AGENDA

JAMES CITY COUNTY BOARD OF SUPERVISORS

REGULAR MEETING

COUNTY GOVERNMENT CENTER BOARD ROOM

101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

February 10, 2026

5:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MOMENT OF SILENCE

D. PLEDGE OF ALLEGIANCE

E. PRESENTATION

1. Fall 2025 Historical Commission Student Essay Contest Awards

F. PUBLIC COMMENT

G. CONSENT CALENDAR

H. PUBLIC HEARING(S)

1. SUP-25-0012. 6015 Richmond Rd. Forest Heights Senior Independent Living Facility
2. Z-26-0006/MP-25-0004. Proffer and Master Plan Amendment for Ford's Colony Master Plan (Ford's Village)
3. Z-23-0004/MP-23-0001. Westwood Park Rezoning
4. Short-Term Rental Compliance Review for Certain Special Use Permits

I. BOARD CONSIDERATION(S)

J. BOARD REQUESTS AND DIRECTIVES

K. REPORTS OF THE COUNTY ADMINISTRATOR

L. CLOSED SESSION

1. Discussion or consideration of the acquisition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body pursuant to Section 2.2-3711 (A)(3) of the Code of Virginia and pertaining to 111 Grove Heights Ave, Williamsburg, VA
2. Certification of Closed Session

M. ADJOURNMENT

1. Adjourn until 1 pm on February 12, 2026 for the Board Retreat

M E M O R A N D U M

DATE: February 10, 2026

TO: The Board of Supervisors

FROM: Linda Titus, Staff Liaison to the Historical Commission

SUBJECT: Fall 2025 Historical Commission Essay Contest Awards

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The Historical Commission sponsored an essay contest for high school students within the Williamsburg-James City County (WJCC) Public School System. Students who attend private or home school within the WJCC Schools attendance area were also eligible to enter. This year's essay topics were The Railroad, African American Schools, and the Battle of Greensprings. The contest offered prizes of $1,500 for first place, $500 for second place, and $250 for third place. Ten members of the Historical Commission served as judges and evaluated the essay (with identifying information removed) based on a formal rubric that accompanied the essay contest rules.

The Commission is proud to present the following students with this year's essay contest awards:

- 1st Place - Eleanor Chen, Warhill High School
- 2nd Place - Ghulam Fizza, Lafayette High School
- 3rd Place - Asher Sohani, Jamestown High School

Mr. Mark Jakobowski, Chairman of the Historical Commission, will present the awards.

LT/ap
25HistCmEssayAwd-rev-mem

Attachment:
1. Essay Contest Rules

JAMES CITY COUNTY HISTORICAL COMMISSION
Fall 2025 STUDENT ESSAY CONTEST RULES

First prize: $1,500; Second prize: $500; Third prize: $250

The mission of the James City County Historical Commission is to further the efforts of the County to document, commemorate, preserve, protect, and promote the rich historical heritage of James City County. The Commission is responsible for documenting, commemorating, and preserving the historic legacy of James City County.

In support of this mission, the James City County Historical Commission is sponsoring an essay contest for Williamsburg-James City County high school students (grades 9-12). Students who reside in James City County or in the City of Williamsburg and attend a public or private school, or are home-schooled, are eligible to participate.

The essay should be 1,000-1,500 words (4-6 pages, double-spaced) on one of the following topics:

1. ***The Railroad.*** James City County has a rich history with the railroad. Summarize the history of the railroad in James City County from 1860 to the present. Identify the rail lines that came through James City County and include the location of the train depots and warehouses. Where did the lines originate and end? Were the lines both passenger and freight? What were the main products shipped to and from James City County? Describe how the rail service changed over the years and what service we have today.

2. ***African American Schools.*** Schools for African American students were created in James City County early in our history and some continued well into the twentieth century. Some of those schools were short lived, but others continued for decades. Identify the earliest schools and tell who created them and their purpose. What were the Rosenthal schools and when were they started and when were they closed? What were the local and state laws that controlled the education of African American students? When did segregated schools come to an end in JCC?

3. ***Battle of Greensprings.*** Summarize the Battle of Greensprings and its importance in the Revolutionary War. Include the position of Cornwallis, in contrast to the role of the Continental Army led by Marquis de Lafayette. Comment on why the battle occurred where it did in relation to Richmond, Williamsburg, Yorktown, and the Virginia peninsula.

The paper should include citations - footnotes or endnotes plus a bibliography. The footnotes/endnotes and bibliography will not be included in the total word count. The student should use the Chicago Manual of Style for citations.

The cover page, which is not included in the total word count, should include the essay title; the student's name, address, phone number and email address; the name of the student's school (or "homeschooled"), and the total word count (not including the title page, footnotes/endnotes, and bibliography).

The first page of the essay should have the essay's title at the top. Do not include the student's name or other personal identifying information in the main body of the essay. Pages of the essay main body should be numbered.

Essays are due no later than 11:59 p.m. on Monday, December 15, 2025. Essays may be in Microsoft Word (.doc or .docx), Rich Text Format (RTF), or Portable Document Format (PDF). Students can submit their essay online at the James City County Historical Commission web page, https://jamescitycountyva.gov/history. Look for the "Learn more or submit your essay here" link.

Students will be asked to affirm the following: "By submitting this essay, I certify that it is my own work, based on my own research and analysis, and that I have properly cited all material and sources used in its preparation."

--Continued--

Award winners will be notified by Thursday, January 15, 2026. Winners will be invited to a public meeting of the James City County Board of Supervisors for an award presentation (date to be determined).

Judges will use the following Essay Scoring Rubric:

CATEGORY AND MAX SCORE	EXCELLENT 9-10	ACCEPTABLE HIGH 7-8	ACCEPTABLE LOW 6	UNACCEPTABLE 0-5
Factual Content 10 points	Facts are highly relevant to the topic and properly cited.	Some relevant content; points not fully developed.	Marginally relevant facts; little supporting detail included.	Cursory treatment of the topic; little or no relevant facts presented.
	5	**4**	**3**	**0-2**
Structure, Logic and Transitions 5 points	Logical progression of ideas with well-executed transitions.	Logical progression of ideas, but often lacks transitions.	Gaps in logic or no transitions.	Disorganized; written as a stream of disconnected thoughts.
	5	**4**	**2-3**	**0**
Punctuation, Spelling and Presentation 5 points	Correct punctuation and spelling; correct format as specified (Chicago).	A few (less than three) punctuation, spelling and format errors.	Occasional (three to five) punctuation, spelling, and format errors.	Frequent (more than five) punctuation, spelling, and format errors.
	26-30	**16-25**	**11-15**	**0-10**
Analysis: Critical and Original Thought, Supported by Examples 30 points	Central idea is well developed; clarity of purpose evident throughout; abundance of evidence of thought, analysis and/or insight; evidence and examples are specific and highly relevant.	Central idea and clarity of purpose are generally evident throughout the essay; evidence of thought, analysis and/or insight; supporting evidence and examples are relevant.	The central idea is expressed, but vague or too broad; some sense of purpose is maintained; some evidence of thought, analysis and/or insight; there are some examples and evidence, though general.	Central idea and clarity of purpose are absent or incompletely expressed and maintained; little or no evidence of critical, careful thought or analysis and/or insight; few, if any, relevant examples or supporting evidence.
Total 50 points				

SUMMARY FACTS

Applicant:	Mr. Doug Harbin of Wayne Harbin Builder, Inc.
Landowner:	Wayne Harbin Builder, Inc.
Proposal:	To allow for a 50-unit senior independent living facility
Location:	6015 Richmond Road
Tax Map/Parcel No.:	3220100081
Property Acreage:	± 11.4 acres
Zoning:	R-3, Residential Redevelopment
Comprehensive Plan:	Low Density Residential
Primary Service Area:	Inside
Staff Contact:	Allison Jackura, Planner III

PUBLIC HEARING DATES

Planning Commission:	January 7, 2026, 6:00 p.m.
Board of Supervisors:	February 10, 2026, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal will not negatively impact surrounding zoning and development.

2. The proposal will increase the supply of affordable housing within the County, as the applicant has proffered 100% of the 50 units within the independent living facility to be offered as affordable units.

FACTORS UNFAVORABLE

1. Staff does not identify any unfavorable factors.

PLANNING COMMISSION RECOMMENDATION

At its January 7, 2026, Regular Meeting, the Planning Commission recommended approval of this application with staff-proposed conditions by a vote of 6-0.

PROPOSED CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

There have been no proposed changes since the Planning Commission meeting.

SUMMARY STAFF RECOMMENDATION

Staff recommends approval of this application, subject to the proposed conditions.

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.

PROJECT DESCRIPTION

Mr. Doug Harbin of Wayne Harbin Builder, Inc., has applied for a Special Use Permit (SUP) to allow for a 50-unit senior independent living facility within the Forest Heights subdivision. The proposed living facility was previously approved under SUP-19-0020. Condition No. 7 required construction to commence within 36 months of the issuance of the SUP which did not occur, so the SUP is now void. The applicant has requested a new SUP with the same set of facts and conditions. No changes to the previous application are proposed or included in the current application.

The use was part of an approved County-facilitated rezoning, Z-19-0012, with a proffered Master Plan including the senior living facility along with 62 single-family dwellings and 46 townhouses. The townhouses and the living facility are proffered to be affordable housing units. The previous Fiscal Impact Analysis conducted in 2019 indicated the total project was expected to have a negative fiscal impact; however, the rest of the development was approved. The senior independent living facility would help partially offset the expenses generated by the other residential units. Therefore, staff continues to recommend approval, with the previous staff report attached for further details and staff analysis.

AJ/ap
SUP25-12RchmdRd

Attachments:
1. Resolution
2. Location Map
3. Previous Staff Report
4. Master Plan
5. Applicant Narrative and Updated Traffic Considerations
6. Unapproved Minutes of the January 7, 2026, Planning Commission Regular Meeting

R E S O L U T I O N

CASE NO. SUP-25-0012. 6015 RICHMOND ROAD

FOREST HEIGHTS SENIOR INDEPENDENT LIVING FACILITY

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. Doug Harbin of Wayne Harbin Builders, Inc., has applied for an SUP to allow for a senior independent living facility at 6015 Richmond Road and further identified as James City County Real Estate Tax Map Parcel No. 3220100081 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on January 7, 2026, recommended approval of Case No. SUP-25-0012 by a vote of 6-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-25-0012; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the 2045 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-25-0012 as described herein with the following conditions:

1. *Master Plan*. This SUP shall apply to property consisting of a parcel located at 6015 Richmond Road, further identified as James City County Real Estate Tax Map Parcel No. 3220100081 (the "Property"). The SUP shall be valid for a 50-unit independent living facility on the 2.97 acres of developable area designated on the Master Plan for a "senior living facility". All final development plans shall be consistent with the Master Plan entitled, "Master Plan Amendments for Forest Heights Neighborhood" prepared by Landtech Resources, Inc., dated September 25, 2019 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the James City County Zoning Ordinance, as amended.

2. *Subdivision*. Prior to final site plan approval, a plat of the subdivision shall be recorded for the Property to allow the senior living facility to be located on one parcel of property.

3. *Architecture*. Prior to final site plan approval, the Planning Director shall review and approve the final architectural design of the building. Such building shall be reasonably consistent, as determined by the Director of Planning, with the architectural elevations titled "Forest Heights" submitted with this SUP application, dated September 26, 2019, and drawn by dBF Associates, Architects.

4. *Water Conservation Standards.* Water Conservation Standards shall be enforced on the Property. Water Conservation Standards shall be submitted to and approved by the James City Service Authority prior to site plan approval. 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.

5. *Landscaping and Buffering.* A landscape plan for the senior living facility shall be submitted for review and approval by the Director of Planning with the initial plan of development. The landscape plan shall show landscaping meeting the 50-foot Urban/Suburban Character Corridor landscape buffer per the Community Character Corridor Buffer Treatment Guidelines Policy. All landscaping on the landscape plan shall be installed or guaranteed prior to the issuance of the initial final Certificate of Occupancy for the Project. The amount of any surety guaranteeing installation of landscaping shall be determined by the Director of Planning or designee.

6. *Screening.* Dumpsters shall be screened with a brick enclosure or other materials substantially in accordance with the architectural character of the senior living facility, as shown on architectural elevations titled "Forest Heights" submitted with this SUP application, dated September 26, 2019, and drawn by dBF Associates, Architects.

7. *Commencement of Construction.* If construction has not commenced on the senior living facility within 36 months from the issuance of this SUP, the SUP shall automatically be void. Commencement of construction shall be defined as satisfying both: i) obtained permits for building construction; and ii) footings and/or foundation passed required inspections.

8. *Severability.* This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

_____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

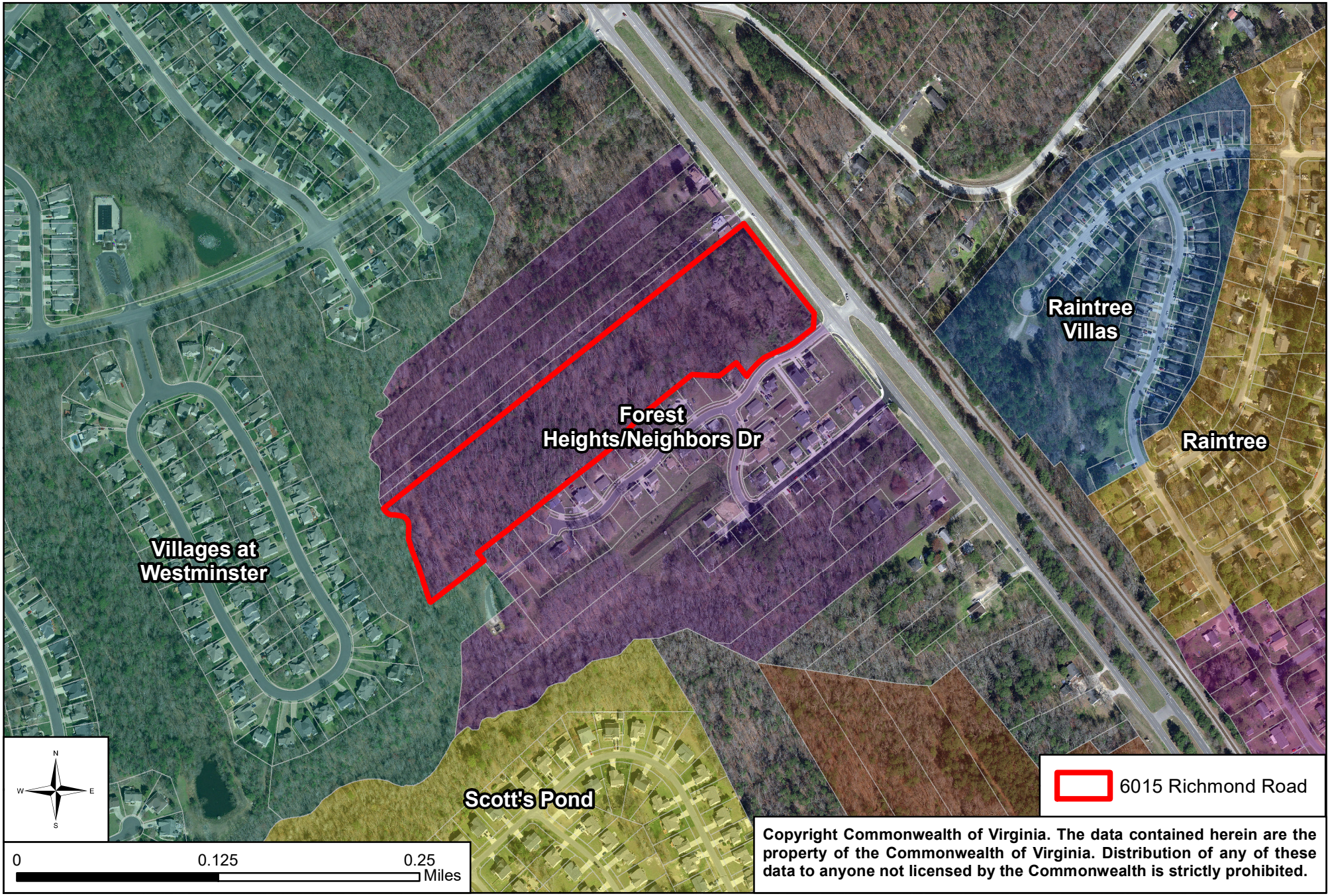
	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
NULL	____	____	____	____
ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of February, 2026.

SUP25-12_6015RchmdRd-res

SUP-25-0012. 6015 Richmond Rd.

Forest Heights Senior Independent Living Facility



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SUMMARY FACTS

Applicant:	James City County Board of Supervisors, Mr. Doug Harbin of Wayne Harbin Builder, Inc.
Land Owner:	See attached list, per the August 13, 2019, Initiating Resolution
Proposal:	This rezoning, initiated by the Board of Supervisors per the attached August 13, 2019, resolution and accompanied by Mr. Harbin, proposes to rezone the Forest Heights area from MU, Mixed Use with proffers to R-3, Residential Redevelopment and R-3, Residential Redevelopment with proffers, to allow for the addition of 46 townhomes and a 50-unit independent living facility.
Location:	Forest Heights
Tax Map/Parcel No.:	See properties listed in attached August 13, 2019, Initiating Resolution
Project Acreage:	± 47.1 acres
Current Zoning:	MU, Mixed Use with proffers
Comprehensive Plan:	Low Density Residential (LDR), Moderate Density Residential (MDR)
Primary Service Area:	Inside
Staff Contact:	Thomas Wysong, Senior Planner

PUBLIC HEARING DATES

Planning Commission: November 6, 2019, 6:00 p.m.

