2025, so citizens of the County would have the opportunity to participate in the hearing and to make comments and recommendations concerning the proposed list of priorities for improvement.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby approves of the list of priorities for improvements to the Secondary State Highway System as presented at the public hearing and the County Administrator is hereby authorized to sign and execute all such documents as are necessary to evidence the Board's approval of the Six-Year Plan.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
LARSON
MCGLENNON
ICENHOUR

VOTES

AYE NAY ABSTAIN ABSENT

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Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of April, 2025.

PropFY26-31SSYP-res

James City County

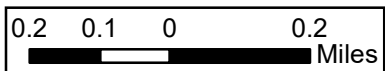
FY 26-31 SSYP Projects



Croaker Road (Route 607) Improvements

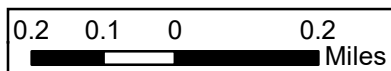


Old Stage Road and Route 30 Intersection Improvements



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Centerville Road and Route 5 Intersection Improvements



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**SPECIAL USE PERMIT-24-0030. 8429 and 8415 Pocahontas Trail - James City County Grove Convenience Center
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing**

SUMMARY FACTS

Applicant:	Mr. Bob Dittman, James City County
Landowners:	James City County Virginia Electric and Power Company (VEPCO)
Proposal:	Development and construction of a publicly owned solid waste container site to be owned by James City County.
Locations:	8429 Pocahontas Trail 8415 Pocahontas Trail
Tax Map/Parcel Nos.:	5230100001 5140100007
Project Acreage:	± 2.72 acres
Zoning:	PL, Public Lands R-2, General Residential
Comprehensive Plan:	Federal, State, or County Lands Military Influence Overlay District Low Density Residential
Primary Service Area: (PSA)	Inside
Staff Contact:	Kyle Sirico, Planner

PUBLIC HEARING DATES

Planning Commission:	March 5, 2025, 6:00 p.m.
Board of Supervisors:	April 8, 2025, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposed conditions mitigate impacts to surrounding properties and development.
2. Staff finds the proposal consistent with the Comprehensive Plan.
3. Impacts: See Impact Analysis on Pages 4-5.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 4-5.

PLANNING COMMISSION RECOMMENDATION

At its March 5, 2025, meeting, the Planning Commission voted 7-0 to recommend approval of the Special Use Permit (SUP) request to the Board of Supervisors, subject to the proposed conditions. The motion also included an additional condition to the SUP and Condition No. 10 has been added to the resolution (Attachment No. 1) for consideration. The Planning Commission also approved a resolution to find the proposal consistent with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (Attachment No. 6).

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

The Planning Commission proposed a condition that states “prior to operation of the convenience center, BMP JR000 shall be constructed to meet all stormwater facility management guidelines. BMP JR000 shall be inspected for compliance by the James City County’s Stormwater and Resource Protection Division prior to the operation of the convenience center.” This Condition No. 10 has been provided by staff in the attached resolution (Attachment No. 1).

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.

**SPECIAL USE PERMIT-24-0030. 8429 and 8415 Pocahontas Trail - James City County Grove Convenience Center
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing**

SUMMARY STAFF RECOMMENDATION

Staff recommends the Board of Supervisors approve the proposed SUP, subject to the staff proposed conditions.

PROJECT DESCRIPTION

Mr. Bob Dittman of the James City County Department of General Services has applied for an SUP to allow for the construction of a solid waste container site and transfer facility (Convenience Center) on property located at 8429 and 8415 Pocahontas Trail. The Convenience Center will address waste disposal needs and provide recycling options for the Grove Area of the County. The Convenience Center is bordered by Fire Station 2, Pocahontas Trail, and VEPCO property. Currently, the County property is zoned PL, Public Lands and designated Federal, State, or County Lands on the Comprehensive Plan Land Use Map. The VEPCO property is zoned R-2, General Residential and designated Low Density Residential on the Comprehensive Plan Land Use Map. A publicly owned solid waste container site requires an SUP in both the R-2, General Residential and PL, Public Lands Zoning Districts.

According to information provided by the applicant, it is anticipated that the site, depending on final design, will include and allow for the collection of:

- Waste Oil
- Antifreeze
- Cooking Oil
- Propane Tanks
- Lead Acid Battery Collection
- Cardboard Baler
- Trash Compactor
- Recycling Bins for Glass
- Mixed Paper and Mixed Containers

- An Area for Bulky Waste
- Seasonal Christmas Tree Collection

Collected materials will then be transferred to the larger Jolly Pond Convenience Center facility.

The hours of operation for the Convenience Center will be 8 a.m. to 4 p.m. with the Convenience Center being entirely closed on Tuesdays and Sundays.

PLANNING AND ZONING HISTORY

- The property has been the location of Fire Station 2 since the early 1990s, until the construction of a new fire station was built on the same property.
- This property was rezoned to PL, Public Lands as part of a comprehensive legislative action which rezoned 122 parcels to PL, Public Lands, Z-0005-2007.

SURROUNDING ZONING AND DEVELOPMENT

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	York County	Naval Weapons Station	N/A
SOUTH	M-1, Limited Business/Industrial	Virginia Power/Wooded	Limited Industry
EAST	York County	Naval Weapons Station	N/A
WEST	R-2, General Residential	Single-Family	Low Density Residential

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.

**SPECIAL USE PERMIT-24-0030. 8429 and 8415 Pocahontas Trail - James City County Grove Convenience Center
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing**

FINDING OF CONSISTENCY

Section 15.2-2232 of the Code of Virginia requires that unless a utility facility is shown on the Comprehensive Plan or other Master Plans for the County, the local Planning Commission and governing body shall review the facility to determine whether the location, character, and extent of the facility is substantially in accord with the Comprehensive Plan.

The proposed Convenience Center facility is not currently shown on the County's Comprehensive Plan and therefore requires this additional level of review by the Planning Commission and the Board of Supervisors. The Planning Commission approved a resolution to find the proposal consistent with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (Attachment No. 6).

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.

SPECIAL USE PERMIT-24-0030. 8429 and 8415 Pocahontas Trail - James City County Grove Convenience Center
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>Mitigated</u>	- The new facility would not exceed 100 peak hour trips. - Access to the properties is proposed to be from Pocahontas Trail, a principal arterial road, and through a shared access easement with VEPCO. - The Virginia Department of Transportation has reviewed and commented on this application and has recommended that a Turn Lane Warrants Analysis be completed. Should this application be approved, this analysis will be completed during site plan review.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	- Per the Adopted Regional Bikeways Map and Pedestrian Accommodation's Master Plan, a bike lane is required. A bike lane is already existing along the frontage of the site.
<u>Public Safety</u>	<u>Mitigated</u>	- Fire Station 2 on Pocahontas Trail serves this area of the County and is located next to the proposed facility.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- Staff finds that the facility does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>Mitigated</u>	- The property receives public water and sewer. - James City Service Authority has reviewed and commented on this application and has recommended that the private grinder pump be relocated outside of the drive area of the proposed Convenience Center if possible.
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Skiffes Creek Watershed.	<u>Mitigated</u>	- The Stormwater and Resource Protection (SRP) Division has reviewed this application. - This facility will need to demonstrate full compliance with environmental regulations at the site plan review stage.

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.

SPECIAL USE PERMIT-24-0030. 8429 and 8415 Pocahontas Trail - James City County Grove Convenience Center
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
		- The SRP Division has proposed several SUP conditions including a Spill Prevention Control and Countermeasures Plan (Condition No. 6), Virginia Runoff Reduction Method and nutrient credits (Condition No. 7), and Channel and Flood protections (Condition Nos. 8 and 9).
<u>Military Influence Overlay District</u>	<u>No Mitigation Required</u>	- Staff submitted notification letters to the Fort Eustis and Naval Weapons Station leadership and no concerns were raised.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	- Proposed Condition Nos. 4 and 5 limit the height of any proposed light poles, establishes criteria for outdoor storage, fencing, and the color and material of the fencing, respectively. - The facility will also need to demonstrate full compliance with lighting and landscaping regulations in the Zoning Ordinance at the site development plan review stage.
<u>Community Character</u> The facility is located along the Pocahontas Trail Community Character Corridor (CCC).	<u>Mitigated</u>	- Section 24-98(a) requires a landscape buffer averaging 50 feet in width along roads designated Suburban/Urban CCCs. - A landscape plan will be submitted for review and approval prior to final site plan approval.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that he is not aware of any covenants or restrictions on the properties that prohibit the proposed use.

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.

**SPECIAL USE PERMIT-24-0030. 8429 and 8415 Pocahontas Trail - James City County Grove Convenience Center
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing**

COMPREHENSIVE PLAN

The site is designated Federal, State, or County Lands on the Comprehensive Plan Land Use Map.

Publicly owned lands included in this category are Eastern State Hospital, military installations, County offices and facilities, and larger utility sites such as the Hampton Roads Sanitation District treatment plant. Development in these areas should follow applicable development standards listed in the charts.

- *The proposed use is a County facility and is consistent with the Federal, State, or County Lands use designation.*

The adjacent parcel, owned by VEPCO which is designated Low Density Residential, will be used for ingress and egress to the proposed Convenience Center.

- *The Low Density Residential designation recommends community-oriented facilities. This proposed use will provide direct community support due to the lack of Convenience Centers in the Grove Area. This use falls under Group 2 of the Recommended Uses in Low Density Residential.*

According to the Comprehensive Plan, Other Special Places (Page 162) “Proposed additions by the County include a County Park and a new Convenience Center”, both cited in the top five priorities by the Planning Commission in the adopted 2021-2025 Capital Improvement Program (CIP).

- *This proposed Convenience Center aligns this stated goal of the Comprehensive Plan. Funds have been allocated towards the project in the adopted 2021-2025 CIP.*

PROPOSED SUP CONDITIONS

The full text of the proposed conditions is provided in Attachment No. 1.

SUMMARY STAFF RECOMMENDATION

Staff recommends the Board of Supervisors approve of the proposed SUP, subject to the proposed staff conditions.

KS/md
SUP24-30GroveCCt

Attachments:

1. Resolution with Newly Proposed Condition No. 10
2. Location Map
3. Applicant Narrative
4. Master Plan
5. Resolution Finding the Application Consistent with the Comprehensive Plan, per Section 15.2-2232
6. Unapproved Minutes of the March 5, 2025, Planning Commission Meeting

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.

RESOLUTION

CASE NO. SUP-24-0030. 8429 AND 8415 POCAHONTAS TRAIL - JAMES CITY COUNTY

GROVE CONVENIENCE CENTER

WHEREAS, the Board of Supervisors of James City County, Virginia (the “Board”), has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit (“SUP”) process; and

WHEREAS, Mr. Bob Dittman, on behalf of James City County’s Department of General Services, has applied for an SUP to allow for the construction of a publicly owned solid waste container site to be owned by James City County, on properties located at 8429 Pocahontas Trail and 8415 Pocahontas Trail, and further identified as James City County Real Estate Tax Map Parcel Nos. 5230100001 and 5140100007, respectively (collectively, the “Property”), as shown on a plan titled “Grove Convenience Center” and dated December 5, 2024; and

WHEREAS, the Property is currently owned by James City County and Virginia Electric and Power Company; and

WHEREAS, the Planning Commission, following its public hearing on March 5, 2025, recommended approval of Case No. SUP-24-0030 by a vote of 7-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-24-0030; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the Comprehensive Plan Land Use Map designation for the Property.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code (the “County Code”), does hereby approve the issuance of Case No. SUP-24-0030 as described herein with the following conditions:

1. Master Plan. This SUP shall be valid for the construction of a solid waste transfer station and a publicly owned solid waste container site for a community convenience center (the “Convenience Center”) which would serve as an authorized facility for the disposal and recycling of waste and recyclables located at 8415 and 8429 Pocahontas Trail and further identified as James City County Real Estate Tax Map Parcel Nos. 5140100007 and 5230100001, respectively (collectively, the “Property”). The Convenience Center shall be developed and constructed substantially in accordance with the plan titled “Grove Convenience Center” prepared by AES Consulting Engineers and dated December 5, 2024 (the “Master Plan”), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.

2. Boundary Line Extinguishment. Prior to final site plan approval, a boundary line extinguishment plat between properties located at 8429 Pocahontas Trail and 8415 Pocahontas Trail and further identified as James City County Real Estate Tax Map Parcel Nos. 5230100001 and 5230100113, respectively, shall be recorded in the Clerk's Office for the Williamsburg/James City County Circuit Court.
3. Ingress-Egress Easement. Prior to final site plan approval, an agreement to the satisfaction of the County Attorney shall be executed with the property owner of 8415 Pocahontas Trail and further identified as James City County Real Estate Tax Map Parcel No. 5140100007, for the "VEPCO ACCESS ROAD IMPROVEMENTS" as shown on the Master Plan.
4. Screening. All dumpsters, collection areas, and compactors shall be screened by landscaping and fencing. Proposed fencing shall be a full panel or wooden board-on-board fence. The fence shall be black, brown, or other neutral color and shall contain no barbed wire. The height of the fence shall be a minimum of six feet. The landscaping and fencing shall be shown on the landscape plan to be reviewed and approved by the Director of Planning, or designee, prior to final site plan approval.
5. Lighting. If any lighting is proposed, it shall be shown on a lighting plan, and the Director of Planning or designee shall review and approve the lighting plan prior to final site plan approval. Lights shall be operated by a motion detector or be able to be turned on as needed by the operators of the Convenience Center and shall not be routinely illuminated at night. No light poles shall exceed a height of 20 feet above finished grade unless otherwise approved by the Director of Planning prior to final site plan approval.
6. Spill Prevention Control and Countermeasure Plan. Prior to approval of any site plan, a Spill Prevention Control and Countermeasure Plan (the "SPCCP") for the Property shall be submitted to the Director of Stormwater and Resource Protection (SRP) or designee for review and approval. The purpose of the SPCCP is to outline measures and procedures necessary for the operation of the Convenience Center and activities conducted on the Property and to provide protective measures to prevent leakage of materials such as fuel and oil from the Property.
7. Virginia Runoff Reduction Method. The Forested Open Space (the "FOS") land use category may be used to account for a maximum of 25% of the required water quality associated with the Convenience Center. The purchase of offsite nutrient credits toward needed water quality associated with the Convenience Center will not be allowed. Should FOS or Mixed Open Space be used in the Virginia Runoff Reduction Method calculations, the area(s) must meet the criteria set forth in the Virginia Stormwater Management Handbook.
8. Channel Protection. The stormwater management design shall provide channel protection for the 1-year, 24-hour storm event per energy balance, as defined in 9VAC25-875-600(B)(3)(a), for all outfall and discharge locations for the Convenience Center.
9. Flood Protection. The stormwater management design shall provide flood protection through attenuation of the 10-year, 24-hour storm event, per 9VAC25-875-600(C)(2)(b).

10. On-site Stormwater Protection. Prior to operation of the Convenience Center, Best Management Practice (BMP) JR000 shall be constructed to meet all stormwater facility management guidelines. BMP JR000 shall be inspected for compliance by the James City County's SRP Division prior to the operation of the Convenience Center.
11. Commencement. The Convenience Center shall be operational within 36 months from the issuance of this SUP, or this SUP shall automatically be void. Operational shall be defined as being open to the public.
12. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
LARSON
MCGLENNON
ICENHOUR

VOTES

<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of April, 2025.