Board of Supervisors: December 10, 2019, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal will not negatively impact surrounding zoning and development.

2. The proposed amendment will increase the overall density of the entire master planned area up to four dwelling units per acre, which is within the range recommended for lands designated LDR and MDR by the adopted Comprehensive Plan, *Toward 2035: Leading the Way*.

3. The proposal will increase the supply of affordable housing within the County, as the applicant has proffered 100% of the 96 units (46 townhomes and all 50 units within the independent living facility) to be offered as affordable units.

4. The proposal meets the Adequate Public Schools Facilities Test adopted by the Board of Supervisors on June 23, 1998.

5. Impacts: Please see Impact Analysis on Pages 4-5.

FACTORS UNFAVORABLE

1. Pursuant to the Fiscal Impact Analysis submitted for this application, the proposal is expected to have a negative fiscal impact.

2. Impacts: Please see Impact Analysis on Pages 4-5.

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.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors approve this rezoning application with the proposed proffers and the Special Use Permit (SUP) application with the proposed conditions.

PLANNING COMMISSION RECOMMENDATION

At its November 6, 2019 regular meeting, the Planning Commission unanimously recommended approval of this rezoning and SUP application by a vote of 6-0. The Commission further recommended that Planning staff develop a landscaping plan for the County owned parcel located adjacent to this development (Tax Map ID No. 3221500001A).

Proposed Changes Made Since the Planning Commission Meeting

None.

HISTORY OF THE PROJECT

In 2011, the James City County Board of Supervisors initiated the rezoning of approximately 47.1 acres of the Forest Heights area from R-2, General Residential to MU, Mixed Use (Z-0001-2011). The purpose of the rezoning was twofold. First, the County desired to facilitate improvements to the existing Forest Heights neighborhood in partnership with the Office of Housing and Community Development. Second, the Salvation Army planned to build new offices, a community meeting space and gym, and other accessory uses on the property it owns adjacent to the Forest Heights neighborhood.

The rezoning succeeded in improving the Forest Heights neighborhood in a number of ways. The County was able to facilitate the rearrangement of property boundary lines to bring lot owners into compliance with the County Zoning Ordinance. The County also coordinated infrastructure improvements, including the addressing of previously uncontrolled and untreated drainage and stormwater, the upgrading of water and sewer mains, the realignment, widening, and paving of Forest Heights Road and Neighbors Drive, safety improvements to Richmond Road, the addition of open space and pedestrian amenities, and the provision of streetlights and street trees. The proposed project also included the rehabilitation of homes (including energy audits and energy efficiency improvements), the construction of new affordable housing, and the demolition of vacant, dilapidated dwellings. The proffers approved for this rezoning required water conservation and green building measures for certain sites, the inclusion of affordable and workforce housing, and the establishment of a homeowners association.

Regarding the second purpose of the 2011 rezoning, the Salvation Army has not pursued the development of the planned non-residential uses on its property. Its 11.42-acre property remains wooded and vacant and is the proposed location of the townhomes and independent living facility.

PROJECT DESCRIPTION

- The County is proposing to rezone the Forest Heights area from MU, Mixed Use with proffers to R-3, Residential Redevelopment and R-3, Residential Redevelopment with proffers. Accompanying this request, Mr. Harbin is proposing 46 townhomes and a 50-unit independent living facility via an SUP on the property currently owned by the Salvation Army and addressed 6015 Richmond Road. Mr. Harbin has submitted proffers to address impacts associated with these 96 units.

- This project proposes a density of up to four units per acre for the entire Forest Heights area. The Zoning Ordinance allows for a

base density of 2.5 dwelling units per acre in the R-3 District. In order to achieve the proposed four units per acre density, the project will need to achieve five bonus density points. From the options available in the Ordinance, the applicant is proposing to achieve the needed bonus density points by committing via proffers to the provision of affordable and workforce housing, plus the provision of either Low Impact Design (LID) storm-water management or the construction of all units to EarthCraft or LEED standard.

- The applicant is proposing vehicular and pedestrian connectivity with the existing Forest Heights neighborhood.

- According to the Master Plan, the 46 townhomes will be distributed in a group of 12 buildings with parking provided through a combination of individual attached garages, driveways, and surface parking.

- A 50-unit independent living facility is proposed along the frontage of the property on Richmond Road via an SUP. No new entrances are proposed for Richmond Road as a result of this project.

- The project includes a 50-foot buffer along Richmond Road, a 15-foot landscape buffer between the proposed independent facility and the townhomes area, a 20-foot buffer between the existing single-family residential located north of the development and the independent living facility, and a variable width 12- to 42-foot landscaped buffer between the existing Forest Heights neighborhood and the proposed townhomes area.

- Approximately 1.20 acres of open space is proposed for this development which includes: 0.30 of this acreage of unimproved parkland to be located adjacent to the rear of the townhomes; 0.15 acre of unimproved space located adjacent to the proposed surface parking; 0.45 acre of Community Character Corridor (CCC) buffering; and 0.30 acre as a proposed pocket park to be located adjacent to proposed surface parking across from the proposed location of the independent living facility.

- The Pedestrian Accommodation Master Plan calls for a sidewalk on the side of Richmond Road fronting the property. The Master Plan shows an 8-foot-wide asphalt multiuse path located in the right-of-way of Richmond Road and connecting to the existing multiuse path traversing the frontage of the Forest Heights neighborhood. Staff finds the provision of the 8-foot-wide paved multiuse path as an acceptable substitution for the standard 5-foot paved sidewalk. The Regional Bikeways Plan shows no improvements for this portion of Richmond Road.

- Mr. Harbin is proposing all 96 dwelling units for the Salvation Army property be made available for rent or sale at affordable prices.

SURROUNDING ZONING AND DEVELOPMENT

North: R-2, General Residential, single-family residential development.

South: R-2, General Residential, single-family residential development.

East: R-2, General Residential, single-family residential development.

West: R-2, General Residential, single-family residential development.

Impacts/Potentially Unfavorable Conditions	Status *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
Public Transportation: Vehicular	No Mitigation Required	- The 46 townhomes and 50-unit independent living facility is expected to generate a combined 482 trips per day and 44 vehicle trips in the PM peak hour. No improvements to Richmond Road are warranted or proposed. The turn lane and median improvements to serve Forest Heights were previously completed.
Public Transportation: Bicycle/Pedestrian	Mitigated	- Per the Adopted Regional Bikeways Map Pedestrian Accommodation's Master Plan, a sidewalk is required along Richmond Road. - A multiuse path is proposed along the frontage of Richmond Road, which staff deems acceptable given its proposed linkage to the existing multiuse path fronting to the south.
Public Safety	No Mitigation Required	- Fire Station 4 on Olde Towne Road serves this area of the County, approximately 2.2 miles from the Forest Heights neighborhood. - Staff finds this project does not generate impacts that require mitigation to the County's Fire Department facilities or services.
Public Schools	Mitigated	- The applicant has proffered for the 50-unit independent living facility to be age restricted for those 55+, thus no students are expected to be generated by the facility. - The 46 townhomes are expected to generate a total of eight additional students (+3 for Norge Elementary School, +2 for Hornsby Middle School, and +3 for Warhill High School). - Norge Elementary School is currently over-enrolled, while Hornsby Middle and Warhill High Schools are able to incorporate the new students and stay under effective capacity. - The proposed construction of a new elementary school included in the adopted Capital Improvements Program is projected to alleviate enrollment for Norge Elementary School. - The applicant has submitted cash proffers to mitigate the impact of these units.
Public Parks and Recreation	Mitigated	- The applicant is providing a pocket park, a playground, and a multiuse path in accordance with the requirements of the Parks and Recreation Development Guidelines. - Cash in-lieu amounts have been proffered instead of the required sport court and field.

Impacts/Potentially Unfavorable Conditions	Status *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
Public Libraries and Cultural Centers	No Mitigation Required	- Staff finds this project does not generate impacts that require mitigation.
Groundwater and Drinking Water Resources	No Mitigation Required	- The property will be served by public water and sewer and will generate 29,760 gallons per day. The James City Service Authority has stated the sewer lift station and water mains are both sufficient to incorporate this development and that no water and sewer impact study is required. - SUP Condition No. 4 requires water conservation measure be implemented for all proposed units on the Salvation Army property.
Watersheds, Streams, and Reservoirs The project is located in the Powhatan Creek Watershed.	Mitigated	- The Master Plan shows a conceptual layout for stormwater management facilities. - This project will need to demonstrate full compliance with environmental regulations at the development plan stage. - Per the Stormwater and Resource Protection Division notes shown on the Master Plan, the development plan for this project will be required to meet specific criteria to ensure best stormwater management practices on-site.
Cultural/Historic	Mitigated	- A Phase 1 Archaeological Study for the property at 6015 Richmond Road has been conducted and concluded that no further archaeological historic preservation efforts were necessary on-site.
Nearby and Surrounding Properties	Mitigated	- The project will also need to demonstrate full compliance with lighting and landscaping regulations in the Zoning Ordinance at the development plan stage. - Staff does not anticipate significant noise, odor, lighting, or other similar impacts on nearby properties. However, to address any potential impacts of this nature, the project includes enhanced landscaping between proposed development of the Salvation Army parcel and the existing residential development within the Forest Heights area.
Community Character The project is located along the Richmond Road CCC.	Mitigated	- The Master Plan shows a 50-foot CCC buffer on Richmond Road abutting the Salvation Army property. The R-3 District requires 150 feet, but provides for reduction of the width or waiver by the Planning Director which would be processed at the development plan stage. - SUP Condition No. 5 requires a landscaping plan that ensures plantings meet the requirements of County Ordinances, as well as the Comprehensive Plan's intent for CCCs. - SUP Condition No. 6 requires the dumpster to be screened within a brick enclosure or materials in accordance with the architectural character of the independent living facility.

The land use designations for this site within the Comprehensive Plan are LDR and MDR. The recommended uses within an LDR include single-family and multifamily units, as well as limited commercial development to support the surrounding residential areas. The recommended uses within MDR include residential development, including multifamily units, and very limited commercial and community-oriented facilities.

The Comprehensive Plan recommends density standards for residential development within the LDR and MDR.

For residential development, the Comprehensive Plan recommends the following approach to density for LDR and MDR:

- *LDR:* Gross density from one unit per acre up to four units per acre, if particular public benefits are provided. Examples of such public benefits include mixed-cost housing, affordable and workforce housing, enhanced environmental protection, or development that adheres to the principles of open space design.

- *MDR:* Gross density of four units per acre up to 12 units per acre, depending on the character and density of surrounding development, physical attributes of the property, buffers, the number of proposed dwelling units and the degree to which the development is consistent with the Comprehensive Plan. Development at this density is not recommended unless it offers particular public benefits. Examples of such public benefits include mixed-cost housing, affordable and workforce housing, and enhanced environmental protection.

At approximately four units per acre for the entire master planned area, this project aligns with the density recommended within the Comprehensive Plan. Staff finds the proffered proposal of 100% affordable housing units within this project and the proffer of LID stormwater management or EarthCraft/LEED construction for all units meets the Comprehensive Plan recommendation for a significant public benefit.

It is of vital importance that the proposed independent living facility be of high quality design and complement the residential character of the area. This is due to the facility's proximity to and visibility from Richmond Road, which is classified as an Urban/Suburban CCC within the 2035 Comprehensive Plan Land Use Map.

The Comprehensive Plan states that the County should preserve and enhance the character of this portion of Richmond Road, given its designation as a CCC. This is due to the fact that CCCs within the County set the first impression that many visitors have of the area. Therefore, it is crucial that proposed development be of high quality design that is complementary to the existing character of the area.

Staff finds that the site layout and elevations submitted for the proposed independent living facility provides sufficient screening of the site and aligns with the goals of the CCC designation within the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends that the Board of Supervisors approve this rezoning application with the proposed proffers and the SUP application with the proposed conditions.

TW/md
RZ19-12SUP19-20ForstHts

Attachments:
1. Rezoning Ordinance
2. SUP Resolution
3. Location Map
4. Proposed Master Plan
5. Proposed Building Elevations
6. Design Guidelines
7. Community Impact Study
8. Fiscal Impact Worksheet
9. Unapproved 11/06/19 Planning Commission Minutes
10. Existing Proffers
11. Proposed Proffers
12. Proposed Conditions
13. August 13, 2019 Initiating Resolution

MASTER PLAN AMENDMENT FOR
FOREST HEIGHTS NEIGHBORHOOD
JCC CASE NO.: Z-19-0012 / SUP-19-0020

JAMES CITY COUNTY VIRGINIA

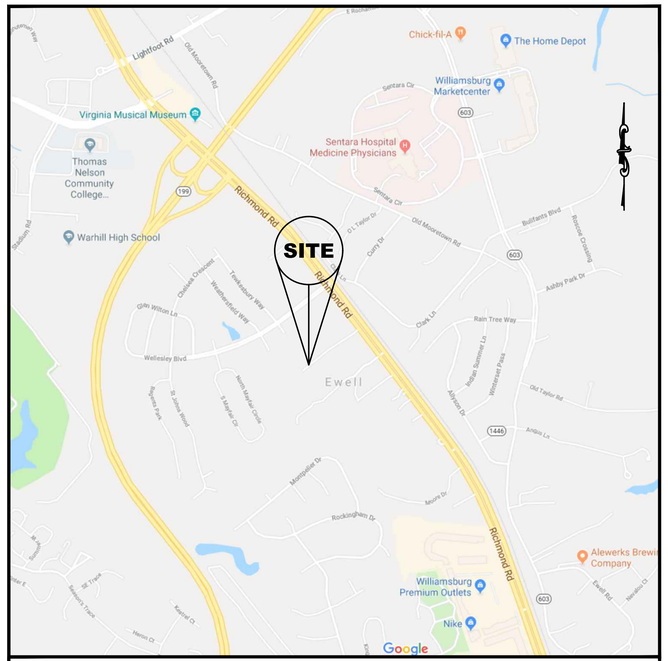
STATISTICAL INFORMATION

PROPERTY ADDRESS	6015 RICHMOND ROAD
TAX MAP No.	3220100081
EXISTING ZONING	ALL SUBJECT PROPERTIES ARE MU, MIXED USE, WITH PROFFERS.(SEE NOTE 4)
PROPOSED ZONING	ALL SUBJECT PROPERTIES ARE R-3, RESIDENTIAL REDEVELOPMENT DISTRICT, WITH PROFFERS.(SEE NOTE 4)
TOTAL SITE AREA	47.1± AC.
WATER	PUBLIC
SEWER	PUBLIC
HYDROLOGIC UNITS	
SUBWATERSHED	POWHATAN CREEK (JL31)
WATERSHED	JAMES RIVER-POWHATAN CREEK (JL-G)
SUBBASIN	LOWER JAMES

PARKING SPACES

REQUIRED PARKING-MULTIFAMILY:	2.5 SPACES PER UNIT (46) 115 TOTAL SPACES
PROVIDED PARKING-MULTIFAMILY:	43 SPACES (PARKING LOTS) 1 GARAGE SPACE PER UNIT (46) 1 DRIVEWAY SPACE PER UNIT (46) 135 TOTAL SPACES
REQUIRED PARKING-SENIOR LIVING:	50 TOTAL APARTMENTS 1.5 SPACES PER SINGLE BEDROOM (17*1.5=26) 2.2 SPACES PER DOUBLE BEDROOM (21*2.2=46)
PROVIDED PARKING-SENIOR LIVING: (VARIANCE REQUIRED)	1 SPACE PER SINGLE BEDROOM (17) 2 SPACES PER DOUBLE BEDROOM (42) 62 TOTAL SPACES

VICINITY MAP



SCALE: 1"=1000'

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SHEET NO.	SHEET TITLE
C0.01	COVER SHEET
C0.02	MASTER PLAN
C0.03	LAYOUT

NOTES:

1) THIS MASTER PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
2) TOPOGRAPHIC INFORMATION IS SHOWN PER JAMES CITY COUNTY GIS MAPPING AT 2' INTERVALS.
3) NO STRUCTURES WITHIN THE DEVELOPMENT SHALL EXCEED 45' IN HEIGHT.
4) FOR PROFFERS REFER TO JCC Z-0001-2011 ADOPTED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
5) ALL PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
6) CURB AND GUTTER STREETS ARE PROPOSED.
7) THIS PROJECT IS LOCATED WITHIN THE POWHATAN CREEK WATERSHED.
8) NEW RESIDENTIAL HOMES TO BE ASSOCIATED WITH NEW H.O.A., NOT EXISTING FOREST HEIGHTS H.O.A..