SUP24-30GroveCCt-res

JCC-SUP-24-0030

JCC Grove Convenience Center



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Community Impact Statement for the Grove Area Convenience Center

December, 2024

Project Need and Background:

James City County currently operates three convenience centers for its residents: Tewning Road, Toano and Jolly Pond. These convenience centers are over 9 miles and at least 20 minutes away from the Grove area of the County. No other area of the County must travel that far to reach a convenience center. The County is proposing to construct and operate a convenience center at 8421 Pocahontas Trail (the site of Fire Station 22) to address the needs of the community.

Due to the lack of an area convenience center and limited trash collection choices, the Grove area experiences an unusually high rate of illegal dumping. The illegal dumping occurs within a 2-mile radius of the proposed convenience center. In addition to the negative impact the illegal dumping has on the community, it also costs the County equipment and manhours to clean up.

The Grove Area Convenience Center is proposed to be located on property currently owned by the County at 8421 Pocahontas Trail (adjacent to Fire Station 2). The property is bordered by the Fire Station 2, Pocahontas Trail and Dominion Energy property. Currently, the property is zoned PL (Public Lands), therefore, use as a convenience center is permitted.

The proposed convenience center is designed to provide residents in the Southeast section of the County with access to waste disposal and recycling options. Depending on final design, it is anticipated that the convenience center will include:

- Waste Oil, Antifreeze, Cooking Oil, Propane Tank and Lead Acid Battery Collection
- Cardboard Baler
- Trash Compactor
- Recycling Bins for Glass, Mixed Paper and Mixed Containers
- An Area for Bulky Waste
- Seasonal Christmas Tree Collection

The convenience center will be manned when in operation and secured by fencing and a locked gate during non-operating hours. Security cameras will provide 24/7 surveillance of the entire convenience center.

Project Impacts:

- **Traffic:** Based on traffic flows at similar County-operated convenience centers (Tewning Road and Toano), a turning lane study is not required, and no turning lanes are proposed.
- **Water and Sewer:** The proposed convenience center will be serviced by a 1" water line to a hose bib. Sanitary services will be provided via portable restrooms. There will be no sewer connections.
- **Environmental/Site/SRP:** In addition to the Master Plan, a completed Site Plan will be prepared and submitted for the various departmental approvals. SRP is anticipated to be

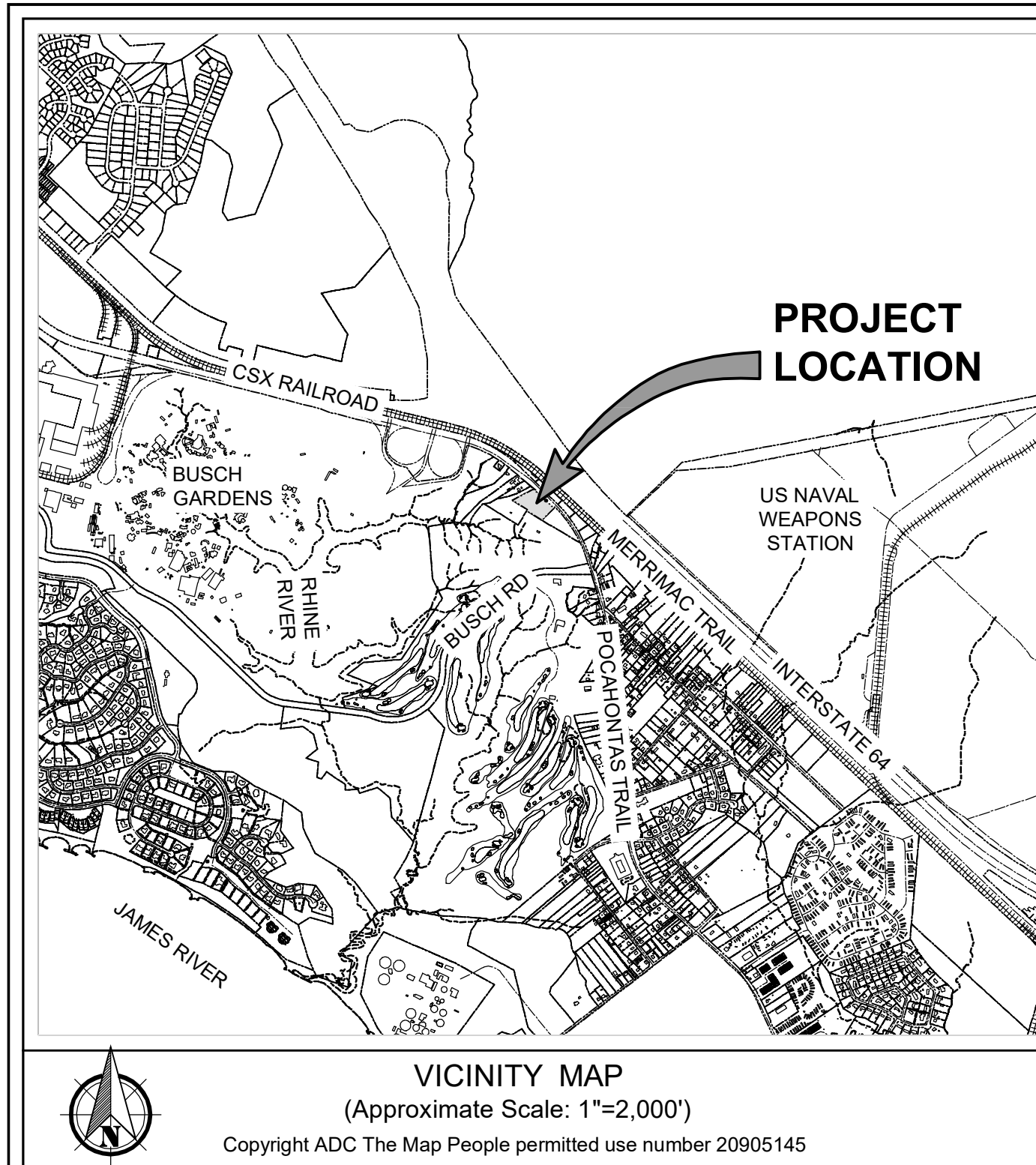
one of those approvals. The site's development and construction will be designed to minimize its impact on the environment.

- **Illegal Dumping:** It is anticipated that the availability of a convenient disposal option will greatly reduce the incidents of illegal dumping in the Grove area.
- **Recycling:** The availability of drop-off recycling will increase the County's overall recycling rate and help keep it in compliance with state-mandated rates.
- **Employment:** The convenience center will provide additional employment opportunities for area residents and provide a pathway to County employment.