STORMWATER NOTES:

1) THE FOLLOWING SSC PRACTICES SHALL NOT BE ACCEPTED FOR US IN THIS DEVELOPMENT TO SATISFY SSC AND VRRM: DISCONNECTION OF IMPERVIOUS AREA, SUMPED OR BOTTOMLESS INLETS, ENHANCED OUTLET PROTECTIONS, FILTER/BUFFER STRIPS, RECORD DRAWINGS OF STORM SYSTEMS, AND ADDITIONAL POLLUTANT LOAD REDUCTION.
2) SHOULD THE 1.5 DENSITY BONUS POINTS SPECIFIED IN SEC. 24-273.7B OF THE ZONING ORDINANCE BE UTILIZED, THE FOLLOWING REQUIREMENTS FOR LID MEASURE SHALL BE MET:
   - 2)1) AT LEAST THREE PRACTICES MUST BE INCLUDED IN EACH PROVIDED LID TREATMENT TRAIN.
   - 2)2) AT LEAST TWO SEPARATE TREATMENT TRAINS MUST BE PROVIDED FOR THE DEVELOPMENT OF THE PROPERTY.
   - 2)3) THE SWM LID FEATURED AT THE REAR OF THE PROPERTY, JUST UPLAND OF THE RPA, MUST INCLUDE AT LEAST ONE PRETREATMENT PRACTICE FOR EACH INLET DISCHARGE POINT.
3) IF THE DESIGN FOR THIS PROJECT INTENDS TO DIRECT FLOWS IN PC289, THE FOLLOWING CONDITIONS MUST BE MET AT THE TIME OF THE SITE PLAN REVIEW:
   - 3)1) CONTRIBUTING DRAINAGE MUST BE BELOW THE APPROVED PRE-DEVLOPMENT RATE FOR THE APPROXIMATELY 1.5 AC. THAT FLOWS TO THE EXISTING FOREST HEIGHTS BMP.
   - 3)2) FULL STORM SYSTEM CALCULATIONS WILL BE REQUIRED TO ENSURE THE HYDRAULIC GRADE LINE FOES NOT CAUSE POTENTIAL PONDING OR FLOODING ISSUES DURING THE 10-YEAR STORM EVENT.
   - 3)3) A JOINT DECLARATION OF COVENANTS/INSPECTIONS AND MAINTENANCE AGREEMENT MUST BE EXECUTED WITH THE COUNTY FOR THE APPROPRIATE PORTION OF CONTRIBUTING DRAINAGE AREA.

MASTER PLAN AMENDMENT FOR
FOREST HEIGHTS NEIGHBORHOOD
JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

COMMONWEALTH OF VIRGINIA
WILLIAM S. FELTS
Lic. No. 3149
11/25/2025
LAND SURVEYOR

LRI LANDTECH RESOURCES, INC.
ENGINEERING · SURVEYING · GPS
205 Bulifants Blvd., Ste E, Williamsburg, VA 23188
Ph: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

SCALE: N/A
DATE: 10/14/2025
JOB: 17-268
DRAWN BY: CG

C0.01
COVER SHEET

SOIL CHARACTERISTICS

SOILS TYPE	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K_W)	EROSION FACTOR (T)	WATER TABLE UPPER LIMIT (FT)
11C	CRAVEN COMPLEX	C	6–10%	0.32	5	2.0–3.0
14B	EMPORIA FINE SANDY LOAM	C	2–6%	0.24–0.28	4	3.0–4.5
15D	EMPORIA COMPLEX	C	10–15%	0.24–0.28	4	3.0–4.5
29B	SLAGLE FINE SANDY LOAM	C	2–6%	0.24–0.28	5	1.5–3.0
17	JOHNSTON COMPLEX	D	0–2%	0.17	5	0.0

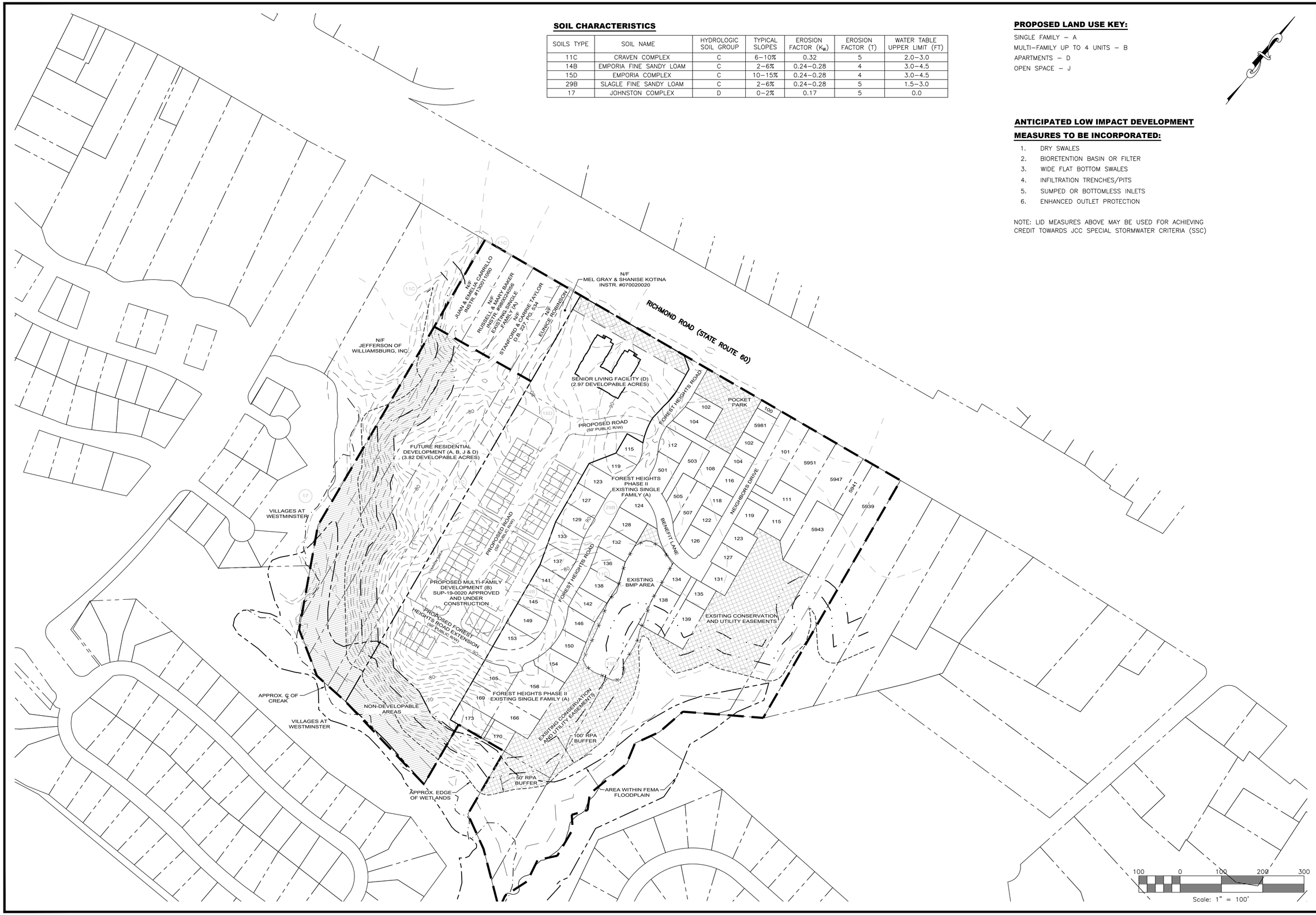
PROPOSED LAND USE KEY:

SINGLE FAMILY – A
MULTI–FAMILY UP TO 4 UNITS – B
APARTMENTS – D
OPEN SPACE – J

ANTICIPATED LOW IMPACT DEVELOPMENT MEASURES TO BE INCORPORATED:

1. DRY SWALES
2. BIORETENTION BASIN OR FILTER
3. WIDE FLAT BOTTOM SWALES
4. INFILTRATION TRENCHES/PITS
5. SUMPED OR BOTTOMLESS INLETS
6. ENHANCED OUTLET PROTECTION

NOTE: LID MEASURES ABOVE MAY BE USED FOR ACHIEVING CREDIT TOWARDS JCC SPECIAL STORMWATER CRITERIA (SSC)



MASTER PLAN AMENDMENT FOR
FOREST HEIGHTS NEIGHBORHOOD
JAMES CITY COUNTY VIRGINIA

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SCALE: 1" = 100
DATE: 10/14/2025
JOB: 17–268
DRAWN BY: CG

C0.02
MASTER PLAN

NET DEVELOPABLE AREA CALCULATION

	ACRES	% OF NET DEVELOPABLE AREA
GROSS LAND AREA	±47.1	100.0%
AREAS SUBTRACTED		
25% SLOPES OR GREATER	±0.2	0.5%
RPA, FEMA ZONE A	±14.1	29.9%
SUBTOTAL	±14.3	30.4%
NET DEVELOPABLE AREA	±32.8	

AREAS SUBTRACTED/GROSS LAND AREA = PERCENT NON–DEVELOPABLE
(14.3/47.1)*100=30.3%

47.1*0.2 = 9.4 ACRES (PERCENT OF GROSS ACERAGE ADDED TO THE DEVELOPABLE LAND)
32.8+9.4 = 42.2 (GROSS ACREAGE TO BE UTILIZED FOR DENSITY CALCULATION)

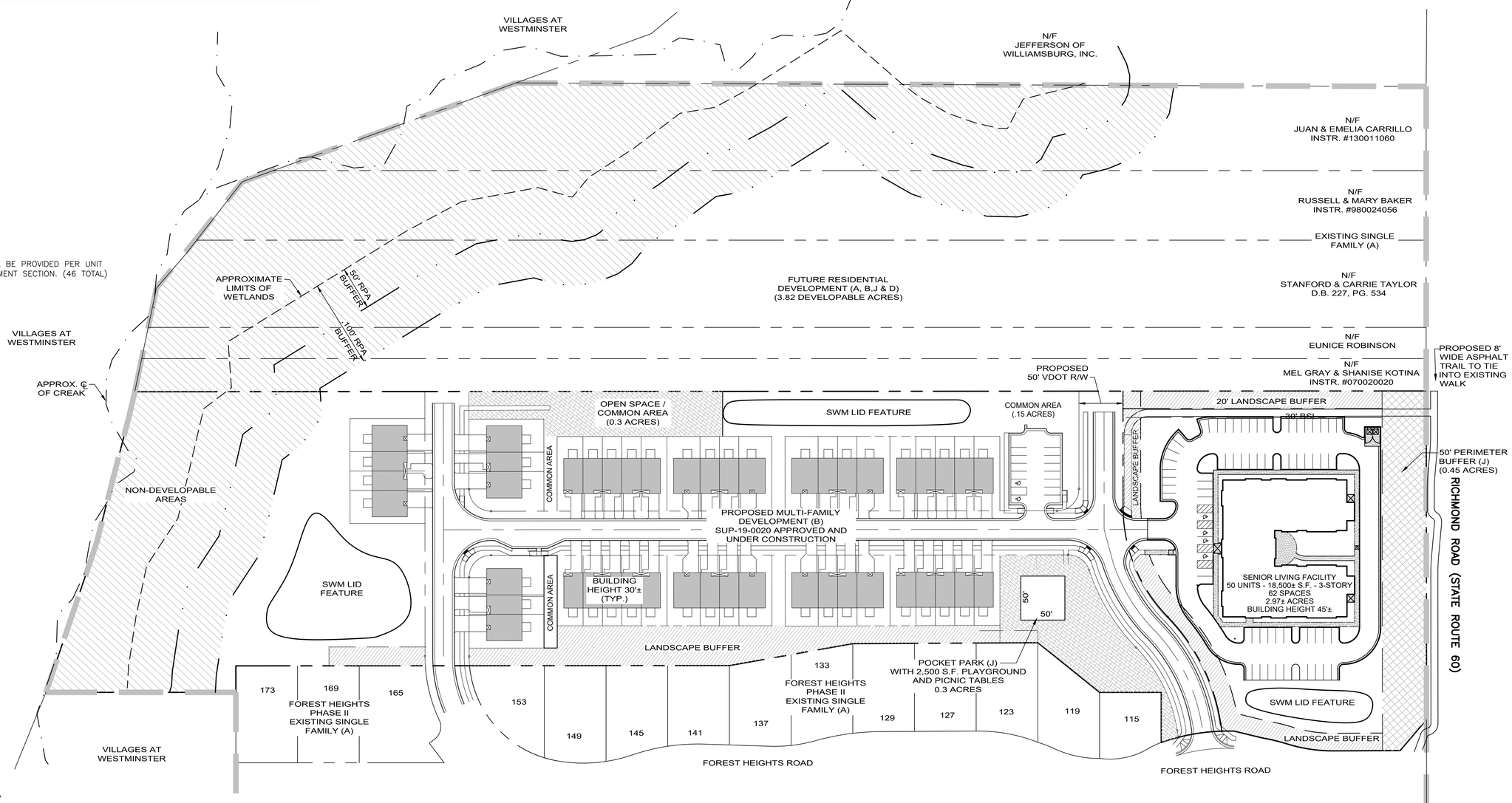
DEVELOPABLE AREA (LAND USE BREAKDOWN)

LAND USE AREA	USE DESIGNATION	GROSS AREA	PERCENT OF TOTAL SITE	TOTAL DWELLING UNITS	NON–DEVELOPABLE LAND
SINGLE FAMILY RESIDENTIAL	A	±23.61	50.1%	62	±8.33
OPEN SPACE	J	±3.80	8.1%	N/A	±0.02
MULTI–FAMILY DWELLING (UP TO 4 UNITS)	B	±8.44	17.9%	46	±1.49
SENIOR LIVING FACILITY	D	±2.97	6.3%	50	N/A
FUTURE RESIDENTIAL	A, B, & D	±8.28	17.6%	10	±5.00
TOTAL SUMMARY		±47.10	100.0%	168	

168 D.U. / 42.2 ACRES = 4.0 du/AC.

GENERAL NOTE:

1. 1 GARAGE PARKING SPACE WILL BE PROVIDED PER UNIT IN THE MULTI–FAMILY DEVELOPMENT SECTION. (46 TOTAL)



OPEN SPACE SUMMARY

	DESCRIBED AREA	AREA (ACRES)	% OF NET DEVELOPABLE	% OF TOTAL SITE
EXISTING SINGLE FAMILY DEVELOPMENT	OPEN SPACE AREAS	±2.5	5.9%	5.3%
REMAINING PROPERTY (SALVATION ARMY SITE – 6015 RICHMOND RD.)				
MULTI–FAMILY RESIDENTIAL DEVELOPMENT	OPEN SPACE AREAS	±1.2	2.8%	2.5%
FUTURE RESIDENTIAL	OPEN SPACE AREAS	±1.3	3.1%	2.8%
TOTAL		±5.0	11.8%	8.5%

THE EXISTING 2.5 ACRES OF OPEN SPACE LISTED WITHIN THE EXISTING SINGLE FAMILY DEVELOPMENT IS MADE UP OF THE EXISTING PARK AND AREAS WITHIN THE NATURAL OPEN SPACE EASEMENT THAT LIES WITHIN AREAS OF DEVELOPABLE LANDS; THE EXACT LOCATION OF FUTURE OPEN SPACE AREAS WITHIN THE FUTURE RESIDENTIAL DEVELOPMENT HAVE NOT BEEN DETERMINED.

60 0 60 120 180
Scale: 1" = 60'

MASTER PLAN AMENDMENT FOR
FOREST HEIGHTS NEIGHBORHOOD

JAMES CITY COUNTY — VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE

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SCALE: 1" = 60
DATE: 10/14/2025
JOB: 17–268
DRAWN BY: CG

C0.03
LAYOUT

03 OF 03

LRI

LANDTECH RESOURCES, INC.

November 25, 2025

James City County Planning
Government Complex
101 Mounts Bay Road
Building F
Williamsburg, VA 23185

Reference: SUP-25-0012 6015 Richmond Road
(For previously approved SUP refer to SUP-19-0020)

Dear Planning Division Staff,

I am submitting this letter to accompany the previously approved community impact statement that was a part of Special Use Permit (SUP-19-0020) for the property located at 6015 Richmond Road. This Special Use Permit was approved by the Board of Supervisors on December 10, 2019.

As we have discussed there are no proposed changes to the overall units on what was previously approved. We have modified the master plan to reflect the final townhomes layout that are currently under construction, as well as a slightly revised senior living facility building layout. Though these layouts have shifted slightly the overall impact on the site and surrounding areas would be nothing. At the request of staff we have updated the traffic impact analysis which is included as part of this submission as well.

All other documentation has been left as previously submitted and approved. Since the numbers of units or density are not changing we did not see the benefit in updating the records and adding any confusion to the project. The original SUP was submitted alongside a board initiated rezoning case. (Z-19-0012) This proposed senior living facility was requested by the board to compliment the proposed townhomes.

If any additional information, clarification, or further documentation is needed to complete this review please do not hesitate to reach out.

Sincerely,
Chase Grogg, L.S.
Vice President
Landtech Resources Inc.

ENGINEERING • SURVEYING • GPS
3925 Midlands Road Williamsburg, VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

DRW Consultants, LLC

Traffic Impact Studies
Development Access
Condemnation Damages

TO: Doug Harbin
FROM: Dexter R. Williams, P. E.
SUBJECT: Trip Generation And Traffic Considerations For SUP-25-0012
Forest Heights Neighborhood, Phase III – Section A
DATE: October 2, 2025

Your proposed development (including Forest Heights Neighborhood, Phase III – Section A) is part of the Forest Heights Neighborhood Rezoning-0001-2011 that was initiated and approved by JCC. That rezoning included a traffic analysis that recommended a 200-foot left turn lane and 200-foot taper on westbound Rt. 60 Richmond Road at Forest Heights Road, and a right turn taper on eastbound Rt. 60 at Forest Heights Road.

Enclosed aerial photos show the Forest Heights Road/Rt. intersection as follows:

1. #1 Google Earth 2011 shows the intersection at the time of the rezoning.
2. #2 Google Earth 2014 shows the intersection with reconstruction of the crossover and addition of the 200-foot westbound left turn lane with 200-foot taper and a 200-foot eastbound right turn taper on Rt. 60. Forest Heights Road is also reconstructed from 2011 conditions.
3. #3 Google Earth 2024 shows the intersection with the recent paving and striping by VDOT.

In summary, all proffered improvements at the Rt. 60/Forest Heights Road intersection have been constructed as proffered for the full development of the Forest Heights Neighborhood.

The improvements at the Rt. 60/Forest Heights Road intersection were based on a turn lane warrant analysis included with the rezoning application in 2011. Enclosed #4 shows the eight development blocks defined in the Forest Heights Neighborhood traffic study and trip generation for each block.

Enclosed #5 is my memo in 2019 that correlated trip generation for your development area relative to the trip generation for Blocks 4, 5, 6 and 7 in the 2011 rezoning traffic study. Your development area at that time included 46 townhouse style residential units and a senior living building with 50 units. The 2019 memo showed that development of Blocks 4, 5, 6 and 7 with your development plan produced appreciably lower trip generation than that included in the 2011 turn lane analysis.

Your proposed development remains the same as 2019: 46 townhouse style residential units (Phase III, Section A) and a senior living building with 50 units. Trip generation rates have changed since 2019: Trip Generation Manual, 10th Edition was in effect in 2019, and Trip

2319 Latham Place
Midlothian, VA 23113
phone 804-794-7312

Generation, 11th Edition (TGM11) is now in effect.

Attached Exhibit 1 shows TGM11 trip generation for Blocks 4, 5, 6 and 7. Table 1 shows TGM11 trip generation for your development (46 townhouse style residential units (Phase III, Section A) and a senior living building with 50 units) is reduced from the TGM10 values in 2019. The current total trips for Blocks 4, 5, 6, and 7 with your development is shown in Table 3. Table 5 shows that trip generation in Table 3 is about 50% less than the 2011 trip generation (AM peak hour: 55% less, PM peak hour: 46% less and Daily: 48% less).

Your proposed development has less traffic than that assumed in 2011 that warranted the aforementioned turn lane improvements that have now been constructed on Rt. 60 at Forest Heights Road.

VALUE	LAND USE	LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION AM PEAK HOUR Enter	Exit	Total	PM PEAK HOUR Enter	Exit	Total	DAILY
TABLE 1: Proposed Development Trip Generation										
rate-adj. st.	Sr. Adult Multi Fam	252	50 units	3	7	10	7	6	13	162
eq.-adj. st.	Single-Family Attached	215	46 units	5	13	18	14	10	24	300
			Total	8	20	28	21	16	37	462
TABLE 2: Remainder Blocks 4, 5, 6, 7 Trip Generation										
eq.-adj. st.	Single-Family Detached	210	10 units	2	7	9	7	4	11	121
TABLE 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development										
				10	27	37	28	20	48	583
TABLE 4: 2011 AES Blocks 4, 5, 6 and 7 Original Trip Generation										
4	Salvation Army		30,000 sq. ft.			49			49	686
5	Future SF Detached		12 lots			9			12	115
6	Future Townhomes		24 units			11			12	145
7	Future Sal Va Army Apts		26 apts			13			16	175
						82			89	1121
TABLE 5: Blocks 4, 5, 6 and 7 Trip Reduction 2011 to 2025										
						-45			-41	-538
						-55%			-46%	-48%

Trip generation values selected based on VDOT trip generation protocols.

Trip generation rates from Trip Generation Manual, 11th Edition (TGM11) by the Institute of Transportation Engineers (ITE)

FOREST HEIGHTS TRIP GENERATION COMPARISON
OCTOBER 2, 2025

DRW Consultants, LLC
804-794-7312

Exhibit 1

LRI

LANDTECH RESOURCES, INC.

Community Impact Study

For

SUP-19-0020
Forest Heights Master Plan, Proffer Amendment, and Rezoning

James City County, Virginia

Preparation Date:

September 25, 2019

Revised Date:

October 24, 2019

LRI Project No. 17-268

ENGINEERING AND SURVEYING CONSULTANTS
3925 Midlands Road Williamsburg, VA 23188
Ph.: (757) 565-1677 Fax: (757) 565-0782
Web: landtechresources.com

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Project Overview and Existing Conditions

Project Site Information

Project/Site Name: Forest Heights Master Plan, Proffer Amendment. And Rezoning

Project Street/Location: 6015 Richmond Road

City/County: Williamsburg **State:** Virginia **ZIP Code:** 23188

Municipality: James City County

Map #: 32220100081

Private / Public / Federal / State: Private

Residential / Commercial / Industrial / Other (specify): Residential/Commercial

County (or City) Site Plan Number (if applicable): Z-19-0012 / Z-0001-2011 / SUP-19-0020

Total Site Area: 47.1 Acres

i) Project Narrative and Description

In 2011 the Forest Heights Master plan was approved by the James City County Board of supervisors. The project consisted of rezoning 47.1 Acres to Mixed Use (MU) as well as the realignment and new construction of Forest Heights Road, Benefit Lane, and Neighbors Drive. To the north west of Forest Heights Road the previously submitted Traffic Study in the Community Impact Study dated July 14, 2011 and received by the county in August of 2011 proposed the development of a Salvation Army, 12 Single Family Detached Homes, 24 Townhome Units and 26 Apartments. Select pages from the previously submitted Community Impact Study have been provided in Appendix E. Those improvements were never developed triggering this master plan and proffer amendment for any new development on the 11.4 Ac. lot owned by the Salvation Army.
The master plan and proffer amendment focuses only on the proposed development at 6015 Richmond Road which consists of 11.4 Ac. out of the entire 47.1 Ac in the original master plan. The proposed development consists of the construction of a new road to connect to both the front and end of Forest Heights Road, 12 Multi-Family buildings consisting of 46 units, and a 50-unit Senior Independent Living Facility. The multi-family units will have three parking lots available for additional parking above the driveway and garage parking. All 46 multi-family units will meet the requirements for the James City County Housing Opportunities Policy. At least of four (4) dwelling units will be offered to households earning 30%-60% of Area Mean Income. At least of four (4) dwelling units will be offered to households earning 60%-80% of Area Mean Income. All remaining dwelling units will be offered to households earning 30%-120% of Area Mean Income. The 50 units within the Senior Independent Living Facility will be proffered as affordable housing and will be targeted at the income range of 30%-60% of Area Median Income.

ii) Analysis of Existing Public Facilities and Services

a) Using the James City County Fiscal Impact Analysis Worksheet it is expected that the proposed development would generate 7.82 students. The estimate was determined by only using the multifamily line item as the senior living apartments will be proffered as age-restricted, thus not generating any schoolchildren. In the draft copy of the Williamsburg James City County School Board 2020 capital improvement project budget there are multiple school expansions proposed. The budget proposes the construction of a new elementary school along with the expansion of the three existing high schools. In the fall of 2018 WJCC opened a new middle school to help with the growing James City County community. The already in place improvements as well as the proposed will alleviate any burden of new students created by this development.

School	School Children*
Norge Elementary	+/- 3
Hornsby Middle School	+/- 2
Warhill High School	+/- 3

	Total: 8

- Numbers are rounded up

b) The proposed development will be served by an existing James City Service Authority 12" water main located along Richmond Road and be connected to an existing JCSA 8" waterline stubbed out at the end of Forest Heights Road. The demand from the new development will generate an additional 29,760 gallons per day. This equates to 20.67 gpm average demand, 35.13 gpm max. day demand, and 82.67 gpm peak hour demand. Water demand calculations have been provided in Appendix A.

c) Wastewater generated by the proposed development will be tied into an existing 12" sewer lateral and flow to an existing JCSA Lift Station (6-2). From the lift station the waste water is pumped through an existing 8" force main to an existing 24" HRSD force main located in the Richmond Road median. An additional 29,760 gallons per day of wastewater will be generated and flow into JCSA Lift Station 6-2. The peak flow from the improvements will be 71.35 GPM. Through an initial meeting with JCSA it was determined that Lift Station 6-2 will have the adequate capacity to service the additional flow. Wastewater generation calculations have been provided in Appendix B.

d) The project site is in a very central location within James City County that allows for multiple fire stations to be in proximity as well as Sentara Williamsburg Regional Medical Center. James City County currently has 5 fire stations that cover both emergency medical services and fire protection. JCC station #4 is located the closest on Olde Towne Road and is approximately 2.1 mi. from the development. The county also has a mutual aid agreement with York County and the City of Williamsburg. With station #4 having a response time of 4 minutes and three other stations within a 10-minute response time there is adequate county EMS protection for the development.

e) Dominion Power provides electrical service for this area of James City County. All new utilities will be placed underground per JCC requirements.

f) Solid waste pickup will be provided by private contracts by each individual home. The senior living facility will have a separate contract for solid waste pickup. Solid waste haulers will work to ensure waste is picked up and disposed of in accordance with local health standards.

g) Per the James City County Recreational Facility Development Guidelines the entire master planned area of 47.1 Acres was recommended to have the following amenities:
   - 1 Sport Court or Pool
   - 1 Field
   - 1 pocket park at a minimum of 0.3 Acres.
   - 1 Playground
   - 8' wide trail that is a minimum of 0.4 miles long.

   Based on the available 11.4 Acre area of this proposed Master Plan Amendment the following items have been provided. One pocket park to include a 2,500 S.F. playground, and 0.14 miles of an 8' wide multi use path. There is also additional common area that will remain open to allow for gathering areas. In lieu of the construction of a Sport Court or Pool and Field, due to the size of the site, cash proffers have been offered.

h) Per section 24-273.9 of the James City County Zoning Ordinance there will be 1 Ac. of open space provided on the 11.4 Ac. parcel. The requirement will be met through a pocket park at 0.3 Ac., Open Space and Common area totaling 0.55 Ac., 50' Perimeter Buffer totaling 0.45 Acres and the 8' wide multiuse path at 0.08 Ac.. These areas will be spread throughout the development to allow for space between the different residential area.

iii) Analysis of Stormwater Management

Stormwater for the site will be treated with three onsite stormwater management facilities. The square footage for these facilities was determined by VRRM compliance spreadsheet and provided in Appendix C. Final stormwater layout and design will be provided with submittal of site plan documents.

iv) Environmental Constraints Analysis

(1) Hydraulic Features:

(a) Location of all bodies of water such as streams, ponds, lakes, impoundments, rivers:
- The centerline of the existing stream is shown on the master plan.

(b) Name of watershed in which the project is located:
- The project is located in the Powhatan Creek and Lower James River watersheds

(c) Approximate location of tidal and non-tidal wetlands (e.g. sinkholes, wetland, springs, seeps, etc);
- Approximate edge of wetlands are shown on the master plan

(d) Approximate location of perennial and intermittent streams;
- Perennial and intermittent streams exist along the northern, western, and southern boundaries of the property per AES community impact study completed July 14, 2011

(e) Description of receiving steams:
- The site will flow into a flat bottom at the western part of the site. This channel flows into the Longhill Swamp and ultimately the Powhatan Creek.

(f) Floodplain:
- The floodplain has been shown on the master plan per FEMA community panel #51095C0128D 12/16/2015

(2) Physical Features

(a) Approximate location of steep slopes greater than 25 percent:
- 0.2 Ac. of steep slopes exist on site.

(b) Soil types:
- The different soil types located on the site are shown on sheet 2 of the master plan.

(c) Soils erodibility based on the County Soils survey:

- A table is provided on sheet 2 of the master plan and includes the soils erodibility factor

(d) Area of forest, woodland cover and wildlife corridors:
- The entire 11.4 Ac. site is wooded.

(e) Pre-development topography based on County GIS
- County contours are provided on sheet 2 of the master plan for 6015 Richmond Road

(3) Prohibited or Restricted Development Areas:

(a) Location of required buffers and existing conservation easements:
- 100' and 50' buffers as well as existing natural open space easements are show on the master plan

(b) Sites with known populations of rare, threatened or endangered species of plants or animals per studies done in accordance with the Natural Resource Policy
- Per the Community Impact Study completed by AES consulting Engineers on July 14, 2011 there is not a concern of the development impacting any rare, threatened or endangered species.

(c) Location of trees to be preserved in accordance with the Chesapeake Bay Preservation Ordinance
- No clearing will be done in the RPA besides what is required to outfall stormwater at the toe of slope as well as tie into the existing 12" JCSA gravity sewer line.

(d) Preliminary location of Resources Protection Areas and legal wetlands:
- RPA as well as the edge of wetlands is shown on the proposed master plan.

(4) Existing and Proposed Changes to the Site:

(a) The nature of existing and approved but not yet built development on the site:
- The site was previously approved for a Salvation Army, 12 Single Family homes, 24 Townhome Units and 26 Apartments. The site remains wooded and undisturbed as none of those improvements or their infrastructure was installed.

(b) Location of Surrounding properties and neighborhoods:
- The property is surrounded by Richmond Rd. to the north east, single family lots to the south and north, as well as Scotts Pond and Villages at Westminster Homeowners common area to the south and west.

(c) Proposed limit of disturbance and a disturbance area estimate:
- The proposed limits of disturbance for the 11.4 Ac. parcel will be roughly 9.9 Ac.

(d) Calculation of existing and proposed pervious and impervious areas
- The existing lot is wooded which roughly 1.5 Ac. will remain wooded, 5.1 Ac. will be managed turf, and 4.39 Ac. will be impervious cover.

(e) If used, description of Better Site Design or Low Impact Development techniques (e.g. pervious pavement, walks, infiltration areas, etc.):

- The proposed stormwater management facilities are bioretention ponds that will infiltrate stormwater and treat the pollutant loads.

(f) Description of how disturbance is being minimized, indigenous vegetation is being preserved, and impervious cover is being reduced:

- Impervious cover was reduced to the minimum amount to allow for development as well as connectivity within the development. Open areas and landscape areas will be utilized to divide the different proposed improvements.

v) Traffic Impact Analysis (Provided by DRW Consultants, LLC)

Attached in Appendix D is the traffic impact study completed by DRW Consultants, LLC. The study shows that the original traffic impacts from this section of the Master Plan, and what is proposed in this Master Plan Amendment are equal or less. Both AM peak hour and daily trips are below what was previously planned, and PM peak hour trips remain the same. The previous traffic study required a right turn taper and no improvements to the median in Route 60. Though there was no requirement for improvement in the median, the work was still completed. With this amendment not increasing any trips to the site as well as the additional work being completed in the median, no additional traffic improvements are proposed.

Appendix A

Water Demand Calculations

Forest Heights Master Plan Amendement
James City County, Virginia
Water Demand
LRI Job #17-268
9/25/2019

Existing Water Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Ex. Single Family	Residential	310 (GPD/Unit)	24	61 Lots	18,910	13.13	22.32	52.52
					Total Daily Demand = 18,910 GPD			
					Average Demand = 13.13 GPM			
					Maximum Day Demand = 22.32 GPM			
					Peak Hour Demand = 52.52 GPM			

Proposed Water Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Multi-Family	Residential	310 (GPD/Unit)	24	46	14,260	9.90	16.83	39.61
Senior Living Facility	Apartments	310 (GPD/Unit)	24	50	15,500	10.76	18.30	43.06
Ex. Single Family	Residential	310 (GPD/Unit)	24	61 Lots	18,910	13.13	22.32	52.52
					Total Daily Demand = 48,670 GPD			
					Average Demand = 33.80 GPM			
					Maximum Day Demand = 57.45 GPM			
					Peak Hour Demand = 135.19 GPM			

Addotional Demands Created by Project

Daily	**29,760 GPD**
Average	**20.67 GPM**
Max Day	**35.13 GPM**
Peak Hr.	**82.67 GPM**

Appendix B

Wastewater Generation Calculations

Forest Heights Master Plan Amendement
James City County, Virginia
Wastewater Generation
LRI Job #17-268
9/25/2019

Existing Wastewater Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Ex. Single Family	Residential	310 (GPD/Unit)	24	61 Lots	18,910	13.13	2.5	32.83

Total Daily Flow = 18,910 GPD
Total Peak Flow = 34.43 GPM
Total Avg. Daily Flow (ADF) = 13.13 GPM
Minimum Flow (ADF / 2)= 6.57 GPM

Proposed Wastewater Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Multi-Family	Residential	310 (GPD/Unit)	24	46	14,260	9.9	2.5	24.75
Senior Living Facility	Apartments	310 (GPD/Unit)	24	50	15,500	10.76	2.5	26.91
Ex. Single Family	Residential	310 (GPD/Unit)	24	61 Lots	18,910	13.13	2.5	32.83

Total Daily Flow = 48,670 GPD
Total Avg. Daily Flow (ADF) = 33.79 GPM
Total Peak Flow = 84.48 GPM
Minimum Flow (ADF / 2)= 42.24 GPM

Addotional Flows Created by Project
Daily Flow - 29,760 GPD
Peak Flow - 71.35 GPM

Appendix C

VRRM Spreadsheets

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)		2.37	1.05	1.76	5.18	0.22
Impervious Cover (acres)		2.10	0.88	1.41	4.39	0.95
				Total	9.57	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	12.12
Post Development Treatment Volume in D.A. A (ft^3)	19,295

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft^3)	Runoff Reduction (ft^3)	Remaining Runoff Volume (ft^3)	Total BMP Treatment Volume (ft^3)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	
2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infilration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Bioretention #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Bioretention #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	
4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	30			0	0	0	0	15	0.00	0.00	0.00	0.00	
5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	
6. Bioretention (RR)													
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	