Master Plan:

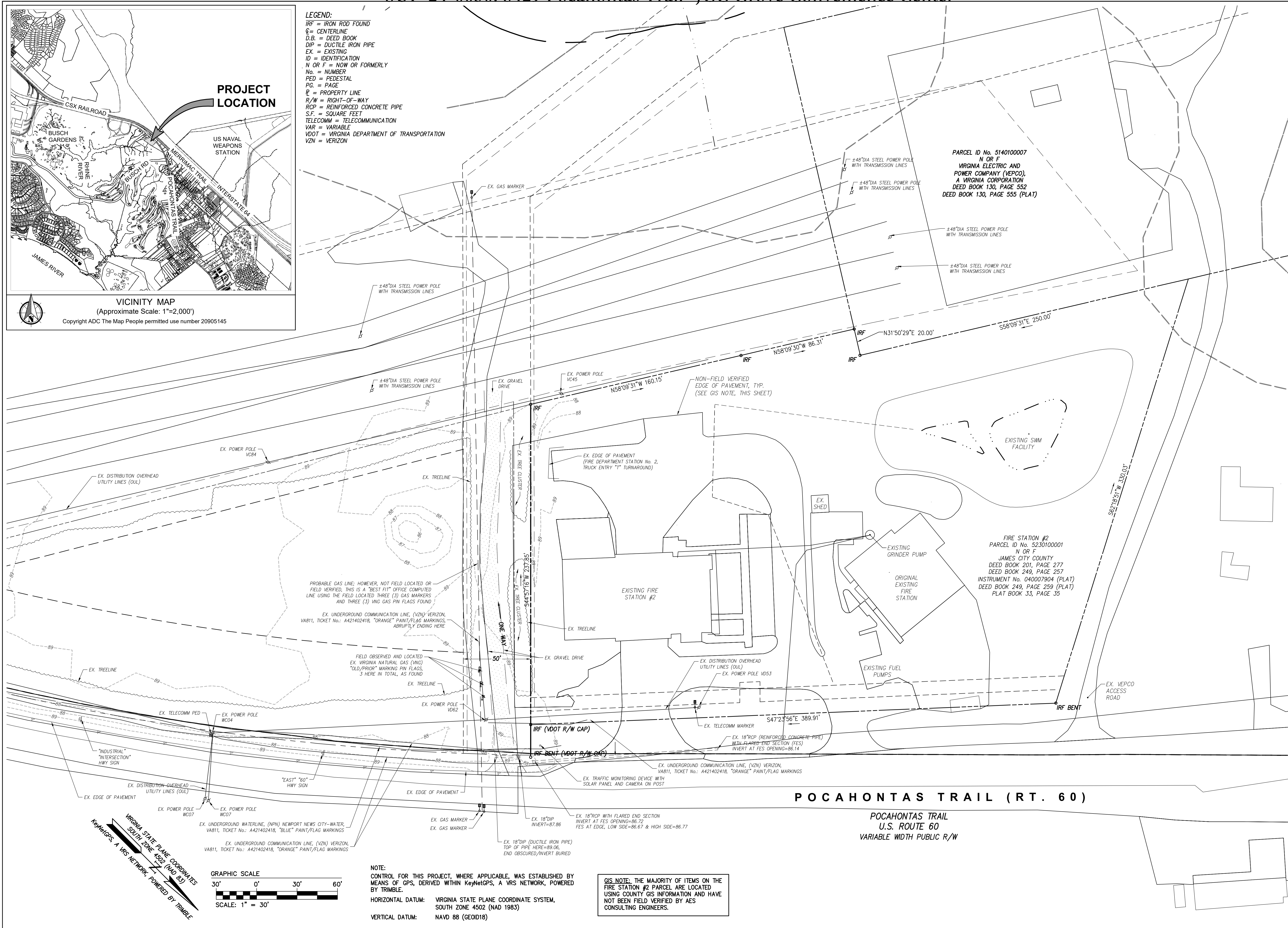
- See attached Master Plan

SUP-24-0030. 8429 Pocahontas Trail- JCC Grove Convenience Center



LEGEND:

IRF = IRON ROD FOUND
CL = CENTERLINE
D.B. = DEED BOOK
DIP = DUCTILE IRON PIPE
EX = EXISTING
ID = IDENTIFICATION
N OR F = NOW OR FORMERLY
No. = NUMBER
PED = PEDESTAL
PG. = PAGE
PL = PROPERTY LINE
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
S.F. = SQUARE FEET
TELECOMM = TELECOMMUNICATION
VAR = VARIABLE
VOT = VIRGINIA DEPARTMENT OF TRANSPORTATION
VZN = VERIZON



NOTE:
CONTROL FOR THIS PROJECT, WHERE APPLICABLE, WAS ESTABLISHED BY
MEANS OF GPS, DERIVED WITHIN KeyNetGPS, A VRS NETWORK, POWERED
BY TRIMBLE.

HORIZONTAL DATUM: VIRGINIA STATE PLANE COORDINATE SYSTEM,
SOUTH ZONE 4502 (NAD 1983)

VERTICAL DATUM: NAVD 88 (GEOID18)

GIS NOTE: THE MAJORITY OF ITEMS ON THE FIRE STATION #2 PARCEL ARE LOCATED USING COUNTY GIS INFORMATION AND HAVE NOT BEEN FIELD VERIFIED BY AES CONSULTING ENGINEERS.

[illegible]

AES
CONSULTING ENGINEERS

Middle Peninsula
5208 Oldham Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com

Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

SPECIAL USE PERMIT

GROVE CONVENIENCE CENTER

Project Contacts:		GRR/CJS
Project Number:		W10648-E0
Scale:	Date:	
1"=30'	12/05/2024	
Sheet Title:		
EXISTING CONDITIONS		
Sheet Number		
MP01		

Project Contacts:		GRR/CJS	
Project Number:		W10648-E01	
Scale:	Date:		
1"=30'	12/05/2024		
Sheet Title:			
CONCEPTUAL MASTER PLAN			
Sheet Number			
MP02			

NOTE: ANY PROPOSED SITE IMPROVEMENTS
LOCATED WITHIN THE VEPCO PROPERTY
SHALL BE COORDINATED WITH VEPCO.

RESOLUTION

VIRGINIA CODE SECTION 15.2-2232 ACTION ON CASE NO. SUP-24-0030.

8429 POCAHONTAS TRAIL - JAMES CITY COUNTY GROVE CONVENIENCE CENTER

SPECIAL USE PERMIT

WHEREAS, in accordance with Section 15.2-2232 of the Code of Virginia, parks or other public areas, whether publicly or privately owned, shall not be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the Planning Commission as being substantially in accord with the Comprehensive Plan or part thereof; and

WHEREAS, Mr. Bob Dittman has applied on behalf of James City County for a Special Use Permit to construct a solid waste transfer station at 8429 and 8415 Pocahontas Trail and further identified as James City County Real Estate Tax Map Parcel Nos. 5230100001 and 5140100007, respectively (the "Properties"), as shown on a Plan titled "Grove Convenience Center Master Plan" and dated December 5, 2024; and

WHEREAS, in accordance with Section 15.2-2204 of the Code of Virginia and Section 24-9 of the James City County Zoning Ordinance, a public hearing was advertised, adjacent property owners notified, and a hearing scheduled for Case No. SUP-24-0030.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of James City County, Virginia, finds that the general or approximate location, character, and extent of the public facility shown in Case No. SUP-24-0030 is substantially in accord with the Comprehensive Plan and applicable parts thereof.



Jack Haldeman
Vice Chair, Planning Commission

ATTEST:



Susan Istenes, Secretary

Adopted by the Planning Commission of James City County, Virginia, this 5th day of March, 2025.

SUP24-30_8429PocTrlApp-res

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
March 5, 2025
6:00 PM

A. CALL TO ORDER

Mr. Haldeman called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:

Jack Haldeman
Frank Polster
Stephen Rodgers
Jay Everson
Scott Maye
Kira Allmann
Crystal Haskins

Staff Present:

Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Tom Leininger, Principal Planner
Kyle Sirico, Planner
Linda Titus, Community Development Assistant

C. PUBLIC COMMENT

Mr. Haldeman opened Public Comment.

As no one wished to speak, Mr. Haldeman closed Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Haldeman stated that the Development Review Committee (DRC) and the Policy Committee did not meet in February.

E. CONSENT AGENDA

1. Minutes of the February 5, 2025, Regular Meeting

Mr. Rodgers made a motion to approve the Consent Agenda.