Practice	Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)					
1.a. Vegetated Roof #1 (Spec #5)	0		0.00	0.00	0.00
1.b. Vegetated Roof #2 (Spec #5)	0		0.00	0.00	0.00
2. Rooftop Disconnection (RR)					
2.a. Simple Disconnection to A/B Soils (Spec #1)	0	0.00	0.00	0.00	0.00
2.b. Simple Disconnection to C/D Soils (Spec #1)	0	0.00	0.00	0.00	0.00
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	0	0.00	0.00	0.00	0.00
2.d. To Dry Well or French Drain #1, Micro-Infilration #1 (Spec #8)	15	0.00	0.00	0.00	0.00
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #8)	15	0.00	0.00	0.00	0.00
2.f. To Rain Garden #1, Micro-Bioretention #1 (Spec #9)	40	0.00	0.00	0.00	0.00
2.g. To Rain Garden #2, Micro-Bioretention #2 (Spec #9)	60	0.00	0.00	0.00	0.00
2.h. To Rainwater Harvesting (Spec #6)	0	0.00	0.00	0.00	0.00
2.i. To Stormwater Planter, Urban Bioretention (Spec #9, Appendix A)	40	0.00	0.00	0.00	0.00
3. Permeable Pavement (RR)					
3.a. Permeable Pavement #1 (Spec #7)	25	0.00	0.00	0.00	0.00
3.b. Permeable Pavement #2 (Spec #7)	25		0.00	0.00	0.00
4. Grass Channel (RR)					
4.a. Grass Channel A/B Soils (Spec #3)	20	0.00	0.00	0.00	0.00
4.b. Grass Channel C/D Soils (Spec #3)	20	0.00	0.00	0.00	0.00
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	20	0.00	0.00	0.00	0.00
5. Dry Swale (RR)					
5.a. Dry Swale #1 (Spec #10)	25	0.00	0.00	0.00	0.00
5.b. Dry Swale #2 (Spec #10)	35	0.00	0.00	0.00	0.00
6. Bioretention (RR)					
6.a. Bioretention #1 or Micro-Bioretention #1 or Urban Bioretention (Spec #9)	40	0.00	0.00	0.00	0.00

6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	5.18	4.39	0	15,436	3,859	19,295	50	0.00	12.11	10.90	1.21		60	0.00	86.63	79.70	6.93
7. Infiltration (RR)														**7. Infiltration (RR)**				
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00		15	0.00	0.00	0.00	0.00
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00		15	0.00	0.00	0.00	0.00
8. Extended Detention Pond (RR)														**8. Extended Detention Pond (RR)**				
8.a. ED #1 (Spec #15)	0			0	0	0	0	15	0.00	0.00	0.00	0.00		10	0.00	0.00	0.00	0.00
8.b. ED #2 (Spec #15)	15			0	0	0	0	15	0.00	0.00	0.00	0.00		10	0.00	0.00	0.00	0.00
9. Sheetflow to Filter/Open Space (RR)														**9. Sheetflow to Filter/Open Space (RR)**				
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00		0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	4.39	**AREA CHECK: OK.**
TOTAL MANAGED TURF AREA TREATED (ac)	5.18	**AREA CHECK: OK.**
TOTAL RUNOFF REDUCTION IN D.A. A (ft^3)	15,436	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	12.12	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	10.90	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.22	

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

TOTAL RUNOFF REDUCTION IN D.A. A (ft^3)	15,436
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	79.70

SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)

10. Wet Swale (no RR)														**10. Wet Swale (Coastal Plain) (no RR)**				
10.a. Wet Swale #1 (Spec #11)	0			0	0	0	0	20	0.00	0.00	0.00	0.00		25	0.00	0.00	0.00	0.00
10.b. Wet Swale #2 (Spec #11)	0			0	0	0	0	40	0.00	0.00	0.00	0.00		35	0.00	0.00	0.00	0.00
11. Filtering Practices (no RR)														**11. Filtering Practices (no RR)**				
11.a.Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00		30	0.00	0.00	0.00	0.00
11.b. Filtering Practice #2 (Spec #12)	0			0	0	0	0	65	0.00	0.00	0.00	0.00		45	0.00	0.00	0.00	0.00
12. Constructed Wetland (no RR)														**12. Constructed Wetland (no RR)**				
12.a.Constructed Wetland #1 (Spec #13)	0			0	0	0	0	50	0.00	0.00	0.00	0.00		25	0.00	0.00	0.00	0.00
12.b. Constructed Wetland #2 (Spec #13)	0			0	0	0	0	75	0.00	0.00	0.00	0.00		55	0.00	0.00	0.00	0.00
13. Wet Ponds (no RR)														**13. Wet Ponds (no RR)**				
13.a. Wet Pond #1 (Spec #14)	0			0	0	0	0	50	0.00	0.00	0.00	0.00		30	0.00	0.00	0.00	0.00
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00		20	0.00	0.00	0.00	0.00
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00		40	0.00	0.00	0.00	0.00
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00		30	0.00	0.00	0.00	0.00

14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)	4.39	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	5.18	AREA CHECK: OK.

TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)	8.20
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	12.12
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	10.90
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)	10.90
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)	1.22

SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS

NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	79.70
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	0.00
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)	79.70

Appendix D

Traffic Impact Study

DRW Consultants, LLC
Traffic Impact Studies
Development Access
Condemnation Damages

TO: Chase Grogg
FROM: Dexter Williams
SUBJECT: Trip Generation Comparison For Blocks 4, 5, 6, 7 Of Forest Heights
DATE: September 24, 2019

Enclosed Exhibit B shows the areas involved with this trip generation analysis:

1. Existing Master Plan Blocks 4, 6, and 7 are outlined in red.
2. Existing Master Plan Block 5 is outlined in blue.
3. Proposed development area is outlined in green.
4. Remaining area of Blocks 4, 5, 6 and 7 outlined in grey.

Enclosed Exhibit A shows trip generation for Blocks 4, 5, 6 and 7 of Forest Heights as follows:

- Table 1: Proposed Development Trip Generation (green boundary). 46 multi-family low rise units, 50 units senior adult attached.
- Table 2: Remainder Blocks 4, 5, 6, and 7 Trip Generation (grey boundary). 10 residenitial units.
- Table 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development. Total of Tables 1 and 2.
- Table 4: AES Blocks 4, 5, 6, and 7 Original Trip Generation. Provided by you from original Forest Heights development plan.

Proposed development peak hour traffic is is substantially less than the original trip generation for both peak hours and for daily traffic.

2319 Latham Place
Midlothian, VA 23113

phone 804-794-7312
fax 804-379-3810

VALUE	LAND USE	LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION						
				AM PEAK HOUR			PM PEAK HOUR			DAILY
				Enter	Exit	Total	Enter	Exit	Total	
TABLE 1: Proposed Development Trip Generation										
eq.-adj. st.	Sr. Adult Attached	252	50 units	3	6	9	8	6	14	175
eq.-adj. st.	Multifamily Low Rise	220	46 units	5	18	23	19	11	30	307
			Total	8	24	32	27	17	44	482
TABLE 2: Remainder Blocks 4, 5, 6, 7 Trip Generation										
rate-adj. st.	Single-Family	210	10 units	2	5	7	6	4	10	94
TABLE 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development										
				10	29	39	33	21	54	576
TABLE 4: AES Blocks 4, 5, 6 and 7 Original Trip Generation										
4	Salvation Army		30,000 sq. ft.			49			49	686
5	Future SF Detached		12 lots			9			12	115
6	Future Townhomes		24 units			11			12	145
7	Future Sal Va Army Apts		26 apts			13			16	175
						82			89	1121

Trip generation rates from Trip Generation Manual, 10th Edition (TGM10) by the Institute of Transportation Engineers (ITE)

FOREST HEIGHTS TRIP GENERATION COMPARISON
09-24-19

DRW Consultants, LLC
804-794-7312

Exhibit A

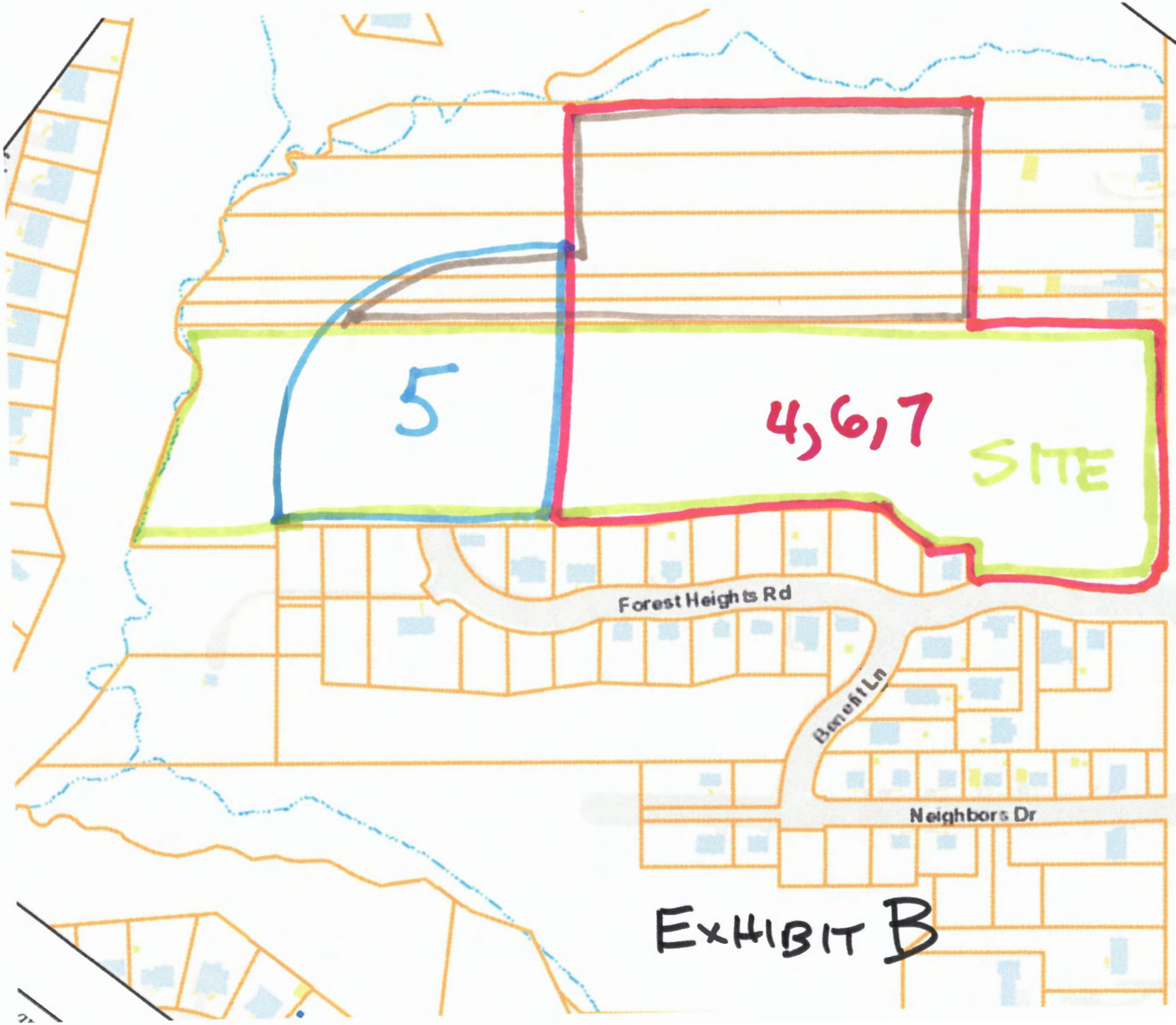


EXHIBIT B

Appendix D

Traffic Study From Original Master Plan Submission

Community Impact Study

Rezoning of

Forest Heights Road / Neighbors Drive / Richmond Road Areas

for

James City County
Department of Community Services
Office of Housing and Community Development

RECEIVED
AUG 2011
Planning Department

April 1, 2011
Revised July 14, 2011

Prepared By

AES
CONSULTING ENGINEERS

5248 Olde Towne Road, Suite 1
Williamsburg, VA 23188
Ph: (757) 253-0040 Fax: (757) 220-8994
http://www.aesva.com

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning

AES Project No. W10119-E-03

AES CONSULTING ENGINEERS

2/25/2011 by: ABS

Revised: March 22, 2011

No.	Generator	Landuse	Units	PM Pk VPH	AM Pk VPH	Avg VPD
1	Neighbors Dr.	210	21 Lots	21	16	201
2	Neighbors Cross-Thru	210	3 Lots	3	2	29
3	Forest Heights Rd	210	31 Lots	31	23	297
4	Salvation Army	495	30 KSF	49	49	686
5	Future SF Detached Lots	210	12 Lots	12	9	115
6	Future Townhomes	230	24 Units	12	11	141
7	Future Salvation Army Apts	220	26 Apts	16	13	175
8	Ex. Richmond Rd Homes	210	6 Lots	6	5	57

Minimum Condition (includes Nos. 1, 2, 3, 4, 8 above)

Total Peak PM Trips:	110	VPH
Total Peak AM Trips:	95	VPH
Total Daily Trips:	1,270	VPD

Maximum Condition (includes Nos. 1, 2, 3, 4, 6, 7, 8 above)

			Additional Trips (over Ex.)	
Total Peak PM Trips:	138	VPH	76	VPH
Total Peak AM Trips:	119	VPH	73	VPH
Total Daily Trips:	1,586	VPD	1,002	VPD

Determine which peak hour controls entry movements (for turn lane analysis)

No.	Generator	PM Pk VPD	PM Enter	AM Pk VPH	AM Enter	
1	Neighbors Dr.	21	13	16	4	
2	Neighbors Cross-Thru	3	2	2	1	
3	Forest Heights Rd	31	20	23	6	
4	Salvation Army	49	14	49	30	
5	Future SF Detached Lots	12	8	9	2	
6	Future Townhomes	12	8	11	2	
7	Future Salvation Army Apts	16	10	13	3	
8	Ex. Richmond Rd Homes	0	0	0	0	<- Have separate entry from Rt 60

Minimum Condition (includes Nos. 1, 2, 3, 4, 8 above)

Total Peak PM Entry Trips:	49	VPH	
Total Peak AM Entry Trips:	41	VPH	=> PM Entry Trips Control

Maximum Condition (includes Nos. 1, 2, 3, 4, 6, 7, 8 above)

Total Peak PM Trips:	67	VPH	
Total Peak AM Trips:	46	VPH	=> PM Entry Trips Control

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning

AES Project No. W10119-E-03

2/25/2011 by: ABS

Revised: March 22, 2011

Calculate total peak turn lane motions:

Minimum Condition

No.	Generator	Total Entering	Left Turn Entering	% RT Neighbors*	RT Enter Neighbors	RT Enter Forest Heights
1	Neighbors Dr.	13	7	100%	7	0
2	Neighbors Cross-Thru	2	1	50%	1	1
3	Forest Heights Rd	20	10	0%	0	10
4	Salvation Army	14	7	0%	0	7
	Total	49	25		8	18

Total Entry is assumed to be split 50/50 from East 60 and West 60

Left Turn Entering = 50% of Total from Williamsburg

% RT Neighbors = Percentage of entry trips from Lightfoot that turns into Neighbors Dr; others turn at Forest Heights

Approach Traffic:

PHVapp = AADT x K x Dir. Factor = 590 VPH

USE DRW Peak Hr Counts = 931 VPH

Warrants:

LT = 25 VPH

Vo = 931 VPH

Per Fig 3-3 of VDOT Road Design Manual

Does not meet warrant for left turn lane for 4-lane divided highway BUT CLOSE

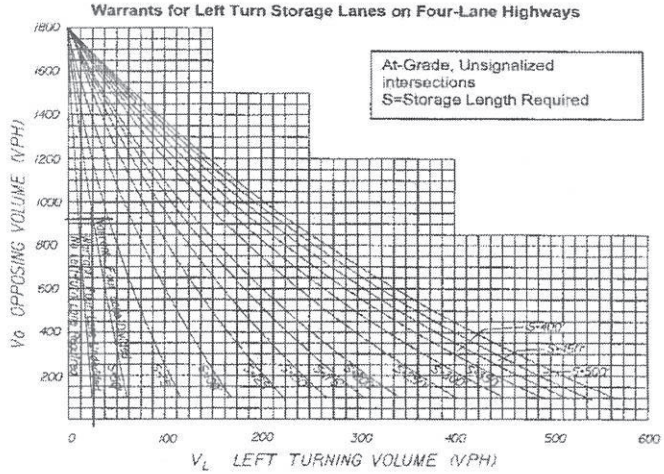


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS

Figure 3-3 was derived from Highway Research Report No. 211.

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning

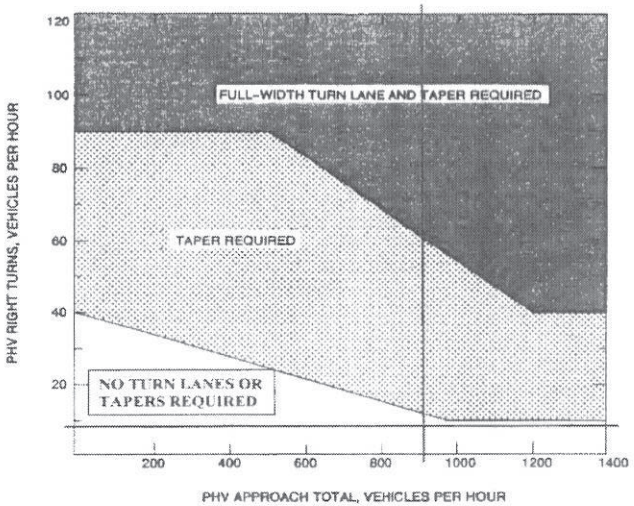
AES Project No. W10119-E-03

AES CONSULTING ENGINEERS

2/25/2011 by: ABS

Revised: March 22, 2011

Neighbors Drive



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV- - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occuring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

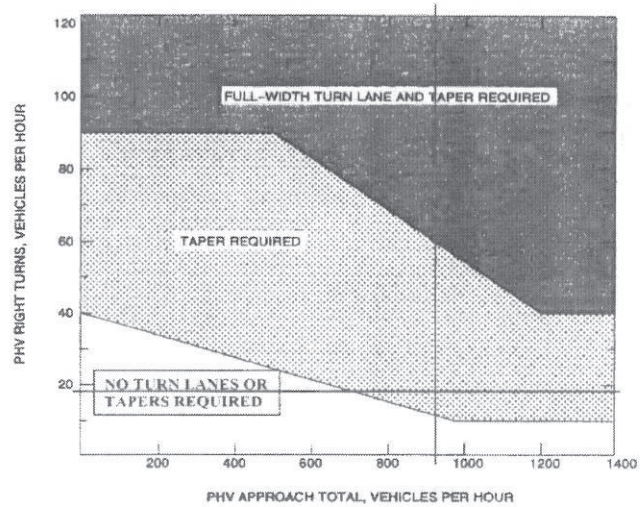
FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

RT = 8 VPH
PHV = 931 VPH

Per Fig 3-27 of VDOT Road Design Manual

Does not meet warrant for right turn lane or taper

Forest Heights Road



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND

PHV- - Peak Hour Volume (also Design Hourly Volume equivalent)

Adjustment for Right Turns

If PHV is not known use formula: PHV = ADT x K x D

K = the percent of AADT occuring in the peak hour
D = the percent of traffic in the peak direction of flow

Note: An average of 11% for K x D will suffice.

FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

RT = 18 VPH
PHV = 931 VPH

Per Fig 3-27 of VDOT Road Design Manual

Meets warrant for right taper

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning

AES Project No. W10119-E-03

AES CONSULTING ENGINEERS

2/25/2011 by: ABS

Revised: March 22, 2011

Maximum Condition

No.	Generator	Total Entering	Left Turn Entering	% RT Neighbors*	RT Enter Neighbors	RT Enter Forest Heights
1	Neighbors Dr.	13	7	100%	7	0
2	Neighbors Cross-Thru	2	1	50%	1	1
3	Forest Heights Rd	20	10	0%	0	10
4	Salvation Army	14	7	0%	0	7
6	Future Townhomes	8	4	0%	0	4
7	Future Salvation Army Apts	10	5	0%	0	5
	Total	67	34		8	27

Total Entry is assumed to be split 50/50 from East 60 and West 60

Left Turn Entering = 50% of Total from Williamsburg

% RT Neighbors = Percentage of entry trips from Lightfoot that turns into Neighbors Dr; others turn at Forest Heights

Approach Traffic:

PHVapp = AADT x K x Dir. Factor = 590 VPH

USE DRW Peak Hr Counts = 931 VPH

Warrants:

LT = 34 VPH

Vo = 931 VPH

Per Fig 3-3 of VDOT Road Design Manual

Meets warrant for left turn lane with 50' Storage for 4-lane divided highway

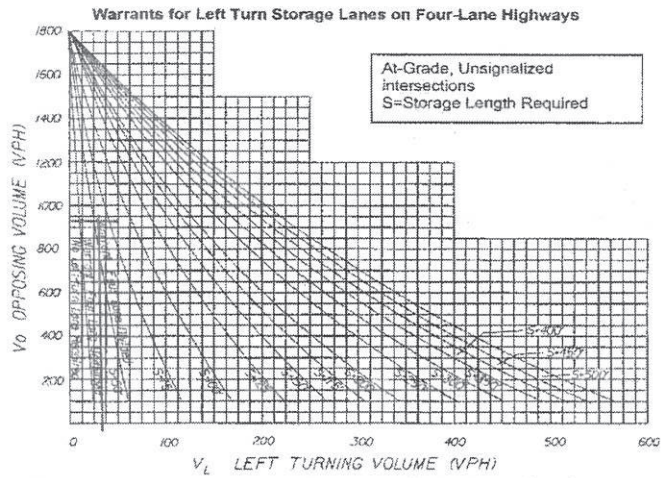


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS

Figure 3-3 was derived from Highway Research Report No. 211.

DRW Consultants, LLC

Traffic Impact Studies
Development Access
Condemnation Damages

TO: Doug Harbin
FROM: Dexter R. Williams, P. E.
SUBJECT: Trip Generation And Traffic Considerations For SUP-25-0012
Forest Heights Neighborhood, Phase III – Section A
DATE: October 2, 2025

Your proposed development (including Forest Heights Neighborhood, Phase III – Section A) is part of the Forest Heights Neighborhood Rezoning-0001-2011 that was initiated and approved by JCC. That rezoning included a traffic analysis that recommended a 200-foot left turn lane and 200-foot taper on westbound Rt. 60 Richmond Road at Forest Heights Road, and a right turn taper on eastbound Rt. 60 at Forest Heights Road.

Enclosed aerial photos show the Forest Heights Road/Rt. intersection as follows:

1. #1 Google Earth 2011 shows the intersection at the time of the rezoning.
2. #2 Google Earth 2014 shows the intersection with reconstruction of the crossover and addition of the 200-foot westbound left turn lane with 200-foot taper and a 200-foot eastbound right turn taper on Rt. 60. Forest Heights Road is also reconstructed from 2011 conditions.
3. #3 Google Earth 2024 shows the intersection with the recent paving and striping by VDOT.

In summary, all proffered improvements at the Rt. 60/Forest Heights Road intersection have been constructed as proffered for the full development of the Forest Heights Neighborhood.

The improvements at the Rt. 60/Forest Heights Road intersection were based on a turn lane warrant analysis included with the rezoning application in 2011. Enclosed #4 shows the eight development blocks defined in the Forest Heights Neighborhood traffic study and trip generation for each block.

Enclosed #5 is my memo in 2019 that correlated trip generation for your development area relative to the trip generation for Blocks 4, 5, 6 and 7 in the 2011 rezoning traffic study. Your development area at that time included 46 townhouse style residential units and a senior living building with 50 units. The 2019 memo showed that development of Blocks 4, 5, 6 and 7 with your development plan produced appreciably lower trip generation than that included in the 2011 turn lane analysis.

Your proposed development remains the same as 2019: 46 townhouse style residential units (Phase III, Section A) and a senior living building with 50 units. Trip generation rates have changed since 2019: Trip Generation Manual, 10th Edition was in effect in 2019, and Trip

2319 Latham Place
Midlothian, VA 23113
phone 804-794-7312

Generation, 11th Edition (TGM11) is now in effect.

Attached Exhibit 1 shows TGM11 trip generation for Blocks 4, 5, 6 and 7. Table 1 shows TGM11 trip generation for your development (46 townhouse style residential units (Phase III, Section A) and a senior living building with 50 units) is reduced from the TGM10 values in 2019. The current total trips for Blocks 4, 5, 6, and 7 with your development is shown in Table 3. Table 5 shows that trip generation in Table 3 is about 50% less than the 2011 trip generation (AM peak hour: 55% less, PM peak hour: 46% less and Daily: 48% less).

Your proposed development has less traffic than that assumed in 2011 that warranted the aforementioned turn lane improvements that have now been constructed on Rt. 60 at Forest Heights Road.

VALUE	LAND USE	LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION AM PEAK HOUR Enter	Exit	Total	PM PEAK HOUR Enter	Exit	Total	DAILY
TABLE 1: Proposed Development Trip Generation										
rate-adj. st.	Sr. Adult Multi Fam	252	50 units	3	7	10	7	6	13	162
eq.-adj. st.	Single-Family Attached	215	46 units	5	13	18	14	10	24	300
			Total	8	20	28	21	16	37	462
TABLE 2: Remainder Blocks 4, 5, 6, 7 Trip Generation										
eq.-adj. st.	Single-Family Detached	210	10 units	2	7	9	7	4	11	121
TABLE 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development										
				10	27	37	28	20	48	583
TABLE 4: 2011 AES Blocks 4, 5, 6 and 7 Original Trip Generation										
4	Salvation Army		30,000 sq. ft.			49			49	686
5	Future SF Detached		12 lots			9			12	115
6	Future Townhomes		24 units			11			12	145
7	Future Sal Va Army Apts		26 apts			13			16	175
						82			89	1121
TABLE 5: Blocks 4, 5, 6 and 7 Trip Reduction 2011 to 2025										
						-45			-41	-538
						-55%			-46%	-48%

Trip generation values selected based on VDOT trip generation protocols.

Trip generation rates from Trip Generation Manual, 11th Edition (TGM11) by the Institute of Transportation Engineers (ITE)

FOREST HEIGHTS TRIP GENERATION COMPARISON
OCTOBER 2, 2025

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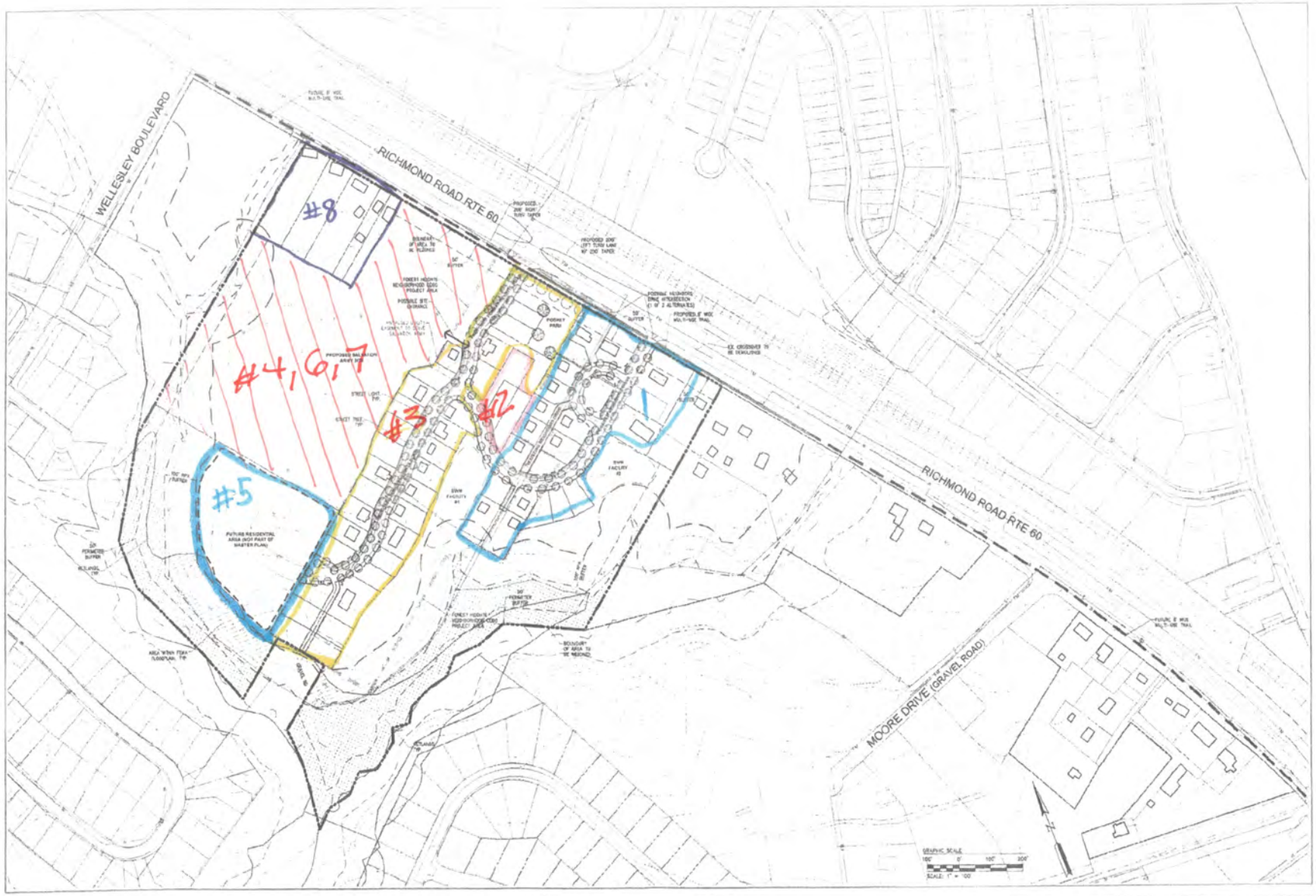
804-794-7312

Exhibit 1

Forest Heights Road/Rt. 60
Jan. 31, 2011
Google Earth
Image © 2025 Commonwealth of Virginia
300 ft
N

Forest Heights Road/Rt. 60
April 23, 2014
Google Earth
300 ft
N

Forest Heights Road/Rt. 60
October 6, 2024
Google Earth
Image © 2025 Airbus
300 ft
N



AES
CONSULTING ENGINEERS

ILLUSTRATIVE PLAN
FOREST HEIGHTS ROAD / NEIGHBORS DRIVE / RICHMOND ROAD AREAS
MASTER PLAN FOR REZONING

4

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning

AES Project No. W10119-E-03

AES CONSULTING ENGINEERS

2/25/2011 by: ABS

Revised: March 22, 2011

No.	Generator	Landuse	Units	PM Pk VPH	AM Pk VPH	Avg VPD
1	Neighbors Dr.	210	21 Lots	21	16	201
2	Neighbors Cross-Thru	210	3 Lots	3	2	29
3	Forest Heights Rd	210	31 Lots	31	23	297
4	Salvation Army	495	30 KSF	49	49	686
5	Future SF Detached Lots	210	12 Lots	12	9	115
6	Future Townhomes	230	24 Units	12	11	141
7	Future Salvation Army Apts	220	26 Apts	16	13	175
8	Ex. Richmond Rd Homes	210	6 Lots	6	5	57

Minimum Condition (includes Nos. 1, 2, 3, 4, 8 above)

Total Peak PM Trips:	110	VPH
Total Peak AM Trips:	95	VPH
Total Daily Trips:	1,270	VPD

Maximum Condition (includes Nos. 1, 2, 3, 4, 6, 7, 8 above)			Additional Trips (over Ex.)	
Total Peak PM Trips:	138	VPH	76	VPH
Total Peak AM Trips:	119	VPH	73	VPH
Total Daily Trips:	1,586	VPD	1,002	VPD

Determine which peak hour controls entry movements (for turn lane analysis)

No.	Generator	PM Pk VPD	PM Enter	AM Pk VPH	AM Enter	
1	Neighbors Dr	21	13	16	4	
2	Neighbors Cross-Thru	3	2	2	1	
3	Forest Heights Rd	31	20	23	6	
4	Salvation Army	49	14	49	30	
5	Future SF Detached Lots	12	8	9	2	
6	Future Townhomes	12	8	11	2	
7	Future Salvation Army Apts	16	10	13	3	
8	Ex. Richmond Rd Homes	0	0	0	0	<- Have separate entry from Rt 60

Minimum Condition (includes Nos. 1, 2, 3, 4, 8 above)

Total Peak PM Entry Trips:	49	VPH	
Total Peak AM Entry Trips:	41	VPH	=> PM Entry Trips Control

Maximum Condition (includes Nos. 1, 2, 3, 4, 6, 7, 8 above)

Total Peak PM Trips:	67	VPH	
Total Peak AM Trips:	46	VPH	=> PM Entry Trips Control

DRW Consultants, LLC
Traffic Impact Studies
Development Access
Condemnation Damages

TO: Chase Grogg
FROM: Dexter Williams
SUBJECT: Trip Generation Comparison For Blocks 4, 5, 6, 7 Of Forest Heights
DATE: September 24, 2019

Enclosed Exhibit B shows the areas involved with this trip generation analysis:

1. Existing Master Plan Blocks 4, 6, and 7 are outlined in red.
2. Existing Master Plan Block 5 is outlined in blue.
3. Proposed development area is outlined in green.
4. Remaining area of Blocks 4, 5, 6 and 7 outlined in grey.

Enclosed Exhibit A shows trip generation for Blocks 4, 5, 6 and 7 of Forest Heights as follows:

- Table 1: Proposed Development Trip Generation (green boundary). 46 multi-family low rise units, 50 units senior adult attached.
- Table 2: Remainder Blocks 4, 5, 6, and 7 Trip Generation (grey boundary). 10 residenitial units.
- Table 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development. Total of Tables 1 and 2.
- Table 4: AES Blocks 4, 5, 6, and 7 Original Trip Generation. Provided by you from original Forest Heights development plan.

Proposed development peak hour traffic is is substantially less than the original trip generation for both peak hours and for daily traffic.