On a voice vote, the Commission voted to approve the motion. (6-0)

F. PUBLIC HEARING(S)

1. SUP-24-0030. 8429 Pocahontas Trail James City County Grove Convenience Center

Mr. Kyle Sirico, Planner, stated that Mr. Bob Dittman of the James City County Department of General Services had applied for a Special Use Permit (SUP) to allow for the construction of a solid waste container site and transfer facility on the property located at 8429 and 8415 Pocahontas Trail. Mr. Sirico explained that the Convenience Center would address waste disposal needs and provide recycling options for the Grove Area. Mr. Sirico noted that the property is bordered by Fire Station No. 2, Pocahontas Trail, and the Virginia Power and Electric Company. Mr. Sirico stated that the property at 8429 Pocahontas Trail is zoned PL, Public Lands while 8415 Pocahontas Trail is zoned R-2, General Residential. Mr. Sirico explained that the construction of a Convenience Center on properties zoned R-2, General Residential, requires an SUP. Mr. Sirico noted that 8429 Pocahontas Trail is designated Federal, State, or County Land on the Comprehensive Plan, while 8415 Pocahontas Trail is designated Low Density Residential on the Comprehensive Plan.

Mr. Sirico stated Section 15.2-2232 of the Code of Virginia requires that unless a facility is shown on the Comprehensive Plan or other Master Plans for the County, the Planning Commission and governing body shall review the facility to determine whether the location, character, and extent of the facility is substantially in accord with the Comprehensive Plan.

Mr. Sirico explained that the proposed Convenience Center facility was not shown on the Comprehensive Plan and therefore requires this additional level of review by the Planning Commission and Board of Supervisors. Mr. Sirico noted that two resolutions had been provided with the staff report for the Planning Commission's consideration.

Mr. Sirico stated that staff recommends the Planning Commission recommend the approval of the SUP, subject to the proposed conditions.

Mr. Sirico then stated that staff recommends that the Planning Commission find the general or approximate location, character, and extent of this proposed public facility substantially in accord with the Comprehensive Plan and applicable parts thereof, as required by Section 15.2-2232 of the Code of Virginia.

Mr. Rodgers asked if the nearby residents had been contacted about the proposed project and if there were any responses.

Mr. Sirico answered that letters had been sent to all adjacent property owners regarding the proposed facility, but no response was received.

Mr. Haldeman asked if there would be two votes for this case.

Mr. Sirico stated that was correct.

Mr. Haldeman opened the public hearing.

Mr. Bob Dittman, James City County Department of General Services, explained that they are working with the Stormwater and Resource Protection Division to address any issues regarding the project and that Fire Station No. 22 would be demolished and the existing impervious surface would be used for containers. Mr. Dittman explained that the only structure would be an attendants shed, accompanied by containers for scrap, recyclables, a baler, and a trash compactor.

Mr. Polster asked what changes would be made to the dry extendable pond to accommodate this proposed facility.

Mr. Dittman explained that they would need to comply with the new Stormwater Management Handbook and upgrade Best Management Practice (BMP) 000. Mr. Dittman stated that the consultant would address any additional flow if there is any.

Mr. Polster asked where the riser shown on the far-left side of the Master Plan would drain to.

Mr. Dittman stated it would drain underneath the Dominion easement and into a tributary that leads to Skiffs Creek.

Mr. Polster stated that he has seen an SUP condition for other stormwater BMP's that require any stormwater issues to be resolved before occupancy is permitted.

Mr. Polster noted that he did not see that condition included in this report.

Mr. Polster then asked if Mr. Dittman would be opposed to adding this condition.

Mr. Dittman stated that it was not his decision to make, but he assumed the County would want to comply.

Mr. Polster explained his reasoning that if this condition was required for other SUPs, then it should apply to County projects as well.

Mr. Polster then asked the staff if there was any objection to adding this condition.

Staff did not have any objections.

Mr. Haldeman closed the public hearing.

Mr. Polster expressed his approval of this case and stated that he would be supportive of the proposed project.

Mr. Rodgers agreed with Mr. Polster, expressing his approval of the proposed location for the Convenience Center.

Mr. Everson asked if the stormwater condition would be added.

Mr. Polster explained that the condition would be added to the motion for the recommendation of the SUP.

Dr. Haskins asked if the homes next to the proposed site are occupied.

Mr. Sirico confirmed that they were occupied but no response was received.

Mr. Everson made a motion that the Planning Commission find SUP-24-0030. 8429 Pocahontas Trail James City County Grove Convenience Center substantially in accord with the Comprehensive Plan and applicable parts thereof.

On a roll call vote, the Commission voted (7-0) to find SUP-24-0030. 8429 Pocahontas Trail James City County Grove Convenience Center substantially in accord with the Comprehensive Plan.

Mr. Haldeman asked for a motion to approve SUP- 24-0030. 8429 Pocahontas Trail James City County Grove Convenience Center.

Mr. Polster made a motion to approve SUP- 24-0030. 8429 Pocahontas Trail James City County Grove Convenience Center with the proposed conditions plus the condition that the stormwater facility be accepted before the convenience center begins operation.

On a roll call vote, the Commission voted to recommend approval. (7-0).

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - March 2024

Ms. Istenes stated that the Planning Commission Organizational Meeting would be held on March 17th and that the Chair and Vice Chair of the Planning Commission would be elected at that meeting. Ms. Istenes then explained that the schedule for Planning Commission representatives for the Board of Supervisors meetings would now be attached to the Planning Director's Report.

Mr. Everson asked if he had to go to the March Board of Supervisors meeting as there were no Planning Commission cases on the agenda.

Ms. Istenes confirmed he did not have to attend.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Everson made a comment to the Planning Commission regarding the disconnect between the written engineering plans and the actual construction for stormwater projects.

Mr. Polster replied that staffing issues played a role in that disconnect.

Discussion ensued.

J. ADJOURNMENT

Mr. Haldeman asked for a motion to adjourn.

Mr. Everson made a motion to adjourn.

The meeting was adjourned at approximately 6:39 p.m.

Susan Istenes, Secretary

Jack Haldeman, Vice Chair

**SPECIAL USE PERMIT-25-0001. Christ Fellowship Church of Williamsburg
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing**

SUMMARY FACTS

Applicant:	Mr. Terry Lackey, Christ Fellowship Church of Williamsburg
Landowner:	Christ Fellowship Church of Williamsburg
Proposal:	A Special Use Permit (SUP) to allow the operation of a place of public assembly.
Locations:	3687 Ironbound Road 3695 Ironbound Road
Tax Map/Parcel Nos.:	3830100019A 3830100014
Property Acreage:	± 4.77 acres
Zoning:	R-8, Rural Residential, with Proffers PUD-R, Planned Unit Development Residential
Comprehensive Plan:	Low Density Residential
Primary Service Area (PSA):	Inside
Staff Contact:	Will Albiston, Planner

PUBLIC HEARING DATES

Planning Commission:	April 2, 2025, 6:00 p.m.
Board of Supervisors:	April 8, 2025, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal generally consistent with the Comprehensive Plan.
2. Subject to the proposed conditions, staff finds the proposal will not negatively impact surrounding development.
3. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Staff recommends the Board of Supervisors approve the application, subject to the proposed conditions.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission is scheduled to hear this application at its April 2, 2025, Regular Meeting. Staff will present the Planning Commission's recommendation at the April 8, 2025, Board of Supervisors Regular Meeting.

CHANGES SINCE THE PLANNING COMMISSION MEETING

Should there be any changes to this application after the April 2, 2025, Planning Commission Regular Meeting, staff will present such changes at the April 8, 2025, Board of Supervisors Regular Meeting.

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.