2319 Latham Place
Midlothian, VA 23113

phone 804-794-7312
fax 804-379-3810

VALUE	LAND USE	LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION						
				AM PEAK HOUR			PM PEAK HOUR			DAILY
				Enter	Exit	Total	Enter	Exit	Total	
TABLE 1: Proposed Development Trip Generation										
eq.-adj. st.	Sr. Adult Attached	252	50 units	3	6	9	8	6	14	175
eq.-adj. st.	Multifamily Low Rise	220	46 units	5	18	23	19	11	30	307
			Total	8	24	32	27	17	44	482
TABLE 2: Remainder Blocks 4, 5, 6, 7 Trip Generation										
rate-adj. st.	Single-Family	210	10 units	2	5	7	6	4	10	94
TABLE 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development										
				10	29	39	33	21	54	576
TABLE 4: AES Blocks 4, 5, 6 and 7 Original Trip Generation										
4	Salvation Army		30,000 sq. ft.			49			49	686
5	Future SF Detached		12 lots			9			12	115
6	Future Townhomes		24 units			11			12	145
7	Future Sal Va Army Apts		26 apts			13			16	175
						82			89	1121

Trip generation rates from Trip Generation Manual, 10th Edition (TGM10) by the Institute of Transportation Engineers (ITE)

FOREST HEIGHTS TRIP GENERATION COMPARISON
09-24-19

DRW Consultants, LLC
804-794-7312

Exhibit A

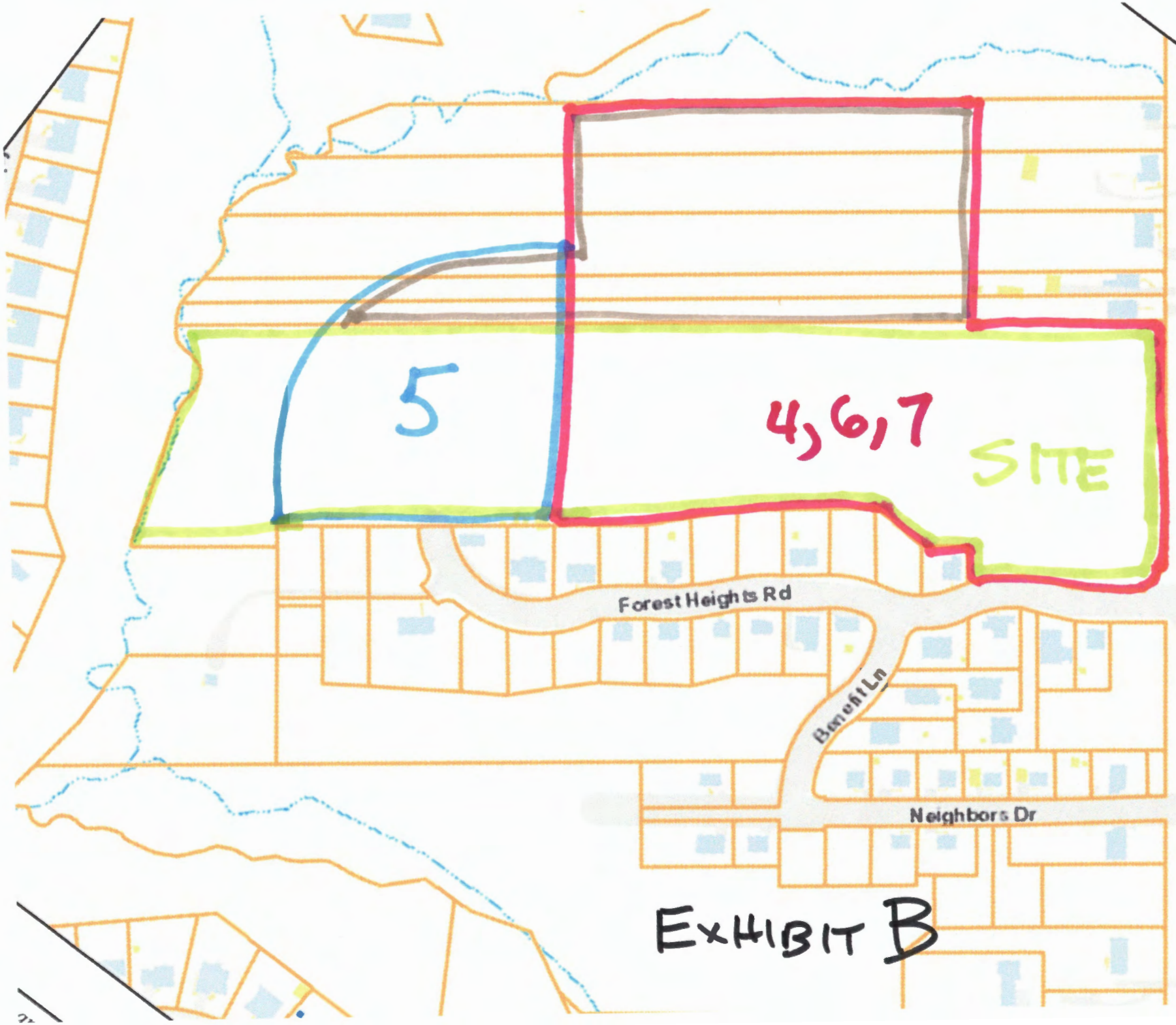


EXHIBIT B

1. SUP-25-0012. 6015 Richmond Rd. Forest Heights Senior Independent Living Facility

   Ms. Allison Jackura, Senior Planner, addressed the Commission stating that Mr. Doug Harbin had applied for an SUP on behalf of Wayne Harbin Builder, Inc, to allow for a senior independent living facility at 6015 Richmond Road. Ms. Jackura explained that this SUP had previously been approved by the Board of Supervisors but had expired as construction had not begun in the time allotted in the conditions.

   Ms. Jackura stated that the property was part of a previous County-initiated rezoning, with proffered conditions which required that 50 units be affordable to 30-60% of the average median income.

   Ms. Jackura explained that staff found no changes from the previously approved SUP application, and staff recommends that the Planning Commission recommend approval to the Board of Supervisors.

   Mr. Haldeman asked why there was a delay in construction.

   Ms. Jackura deferred to the applicant.

   Mr. Haldeman opened the Public Hearing.

   Mr. Chase Grogg of Landtech Resources Inc., 205-E Bulifants Boulevard, Williamsburg, Virginia, gave a presentation to the Commission about the proposed project. Mr. Grogg explained that construction had not begun after the first approval due to State legislation extending the approval period of SUPs and an increase in costs due to the COVID-19 pandemic. Mr. Grogg noted that the layout of the project remained consistent with the previously approved plan, with the only changes made to better reflect the configuration of the townhomes currently under construction.

   Mr. Grogg stated that the property is within the Powhatan Creek watershed and is subject to Special Stormwater Criteria (SSCs). Mr. Grogg gave a brief explanation of how stormwater would be managed according to the tentative site plan.

   Mr. Grogg answered questions that had previously been discussed during the first approval process, including how the proposed park, trails, and playground would be managed and access to bus stops.

   Mr. Alan Walker of Bay Aging, 4545 Buckley Hall Road, Cobbs Creek, Virginia, gave a presentation to the Commission regarding Bay Aging's role in moving the project forward.

Mr. Polster asked what the rent of the affordable units would be.

Mr. Walker stated that the project was too early in development to determine the rent or building layout.

Mr. Doug Harbin, of Wayne Harbin Builders, Inc, 3705-D Strawberry Plains Road, gave a presentation to the Commission about the proposed project and gave further explanation as to why they were unable to start construction after the first SUP had been approved.

Mr. Polster discussed what the Commission had previously recommended to the Board of Supervisors and requested that the proposed park and playground be open to the Forest Heights neighborhood.

Dr. Haskins thanked Mr. Harbin for the explanation about the delay in construction.

Discussion ensued.

Mr. Allen Billups, 149 Forest Heights Road, addressed the Commission about the proposed project.

Mr. Grogg referred to the Master Plan to show where Mr. Billups property was in relation to the proposed facility.

Mr. Haldeman closed the Public Hearing.

Mr. Rodgers stated he was in support of the project.

Mr. Polster made a motion to recommend approval of SUP-25-0012. 6015 Richmond Road Forest Heights Senior Independent Living Facility with conditions to the Board of Supervisors.

On a roll call vote, the Commission voted to recommend approval. (6-0)

SUMMARY FACTS

Applicants:	Mr. Graham Corson, AES Consulting Engineers, Mr. Vernon Geddy, III, Geddy, Harris, Franck & Hickman, LLP
Landowner:	Ford's Village, LLC
Proposal:	A request to amend the adopted Proffers and Master Plan for the Continuing Care Retirement Facility at Ford's Colony. The proposal would permit up to 270 age-restricted residential units consisting of single-family dwellings and multifamily dwellings, as well as a facility containing a total of no more than 200 age-restricted assisted living/memory care rooms/skilled nursing units, with no more than 160 apartments, and no less than 40 assisted living rooms/memory care rooms. This development would include accessory amenities intended for the residents and employees of the development and not the general public.
Location:	3889 News Road
Tax Map/Parcel No.:	3730100004
Current Zoning:	R-4, Residential Planned Community District with Proffers
Proposed Zoning:	R-4, Residential Planned Community District with Proffers
Project Acreage:	+/- 177.5 acres
Comprehensive Plan:	Low Density Residential
Primary Service Area: (PSA)	Inside
Staff Contact:	Morgan Risinger, Senior Planner

PUBLIC HEARING DATES

Planning Commission:	November 5, 2025, 6:00 p.m.
Board of Supervisors:	December 9, 2025, 5:00 p.m. (Postponed) February 10, 2026, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal to be consistent with the Zoning Ordinance and adopted policies.

2. Staff finds the proposal to be consistent with the adopted 2045 Comprehensive Plan.

3. The application is expected to have a positive cumulative fiscal impact based on analysis from the County's Fiscal Impact Model (see Pages 11-13).

4. Due to the proffered age restriction, the proposal is not anticipated to generate student enrollment or impacts on schools.

5. The applicants have proffered cash contributions that are intended to mitigate the impacts of this proposal (see Page 5).

6. The application is not expected to result in an increase in vehicle trips compared to the 2022 Master Plan and proffers (see Page 6).

7. The application is generally consistent with the Parks & Recreation Development Guidelines (see Page 9).

8. Impacts: See Impact Analysis on Pages 9-10.

FACTORS UNFAVORABLE

1. This proposal is not consistent with the recommendations on workforce and affordable housing as stated in the Comprehensive Plan (see Page 7).

2. Impacts: See Impact Analysis on Pages 9-10.

PLANNING COMMISSION RECOMMENDATION

At its November 5, 2025, Regular Meeting, the Planning Commission recommended approval of this application by a vote of 5-1.

CHANGES MADE SINCE THE DECEMBER 9, 2025, BOARD OF SUPERVISORS MEETING

None.

CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

None.

SUMMARY STAFF RECOMMENDATION

Staff finds the application to be generally consistent with the County's Zoning Ordinance, Comprehensive Plan, and adopted policies. Staff recommends that the Board of Supervisors approve this application, subject to the proposed proffers.

PROJECT DESCRIPTION

This application proposes to amend the currently adopted Ford's Colony Master Plan and related proffers for the Continuing Care Retirement Community (CCRC) proposed on the property which is identified as Section 37 on the approved Ford's Colony Master Plan.

The 2022 Master Plan divided the property into two categories: a land area comprising CCRC-A, CCRC-B, and CCRC-C consisting of 270 single-family and multifamily units; and CCRC-D consisting of up to 75 apartments, up to 125 memory care, assisted living, and skilled nursing beds, and associated non-residential uses and amenities.

As detailed in the following table, the proposed Master Plan amendment would increase the maximum number of apartments to 160 and equivalently adjust the minimum number of assisted living, memory care, and skilled nursing beds to 40. Overall, CCRC-D will continue to have no more than 200 apartments and beds.

Master Plan Unit Mix Comparison

Unit/Bed Type	Adopted 2022 Master Plan	Proposed 2025 Amendment	Difference
Single-Family and Multifamily Units	270	270	0
Apartments	75	160 (maximum)	+85
Assisted Living/Memory Care/Skilled Nursing	125	40 (minimum)	-85
Total Max	470	470	0

In accordance with the Zoning Ordinance, independent living apartments are considered to be dwelling units and count towards the residential density of the development. However, assisted living, memory care, and skilled nursing beds are not considered to be dwelling units and do not count towards the residential density of the

development. As the application proposes an increase in independent living apartments, this application would result in an increase in the residential density on the subject parcel from 3.68 units per developable acre to 4.59 units per developable acre. The application also results in an increase to the overall density of Ford's Colony from 1.61 units per developable acre to 1.64 units per developable acre. The overall density remains below and is consistent with the R-4 Zoning District's maximum density of 2.0 units per developable acre.

While the application would increase the residential density as defined in the Zoning Ordinance, it is significant to note that this application does not propose any changes to the Master Plan layout from the 2022 Master Plan and all development would continue to be within the approved boundaries of land areas, buffers, and open space.

Proffer Amendment

In conjunction with the proposed Master Plan amendment, the applicants are proposing to amend and restate the proffers for the parcel. The following proffers are proposed to be revised:

- Proffer No. 3 Density (a): There shall be no more than 200 dwelling units comprised of independent living units, assisted living/memory care units consisting of up to four beds, and skilled nursing units consisting of up to two beds (each a "dwelling unit") on the portion of the Property designated on the Master Plan as CCRC-D, with a minimum of 40 assisted living/memory care units and the mixture between independent living units and assisted living/memory care units to be determined by market demand, which may fluctuate over time so long as the number of assisted/memory care units does not drop below 40. The term "assisted living/memory care unit" (an "AL Unit") shall mean a non-medical residential dwelling unit in the assisted living facility area or memory care area of the independent and assisted living community licensed in accordance with Sections 63.2-1800 et seq. of the Virginia Code and Sections 22 VAC 40-73 et seq. of the Virginia Administrative Code where adults who are aged, infirm or disabled are provided personal and health care services and 24-hour supervision and assistance. An AL Unit must meet the standards set forth in 22 VAC 40-73-750 and 900.

  (b) There shall be no more than a total of 270 independent living dwelling units on the portion of the Property designated on the Master Plan as CCRC-A, CCRC-B, or CCRC-C.

  (c) All dwelling units on the Property shall be intended and operated for occupancy by persons fifty-five (55) years of age or older in accordance with applicable federal and state laws and regulations, including but not limited to: the Fair Housing Act, 42 U.S.C. 3601 et seq. and the exemption therefrom provided by 42 U.S.C. 3607(b)(2)(C) regarding discrimination based on familial status; the Housing for Older Persons Act of 1995, 46 U.S.C. 3601 et seq.; the Virginia Fair Housing Law Va. Code 36-96.1 et seq.; any regulations adopted pursuant to the foregoing; any judicial decisions arising thereunder; any exemptions and/or qualifications thereunder; and any amendments to the foregoing as now or may hereafter exist and no dwelling shall be occupied by persons under the age of eighteen (18) years. Specific provisions of the age restriction described above and provisions for enforcement of same shall be set forth in a recorded document which shall be subject to the review and approval of the County Attorney prior to issuance of the first building permit for dwelling units on the Property.

  (d) Any accessory commercial uses located on the Property, such as bank offices, beauty salons and barbershops, shall be located and designed to serve residents of the Property as verified by the Director of Planning.

  The proposed proffer revises subsection (a) removing the language stating that CCRC-D shall include up to 75 independent living units and up to 125 assisted living/memory care, and/or

skilled nursing beds. Instead, the proffer would require that, out of the maximum of 200 units in CCRC-D, a minimum of 40 assisted living/memory care rooms must be maintained at all times. This change would allow up to 160 independent living apartments within CCRC-D.

- Proffer No. 13 Recreation: The portion of the Property designated as CCRC-D on the Master Plan shall include, but shall not be limited to, the following amenities: main lobby and living room; dining room; activities/card room; fitness center; multipurpose room; and landscaped grounds generally as shown on the Master Plan. CCRC-D may also include, but shall not be limited to, the following additional amenities: beauty/barber salon; library; a bar/lounge; café/coffee shop; education room, spa and wellness center; and/or physical therapy. The amenities listed above are intended for residents and employees of Ford's Village and their guests and not the general public. The portions of the Property designated as CCRC-A, CCRC-B, and CCRC-C on the Master Plan shall include the following amenities: a clubhouse with a studio room for classes, and a recreation room; an outdoor pool; pocket parks; pickleball courts; and walking and biking paths all generally as shown on the Master Plan. The exact recreational facilities provided in portions of the Property designated as CCRC-A, CCRC-B, and CCRC-C on the Master Plan and their location may be changed with the prior approval of the Development Review Committee.

  The proposed proffer adjusts the recreation facilities proposed in CCRC-D so that beauty/barber salons and libraries are optional rather than required, so that courtyards are not required, and so that physician's office(s), home health, and pharmacy uses are not listed as being optional amenities.

- Proffer No. 17 Project Phasing: The County shall not be obligated to issue building permits for more than a total of 100 dwelling units in the portions of the Property designated on the Master Plan as CCRC-A, CCRC-B, or CCRC-C until the County has issued a building permit for construction of the facility on the portion of the Property designated on the Master Plan as CCRC-D (the "Facility") and construction has commenced. Construction having commenced shall mean foundations have been poured. The County shall not be obligated to issue building permits for more than a total of 175 dwelling units in the portions of the Property designated on the Master Plan as CCRC-A, CCRC-B, or CCRC-C until the County has issued a Certificate of Occupancy for all or any portion of the Facility.

  The proposed proffer increases the number of building permits that may be issued in CCRC-A, CCRC-B, and CCRC-C before construction has commenced in CCRC-D from 50 dwelling units to 100 dwelling units.