**SPECIAL USE PERMIT-25-0001. Christ Fellowship Church of Williamsburg
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing**

PROJECT DESCRIPTION

Mr. Terry Lackey has applied for an SUP on behalf of Christ Fellowship Church of Williamsburg to allow the operation of a place of public assembly and expand the existing development on the site by adding two storage sheds and a playground area at 3687 Ironbound Road and 3695 Ironbound Road. The existing site is developed with two main structures, a parking area, and a stormwater management facility. The Master Plan shows the existing site development with the proposed site improvements. An SUP amendment would be required for any further expansion.

According to the applicant, weekly operations involve Sunday services held at 10:30 a.m. and small group studies held on Tuesdays at 6 p.m. and Wednesdays at 12 p.m. and 6 p.m.

PLANNING AND ZONING HISTORY

- The original site plan for the southern building was approved in 1988 and amended twice later that year for minor layout changes. The site plan was further amended in 1992 to expand the parking lot, in 1993 to add the northern building, and most recently in 1994 for landscape modifications.
- In 1993, the owner of 3687 Ironbound Road purchased 3695 Ironbound Road.
- In 1999, the R-8, Rural Residential Zoning District was amended to require SUPs for places of public assembly.
- There is an active subdivision case to extinguish the shared property line between 3687 and 3695 Ironbound Road and combine the two parcels.

SURROUNDING ZONING AND DEVELOPMENT

- The following table lists information on the parcels adjacent to the property:

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	R-8, Rural Residential and R-4, Residential Planned Community	Single-family Residential and Multifamily Residential	Low Density Residential
SOUTH	PUD-R, Planned Unit Development Residential	Multifamily Residential	Low Density Residential
EAST	R-8, Rural Residential	Place of Public Assembly	Low Density Residential
WEST	PUD-R, Planned Unit Development Residential	Multifamily Residential	Low Density Residential

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.

SPECIAL USE PERMIT-25-0001. Christ Fellowship Church of Williamsburg
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	- A Traffic Impact Analysis is not required for this proposal as it does not exceed 100 weekday peak hour trips to and from the site. The church does not typically hold large gatherings during weekday peak hour times. - The proposed additions to the site are not anticipated to generate traffic exceeding a typical place of public assembly use. - The site has a left-turn lane and a right-turn lane to enter the parking lot and no further entrance improvements are needed. - The Virginia Department of Transportation reviewed the proposal and had no objections.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	- Per the Adopted Regional Bikeways Map and Pedestrian Accommodation Master Plan, sidewalks on both sides of the road and a bike lane are required. - Public pedestrian and bicycle accommodations will be evaluated at the site plan stage.
<u>Public Safety</u>	<u>No Mitigation Required</u>	- Fire Station 3 on John Tyler Highway is located approximately 2.3 miles from the property. - The Fire Department reviewed the proposal and had no objections.
<u>Public Schools</u>	<u>No Mitigation Required</u>	- The proposal is not expected to generate impacts to public schools.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	- The proposal is not expected to generate impacts to public parks and recreation.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	- The proposal is not expected to generate impacts to public libraries and cultural centers.
<u>Groundwater and Drinking Water Resources</u>	<u>Mitigated</u>	- Condition No. 3 requires on-site water conservation and irrigation standards to be enforced.

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.

SPECIAL USE PERMIT-25-0001. Christ Fellowship Church of Williamsburg
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Powhatan Creek Watershed.	<u>No Mitigation Required</u>	- The Stormwater and Resource Protection (SRP) Division reviewed the proposal and had no objections. - The SRP Division indicated that remediation/cleanup work has recently been performed to the on-site stormwater management facility.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	- Proposed Condition No. 2 will limit the height of light poles and require low-impact light fixtures.
<u>Community Character</u>	<u>No Mitigation Required</u>	- This property is located along an Urban/Suburban Community Character Corridor. - Landscaping requirements will be addressed during site plan review.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicant has verified that he is not aware of any covenants or restrictions on the property that prohibit the proposed use.

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.

**SPECIAL USE PERMIT-25-0001. Christ Fellowship Church of Williamsburg
Staff Report for the April 8, 2025, Board of Supervisors Public Hearing**

COMPREHENSIVE PLAN

The project site is designated Low Density Residential on the Comprehensive Plan Land Use Map. Places of public assembly are a Group 2 recommended use in Low Density Residential when the following standards are met:

- i. Maintain 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. Act as a transitional use between residential and commercial areas or, if located within a residential community, be integrated with the residential character of the area rather than altering its nature;
- v. Provide adequate screening and buffering to protect the character of nearby residential areas; and
- vi. Generally intended to support the residential area in which they are located (for Group 2 uses only).

Staff finds that the proposed use is in accordance with this guidance, given the submitted Master Plan and proposed SUP conditions.

Staff finds the proposal is consistent with the recommendations of the Comprehensive Plan.

STAFF RECOMMENDATION

Staff finds that the proposal is compatible with surrounding zoning and development and is generally consistent with the Comprehensive Plan. Staff recommends the Board of Supervisors approve the application, subject to the proposed conditions.

WA/ap
SUP25-1ChristFellCh

Attachments:

1. Resolution
2. Location Map
3. Application Narrative
4. Master Plan

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.

RESOLUTION

CASE NO. SUP-25-0001. CHRIST FELLOWSHIP CHURCH OF WILLIAMSBURG

WHEREAS, the Board of Supervisors of James City County, Virginia (the “Board”), has adopted by Ordinance specific land uses that shall be subjected to a Special Use Permit (“SUP”) process; and

WHEREAS, Mr. Terry Lackey on behalf of Christ Fellowship Church of Williamsburg has applied for an SUP to allow for the operation of a place of public assembly on property owned by Christ Fellowship Church of Williamsburg and located at 3687 and 3695 Ironbound Road and further identified as James City County Real Estate Tax Map Parcel Nos. 3830100019A and 3830100014, respectively (collectively, the “Properties”), as shown on a plan titled “Master Plan Christ Fellowship Church” dated March 17, 2025 (the “Master Plan”); and

WHEREAS, the Planning Commission, following its public hearing on April 2, 2025, recommended approval of Case No. SUP-25-0001 by a vote of **X-X**; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-25-0001; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the Comprehensive Plan Land Use Map designation for the Properties.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after consideration of the factors in Section 24-9 of the James City County Code (the “County Code”), does hereby approve the issuance of Case No. SUP-25-0001 as described herein with the following conditions:

1. Master Plan. This SUP shall be valid for the operation of a place of public assembly on property located at 3687 and 3695 Ironbound Road, further identified as James City County Real Estate Tax Map Parcel Nos. 3830100019A and 3830100014 (“the Properties”). The Properties shall be developed substantially in accordance with the master plan titled “Master Plan Christ Fellowship Church” dated March 17, 2025 (the “Master Plan”), with any deviations considered per Section 24-23(a)(2) of the James City County Code, as amended (“County Code”).
2. Lighting. All new exterior light fixtures on the Properties, including new building lighting, shall have recessed fixtures with no lens, bulb, or globe extending below the casing. All new light poles shall not exceed 20 feet in height from finished grade. No light trespass, defined as 0.1-foot-candle or higher, shall extend across any property line. A lighting plan shall be approved by the Director of Planning or designee prior to final site plan approval.

3. Water Conservation. Prior to site plan approval a Water Conservation agreement shall be submitted to and approved by the James City Service Authority. Water Conservation Standards shall be enforced on the Properties through an agreement with the James City Service Authority. The standards may include, but shall not be limited to, such 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-tolerant plants where appropriate, and the use of water-conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. Any changes shall be submitted to and approved by the James City Service Authority.
4. Boundary Line Extinguishment. Prior to final site plan approval, a subdivision plat shall be submitted and approved to extinguish the shared property line between 3687 and 3695 Ironbound Road.
5. Commencement. If a site plan for the proposed playground area and sheds as shown on the Master Plan does not receive final approval within thirty-six (36) months from the date of adoption of this SUP, the SUP shall become void.
6. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
HIPPLE	_____	_____	_____	_____
NULL	_____	_____	_____	_____
LARSON	_____	_____	_____	_____
MCGLENNON	_____	_____	_____	_____
ICENHOUR	_____	_____	_____	_____

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of April, 2025.

SUP25-1ChristFellCh-res

JCC SUP-25-0001.

Christ Fellowship Church SUP



SUP-25-0001. 3687 Ironbound Road Christ Fellowship Church

Application Narrative

Overview

Christ Fellowship Church of Williamsburg is located at 3687 Ironbound Road with parking area and two existing buildings (12,300 sq ft & 9,200 sq ft) which the church operates from on the parcel. The church also owns an adjacent vacant parcel at 3695 Ironbound Road. The church has submitted a Subdivision application to combine the two parcels to facilitate proposed construction and comply with County ordinance. This Special Use Permit application has been submitted to further satisfy ordinance requirements.

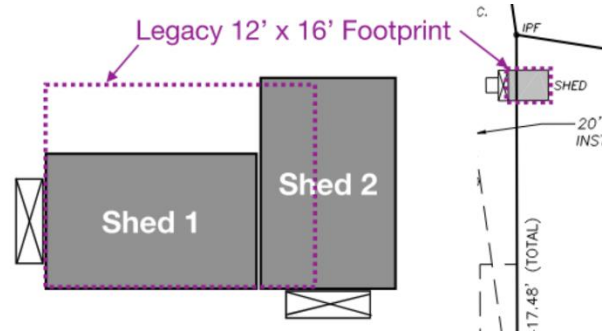
A wooden, 12' x 16' shed that was previously located along the common property line, was demolished and removed; razed to existing grade. This location is proposed to be used for two identical 8'x12.5' storage sheds as replacements to the previous shed.

The church also intends to construct a 50'x50' fenced children's playground area that features commercial grade play equipment and on the vacant parcel. The locations of these structures are shown on the Master Plan.

Proposed land disturbance is under 2,500 sq ft.

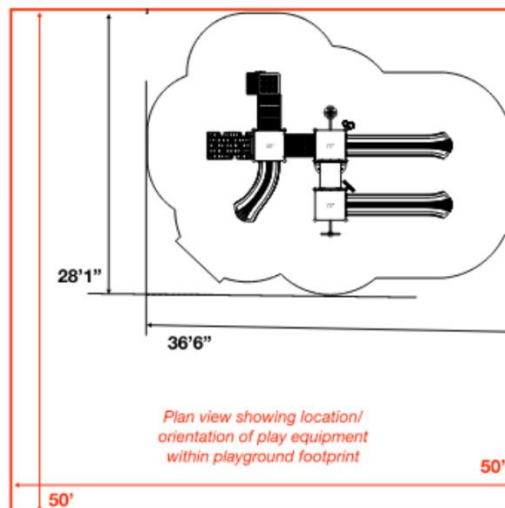
Shed Information

- LIFETIME Resin Outdoor Storage Shed; Model 60305
- 8' x 12.5' x 7.67'
- High-Density Polyethylene (HDPE) Construction
- Maximum Roof Load: 23 Pound per square foot
- Each shed will be placed on 100" x 160" x 3.5" concrete slab

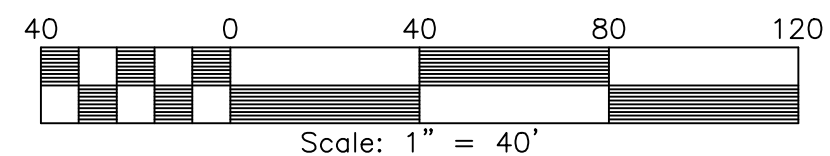


Playground Information

- The 50' x 50' playground area (located 62' from the corner of the closer existing church building) will be bounded by a 4' high, black vinyl-coated chain link fence, with a 4'-wide walking gate and 10'-wide drive gate.
- 28'1" x 36'6" Use Zone
- Keystone Crossing Play System by Willygoat; High-Density Polyethylene (HDPE) Construction
- 12 powder coated steel (3.5" diameter) posts, with 18" diameter x 18" deep concrete footers
- Shredded wood mulch safety surface (9-12" depth) for 6' critical height



3/17/2025



From: Aden Digges <aden.digges@gmail.com>
Sent: Monday, March 31, 2025 2:12 PM
To: Will Albiston <Will.Albiston@jamescitycountyva.gov>
Subject: [External]SUP-25-0001 Christ Fellowship Church

Mr. Albiston,

Good Afternoon. To follow up on our conversation, because The Church is seeking rezoning I would like to address the issue of a future parking lot adjacent to my house.

As discussed this is not part of the intent at this time but in the future, the plan could be amended by the current occupant or a future occupant. I have seen three different churches occupy this property. Can we make this part of the stipulation for rezoning?

I am not worried about cars parking on the grass but a formal paved parking lot with lighting, ect. would definitely change the character.

In closing, I think the playground and shed are greatly needed for The Church to enjoy their property. We approve of these upgrades.

Thank you for your time in addressing this issue.

Aden Digges

MEMORANDUM

DATE: April 8, 2025

TO: The Board of Supervisors

FROM: Toni E. Small, Director of Stormwater and Resource Protection Division

SUBJECT: Special Stormwater Criteria Update - Board Adoption

In 2004, James City County (JCC) approved Special Stormwater Criteria (SSC) as a watershed management goal following adoption of the first approved watershed management plans in the County. Since then, JCC staff have performed plan reviews that incorporate a review of compliance with SSC for applicable projects. Updates to the SSC are needed based on the new Virginia Erosion and Stormwater Management (VESM) Regulation (Chapter 875), the new Chapter 8 of the County Code, the new Virginia Stormwater Management Handbook, and land cover changes to watersheds within JCC. Staff has worked to update the SSC to align with these changes and achieve the goals outlined in the newest adopted watershed management plans for JCC.

Staff recommends adoption of the updated Special Stormwater Criteria.

TES/md
SpecStWtrCritUpd-mem

Attachments:

1. Resolution
2. Special Stormwater Criteria (revised March 2025)

RESOLUTION

SPECIAL STORMWATER CRITERIA UPDATE - BOARD ADOPTION

WHEREAS, in 2004, the Board of Supervisors adopted the original Special Stormwater Criteria (SCC) as a watershed management goal following adoption of the first approved watershed management plans; and

WHEREAS, the Board authorized staff to perform plan reviews that incorporate a review of compliance with SSC for applicable projects; and

WHEREAS, updates to the SSC are needed based on the new Virginia Erosion and Stormwater Management (VESM) Regulation (Chapter 875), the new Chapter 8 of the County Code, the new Virginia Stormwater Management Handbook, and land cover changes to watersheds within James City County (JCC); and

WHEREAS, staff has worked to update the SSC to align with these changes and achieve the goals outlined in the newest adopted watershed management plans for JCC.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, hereby adopts the updated Special Stormwater Criteria dated March 2025.

James O. Icenhour, Jr.
Chair, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

HIPPLE
NULL
LARSON
MCGLENNON
ICENHOUR

VOTES

AYE NAY ABSTAIN ABSENT

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Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of April, 2025.

SpecStWtrCritUpd-res



Special Stormwater Criteria (SSC)

In accordance with the Erosion and Stormwater Management Ordinance (Chapter 8 of the County Code), plan submittals should identify whether the site is subject to the Special Stormwater Criteria (SSC). Objectives of Special Stormwater Criteria (SSC) include:

- Protection of stream reaches from accelerated channel erosion;
- Protection of conservation areas from the impacts of stormwater runoff;
- Protection of high-quality wetlands from the effects of altered water level fluctuation;
- Development of more effective criteria and locations for stormwater practices in watersheds for new development and redevelopment; and
- Retrofitting existing facilities and uncontrolled areas of the watershed to improve water quality.

Special Stormwater Criteria (SSC) were developed to achieve the following goals:

- Improve water quality to satisfy Total Maximum Daily Loads (TMDLs) and work to remove impairments.
- Maintain and build biological and habitat diversity and connectivity by protecting wildlife corridors and other vital areas of undeveloped land, as identified within the conservation priorities of the approved watershed management plans, James City County's (JCC) Natural and Cultural Assets Plan and other relevant Virginia data sets.
- Refine the current stormwater and other related County requirements to not only offset the effects of further development but create opportunities to improve upon existing degraded areas and direct connection of impervious surfaces to waterways.
- Continue the tracking and prioritization of existing stormwater maintenance.
- Promote watershed awareness and active stewardship among residents, community associations, businesses, and seasonal visitors through educational programs, recreational opportunities, and participatory watershed activities.
- Restore degraded streams where possible and continue to protect high-quality streams.
- Develop a flood preparedness plan to understand current and future flood risks and identify a phased implementation approach for effective and practical long-term community flood-risk reduction.
- Preserve and improve public access to meaningful and safe outdoor recreation throughout JCC watersheds.

Special Stormwater Criteria (SSC) are considered to be above and beyond traditional Virginia and County stormwater management criteria, focusing more on the aspects of site design and source control for local water quality. As such, Special Stormwater Criteria (SSC) credit cannot be taken for those measures being utilized to meet water quality and quantity technical criteria per the Erosion and Stormwater Management Ordinance (Chapter 8 of the County Code).

When are Special Stormwater Criteria (SSC) Applied?

Special Stormwater Criteria (SSC) are applied to plans of development under the following two (2) situations.

SSC Type 1 Watershed Management Plans. Special Stormwater Criteria is required for projects located in areas with an approved watershed management plan.

SSC Type 2 Variance Process. Special stormwater criteria designation is required as a condition placed on a project as a result of the granting of a waiver or exception to the County's Chesapeake Bay Preservation or Erosion and Stormwater Management ordinances. For example, SSC may be applied to a project as a result of an administrative or Chesapeake Bay Board approval to impact Resource Protection Area (RPA) or as a result of administrative approval to impact steep slopes or to vary from established minimum standards & specifications as outlined in the Virginia Stormwater Management Handbook.

Specific design and construction plan information and details for SSC must be presented for review during submission of the plan of development for the project. Compliance with the SSC requirement will be part of the review of the plan of development for the project. SSC measures for the site will be determined by the design engineer subject to the approval of the director of the stormwater and resource protection division during the review of the plan of development for the project. For rezoning, special use permit, concept or master plan purposes, detailed design is not required. For these plan types, the applicant needs to identify whether Special Stormwater Criteria (SSC) will apply to the site or not and list the required number of measures.

How are Special Stormwater Criteria (SSC) Applied?

Special Stormwater Criteria (SSC) measures are applied to the project in accordance with the matrix shown in Table 1 and the Menu of SSC Measures shown in Table 2. No more than one (1) of the same Special Stormwater Criteria measure can be selected to meet SSC criteria.

Table 1 - Special Stormwater Criteria Application Matrix

New Development and Redevelopment Projects		
Designation	Disturbed Area	Measures
SSC Class 1	2,500 square feet to 10,000 square feet	1 unit measure from the SSC Menu
SSC Class 2	10,000 square feet to 1 acre	2 unit measures from the SSC Menu
SSC Class 3	1 to 10 acres	3 unit measures from the SSC Menu
SSC Class 4	10 to 50 acres	5 unit measures from the SSC Menu
SSC Class 5	50 to 200 acres	7 unit measures from the SSC Menu
SSC Class 6	200 acres or more	Contact VESMP (Virginia Erosion and Stormwater Management Program) Authority for Pre-Application meeting and determination.

Disturbed Area is the total area of the land-disturbing activity (LDA) for the project as defined in the Erosion and Stormwater Management Ordinance (Chapter 8 of the County Code).

Table 2 - Menu of Special Stormwater Criteria Measures

Type/Number	Unit	Description	Notes
SSC #1	1 unit	Shared parking.	Legal shared parking agreement in place; meets Planning requirements.
SSC #2	2 units	Retrofit a ranked priority offsite Best Management Practice (BMP).	Per approved watershed management plans.
SSC #3	3 units	Construct offsite BMP in a previously "Uncontrolled Area."	BMP must be designed and constructed in accordance with the Virginia Stormwater Management Handbook and JCC Administrative Guidelines and Standards.
SSC #4	2 units	Retrofit an offsite BMP.	Not previously identified in an approved Watershed Management Plan (WSMP).
SSC #5	2 units	Contribute towards a one-for-one program to fund offsite improvements in the watershed.	Program would be at a unit cost per square foot of impervious cover.
SSC #6	1 unit	Post-construction infiltration/filtration stormwater BMPs in Handbook (limited to P-FIL-04 and P-FIL-05).	This BMP would be in addition to measures required for VESMP compliance; BMP must be designed and constructed accordance with the Virginia Stormwater Management Handbook and JCC administrative guidelines and standards.

Type/Number	Unit	Description	Notes
SSC #7	1 unit	Manufactured Treatment Device (MTD).	Project must still comply with VESMP standards on-site per Chapter 8 of the County Code. This would be in addition to measures required for VESMP compliance. MTDs must be approved by DEQ.
SSC #8	1 unit	Enhanced outlet protection measures at pipe and channel outfalls.	Applied site-wide, all major storm pipe outfalls sized for 100-year storm.
SSC #9	3 units	Stream restoration	Not previously identified in an approved WSMP.
SSC #10	3 units	Stream restoration of ranked priority stream.	Per approved watershed management plans.
SSC #11	2 units	Provide 25% additional water quality treatment in the VRRM (Virginia Runoff Reduction Method).	Project must still comply with VESMP standards on-site per Chapter 8 of the County Code; overtreatment cannot be accomplished with the purchase of nutrient credits; treatment must be provided on-site.
SSC #12	2 units	Increase the level of attenuation for the 1, 2, 10, and 25-year storms to 25% below calculated pre-development flows.	
SSC #13	2 units	Use rainfall multiplier of 1.2 for post-development calculations and no multiplier for pre-development calculations.	Aligns with recommendations in latest WSMPs and draft Hampton Roads Planning District Commission (HRPDC) Resilient Design Standards.

Table Notes:

- SSC means Special Stormwater Criteria.
- VRRM means Virginia Runoff Reduction Method.
- SSC will not apply to single-family lots under the building permit process.
- WSMP means watershed management plan.
- No more than one (1) of the same SSC measure can be selected to meet SSC criteria.
- SSC credit cannot be taken for those measures included in the VRRM to meet water quality design criteria per Chapter 8 of the County Code.
- Applied site-wide means to apply across the site to the greatest extent possible.
- Number of measures required from the Table 1 application matrix and units, restrictions/limitations and reference standards from Table 2 menu may be adjusted by VESMP Authority on a case-by-case basis.

Reference Standards:

1. Virginia Stormwater Management Handbook, latest version
2. Virginia Runoff Reduction Method (VRRM), latest version
3. County Virginia Erosion and Stormwater Management Program
4. Zoning Ordinance
5. Applicable Building Codes
6. Approved County Watershed Management Plans
7. James City County Administrative Guidelines and Supporting Information