Additionally, while no changes are proposed to Proffer No. 5, the proposed change in the mixture of unit types in CCRC-D results in adjusted cash contribution amounts. The following table (Page 5) shows a comparison of the cash contributions per the 2022 proffers and the potential maximum of 160 independent living units and minimum of 40 assisted living/memory care beds in CCRC-D in the 2025 proffers. As no change was made to the proposed amounts, the amounts are based on 2021 dollars and will be adjusted for any inflationary increases at the time the cash contribution is collected.

The Village at Ford's Colony: *Cash Contribution Proffer Comparison (2021 Dollars)*

Cash Contribution Proffer Summary	2022 Proffer Amendment	2025 Proffer Amendment
Proffer Use:	Amount:	Amount
Fire, Police, Emergency Services, Library, Public Facilities:	$1,277.61 per Independent Dwelling Unit (x 345 Dwelling Units) = $440,775.45	$1,277.61 per Independent Dwelling Unit (x 430 Dwelling Units) = $549,372.30
Fire, Police, Emergency Services, Library, Public Facilities:	$319.40 per Room/Skilled Nursing Unit* (x 125 Rooms) = $39,925	$319.40 per Room/Skilled Nursing Unit* (x 40 Rooms) = $12,776
Water Infrastructure Development:	$1,111.52 per Independent Dwelling Unit (x 345 Dwelling Units) = $383,474.40	$1,111.52 per Independent Dwelling Unit (x 430 Dwelling Units) = $477,953.60
Water Infrastructure Development:	$555.76 per Room/Skilled Nursing Unit x (125 Rooms) = $69,470	$555.76 per Room/Skilled Nursing Unit x (40 Rooms) = $22,230.40
Road Improvements:	$958.20 per Independent Dwelling Unit (x 345 Dwelling Units) = $330,579	$958.20 per Independent Dwelling Unit (x 430 Dwelling Units) = $412,026
Total Cash Contribution Per Dwelling Unit:	$3,347.33 per Dwelling Unit (x 345 Dwelling Units) = $1,154,828.85	$3,347.33 per Dwelling Unit (x 430 Dwelling Units) = $1,439,351.90
Total Cash Contribution Per Room/Bed:	$875.16 per Room/Skilled Nursing Unit (x 125 Rooms) = $109,395	$875.16 per Room/Skilled Nursing Unit (x 40 Rooms) = $35,006.40
Total Development Cash Contribution: **	Up to $1,263,786.27***	Up to $1,474,358.30***

**Per the proffers, one skilled nursing unit is equal to two beds.*
***Cash amount is stated as "up to" on account of the different unit mix possibilities, per the proffers in both proposals.*
****Per the proffers, two of the four beds within one of the assisted living rooms will be reserved for Medicaid-qualified individuals and are exempt from the proffered cash contribution, which is why half a unit's worth of cash contributions (2 beds = $437.58) has been subtracted from the estimated total.*

Transportation Analysis

This application does not include any adjustments to the traffic improvements proffered in 2022. The applicants have provided a memorandum from DRW Consultants, LLC (see Attachment No. 5) comparing the anticipated trip generation included in the Traffic Impact Analysis (TIA) initially submitted for the 2022 Master Plan and proffers with a total of 516 units/beds and the approved 2022 Master Plan and proffers with a total of 470 units/beds. This comparison shows a reduction of 8 A.M. peak hour trips and a reduction of 20 P.M. peak hour trips. In addition, the memorandum considers a scenario with 75 independent living apartments (congregate care) and 125 assisted living/memory care units. The ITE 11th Edition Trip Generation Manual estimates that assisted living/memory care units have a higher trip generation rate compared to independent living apartments. Therefore, the proposed potential increase in independent living apartments could result in a further reduction of generated trips. As such, an updated TIA is not required for this application.

Parks & Recreation Analysis

The following analysis lists the recreational amenity types recommended in the James City County Parks & Recreation Development Guidelines and the amount provided. No change was made to these amenities from the 2022 Master Plan and proffers.

- Requirement: Park land (0.83 acres minimum).
- Applicants Proposal: The Master Plan guarantees a minimum of four acres of recreational land and facility, which substantially exceeds the recommended amount.

- Requirement: Playground (minimum of five activities) or other age-appropriate alternative facility.
- Applicants Proposal: The Master Plan shows eight pocket parks, in which playgrounds can be located; however, the Master Plan and proffers do not commit to facilities in the pocket parks.
- Requirement: Hard surface sport court or pool.
- Applicants Proposal: The applicants have proffered pickleball courts, to be located within the CCRC-A, CCRC-B, and CCRC-C.
- Requirement: Graded athletic field.
- Applicants Proposal: The applicants are not proposing a graded athletic field as part of this proposal.
- Requirement: Paved multiuse trail.
- Applicants Proposal: The applicants are proposing the Greenway Trail to serve the site, as well as a multiuse path along News Road.

While the provided amenities listed above do not fully meet the recommendations in the Parks & Recreation Development Guidelines, the Guidelines allow exceptions to be made by the Board of Supervisors. The applicants provided a number of other amenities not listed within the Guidelines and the application was approved by the Board of Supervisors.

The proposed proffer adjusts the recreation facilities proposed in CCRC-D so that beauty/barber salons and libraries are optional rather than required, so that courtyards are not required, and so that physician's office(s), home health, and pharmacy uses are not listed as being optional amenities. However, the application continues to include a number of alternative amenities available to all residents including a clubhouse with studio room for classes, a recreation room, a fitness center, activities room, and a multipurpose room. The proffers also allow, but do not require, additional amenities such as a beauty/barber salon, a library, a bar/lounge, a café/coffee shop, an education room, a spa and wellness center, and/or physical therapy. Staff finds that the application continues to have an appropriate amount of alternative amenities and is generally consistent with the Parks & Recreation Development Guidelines.

Housing Affordability Analysis

The Comprehensive Plan encourages inclusion of affordable and workforce units within new residential developments. Per the Comprehensive Plan recommendations, at least 20% of the development's proposed new dwellings should be offered for sale or rent at prices that are targeted at workers with incomes up to 80% of Area Median Income (AMI) level as determined by the U.S. Department of Housing and Urban Development. The 2022 Master Plan and proffers did not include affordable units and the applicants have not proposed affordable units as part of the current application. The 430 proposed units are planned to be a mix of single-family, multifamily, or apartments, all to be offered at market rate within the context of the Continuing Care development. The tables below provide the sales prices and monthly rents for certain percentages of AMI, which is currently $106,500.

Affordable Sales Price by AMI % (2025 AMI)

% AMI	Upper Limit of the Sales Price Affordable to this AMI Level
30%	$107,250
60%	$212,000
80%	$281,750
100%	$351,750
120%	$421,500

Affordable Rental Price, by AMI % (2025 AMI)

% AMI	Max. Rent Price for Household of 1	Max. Rent Price for Household of 2	Max. Rent Price for Household of 3	Max. Rent Price for Household of 4
30%	$559.13	$639	$718.88	$798.75
60%	$1,118.25	$1,278	$1,437.75	$1,597.50
80%	$1,491.25	$1,705	$1,917.50	$2,130
100%	$1,863.75	$2,130	$2,396.25	$2,662.50
120%	$2,236.50	$2,5560	$2,875.50	$3,195

PLANNING AND ZONING HISTORY

The ground of the subject property (formerly known as the "Warburton Tract") is higher in the center of the property, and slopes away steeply toward the eastern, southern, and western edges. Cold Spring Swamp runs along the eastern boundary of the property, and the main stem of Powhatan Creek runs along the western property boundary. The property is approximately 177.51 acres in size.

This parcel was rezoned in 2008 from the R-8, Rural Residential Zoning District to the R-4, Residential Planned Community with Proffers and incorporated into the Ford's Colony Master Plan. The proposed use for the property on the approved Master Plan is a CCRC consisting of 38 townhomes, 558 independent living units, 83 assisted living rooms, and 60 skilled nursing rooms. In conjunction with this Rezoning and Master Plan, the parcel was removed from the Gordon Creek Agricultural and Forestal District.

A Master Plan and proffer amendment was approved in 2022 reducing the allowable units to 270 age-restricted residential units consisting of single-family dwellings and multifamily dwellings, as well as a continuing care retirement facility containing a total of no more than 200 age-restricted assisted living/memory care rooms and skilled

nursing beds, with no more than 75 apartments, no more than 125 assisted living rooms/memory care rooms, and/or skilled nursing beds. Site plan and subdivision plans were subsequently submitted to and approved by the County. The property is currently undergoing associated clearing, site work, and construction activities.

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-2, General Residential; and R-4, Residential Planned Community	Springhill; Ford's Colony	Low Density Residential
SOUTH	PUD-R, Planned Unit Development Residential	Monticello Woods	Low Density Residential
EAST	R-4, Residential Planned Community	Powhatan Secondary	Low Density Residential
WEST	A-1, General Agricultural	Acreage Lots	Low Density Residential

IMPACT ANALYSIS

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	**Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Please note the information in the Status column indicated below does not include information from the Financial Impacts of Residential Units section of this staff report.		
Public Transportation: Vehicular	Mitigated	- The application results in a reduction of anticipated trip generation when compared to the TIA submitted with the 2022 Master Plan and proffer amendment application (see Page 6). - Per the proffers, upon the request of the Williamsburg Area Transit Authority (WATA), the Owner shall install a bus stop, and shelter on News Road adjacent to the main entrance into the Property, with the exact location being subject to the approval of WATA.
Public Transportation: Pedestrian/Bicycle	Not Fully Mitigated	- The County's *Pedestrian Accommodation Master Plan* and *Regional Bikeways Map* shows the need for a multiuse path along the property frontage on News Road. Pursuant to Section 24-35 of the Zoning Ordinance, the proposed improvements shown on these maps are required to be shown on the site plan and installed at development. - The County's *2002 Greenway Master Plan* proposed a Greenway Trail traversing this property from News Road to Monticello Avenue. The 2022 Master Plan shows the Greenway Trail traversing the southern portion of the property and connecting to the "Park" and "Clubhouse/Recreation" areas but offering no connection to the southern property line. This application does not propose any changes from the 2022 Master Plan regarding the Greenway Trail.
Public Safety	Mitigated	- Located within a six-minute radius of Fire Station 5. - The proposal is expected to generate impacts that are mitigated by the proffered cash contributions (see Page 5 for details).
Public Schools	No Mitigation Required	- Ford's Village is proposed as a CCRC. Per the proffers, all proposed units are age-restricted and are not expected to generate student enrollment or impacts to schools.
Public Parks and Recreation	No Mitigation Required	- See Analysis on Page 6.

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	**Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Please note the information in the Status column indicated below does not include information from the Financial Impacts of Residential Units section of this staff report.		
Public Libraries and Cultural Centers	Mitigated	- Per the proposed proffers, the applicants are contributing a portion of the $1,277.61 to mitigate impacts to the library.
Groundwater and Drinking Water Resources	Mitigated	- A Water Conservation Agreement was executed for the property.
Watersheds, Streams, and Reservoirs The property is located within the Powhatan Creek Watershed.	Mitigated	- A Master Stormwater Management Plan for the Property was approved in 2023.
Cultural/Historic	No Mitigation Required	- A Phase 1 Archaeological Study of the property found no archaeological sites on the property.
Nearby and Surrounding Properties	No Mitigation Required	- The proposed area to be developed as Ford's Village will be residential in nature and age-restricted throughout, per the proposed proffers. The impacts related to nuisances such as noise and light are not anticipated to impact neighboring and surrounding proffers due to adequate buffering and Ordinance requirements regarding lighting.
Community Character	Mitigated	- News Road is identified as a Wooded Community Character Corridor (CCC). - The Master Plan shows a 150-foot wide CCC buffer along the entire frontage of News Road on the property. This property is heavily wooded and consists of mature trees that provide substantial screening from the News Road right-of-way.

COMPREHENSIVE PLAN

The property is designated Low Density Residential (LDR) on the adopted 2045 Comprehensive Plan Land Use Map and is located inside the PSA. The following general guidance is stated for the LDR designation in the Comprehensive Plan:

Single-family homes, multifamily units, and retirement and care facilities/communities are all recommended uses in LDR areas provided that development:

- Complements the residential character of the surrounding area;
- Has traffic, noise, and lighting impacts similar to surrounding uses;
- Is generally located on collector or arterial roads at intersections;
- Provides adequate screening and buffering to protect the character of nearby residential areas; and
- 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.

This application does not propose changes to the Master Plan layout approved in 2022; therefore, staff continues to find this application consistent with the LDR development standards.

Additionally, the Comprehensive Plan recommends a gross density of one to four units per acre in LDR areas. When describing the review process for a CCRC, the Comprehensive Plan recommends the density be based on the number of independent living units (430 units), with the assisted living rooms and/or skilled nursing beds excluded from this calculation as these are considered institutional uses. Accordingly, the Ford's Village property would have a gross density of 3.57 units per acre, which is consistent with the recommended density.

FINANCIAL IMPACTS OF RESIDENTIAL UNITS

The Comprehensive Plan includes Goals, Strategies, and Actions (GSA) LU5, which states "continue land use planning and perform development review consistent with the capacity of existing and planned public facilities and services and the County's ability to provide such facilities and services." Land Use GSA 5.3 provides guidance for the County to ensure that developments subject to Rezoning or SUP review mitigate their impacts. Information on impacts and the mitigation provided by this application are included below.

In alignment with the Comprehensive Plan, on February 28, 2023, the Board of Supervisors adopted a resolution directing staff to use the County's Fiscal Impact Model to assess the following for proposed developments:

- The fiscal impact to the County (both Operating and Capital budget) for the residential and non-residential components of the project; and
- The incremental capital costs for public facilities for the residential component of the project.

Overall Impact (Capital and Operating)

Per the Fiscal Impact Model, the development is projected to result in a net fiscal impact to the County through the year 2050 that is positive $48,319,369 (see Attachment No. 8 for additional details). This corresponds to a positive annual impact of $1,932,775. In comparison, the Fiscal Impact Analysis completed with the 2022 application showed a positive annual fiscal impact of $1,887,000.

Capital Costs

Per the Fiscal Impact Model, the following are projected public facility impacts attributable to the proposed residential component of the project through 2050.

Table 1 - Per Unit Residential Fiscal Impacts Information

Category	Residential Impact	Mitigation Through Current Application
Roadways	ARSF $19.58 ARMF $10.17	IL $958.20 AL $0
Parks & Recreation	ARSF $2,513.87 ARMF $2,513.87	
Fire and Emergency Services	ARSF $651.69 ARMF $651.69	
Police	ARSF $4.71 ARMF $4.71	
Library	ARSF $318.57 ARMF $318.57	
General Government	ARSF $90.60 ARMF $90.60	
General Services	ARSF $200.23 ARMF $200.23	
Courts	ARSF $544.19 ARMF $544.19	
Schools	ARSF $0 ARMF $0	IL $0 AL $0
Fire, Police, Emergency Services, Library, Public Facilities:		IL $1,277.61 AL $319.40
Water Infrastructure Development		IL $1,111.52 AL $555.76
TOTAL	ARSF $4,343.43 ARMF $4,334.03	IL $3,347.33 AL $875.61

ARSF - Age-Restricted Single Family
ARSF - Age-Restricted Single Family
IL - Independent Living Unit
AL - Assisted Living/Memory Care Room, and Skilled Nursing Unit

Note 1: As the Fiscal Impact Model was put into use following the 2022 application, the categories of per unit impacts do not align with the categories in Proffer No. 5.

Note 2: The total cash contribution amounts proposed with this application are listed on Page 5.

Overall, staff finds that the application is expected to have a positive fiscal impact and cash contributions are provided to mitigate potential impacts. Therefore, the application is consistent with the guidance in the Comprehensive Plan regarding the mitigation of impacts.

STAFF RECOMMENDATION

Staff finds the application to be generally consistent with the County's Zoning Ordinance, Comprehensive Plan, and adopted policies. Staff recommends that the Board of Supervisors approve this application, subject to the proposed proffers.

MR/tm
RZ25-6MP25-4FordCVilge

Attachments:
1. Proposed Ordinance
2. Proposed Signed Proffers
3. Location Map
4. Proposed Master Plan
5. Community Impact Statement
6. Traffic Memorandum
7. Fiscal Impact Analysis
8. Existing Proffers
9. Existing Master Plan
10. Approved Minutes of the November 5, 2025, Planning Commission Meeting
11. Citizen Correspondence

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE FORD'S VILLAGE MASTER PLAN AND EXISTING PROFFERS RECORDED AS INSTRUMENT NO. 202213779, APPROVED AS PART OF CASE NO. Z-21-0012/MP-21-0003, TO PERMIT A DIFFERENT MIX OF UNIT TYPES, RECREATIONAL AMENITIES AND PROJECT PHASING AS DESCRIBED IN CASE NO. Z-25-0006/MP-25-0004.

WHEREAS, on July 8, 2008, the Board of Supervisors approved Case No. Z-08-07/MP-06-07 which included a Master Plan and proffers regulating the development of a proposed Continuing Care Retirement Facility, including but not limited to the number of units, unit type, cash contributions for impact mitigation, and stormwater management (the "Original Master Plan and Proffers"), on the parcel located at 3889 News Road, James City County, Virginia, further identified as James City County Real Estate Tax Map Parcel No. 3730100004 (the "Property"); and

WHEREAS, on September 13, 2022, the Board of Supervisors approved Case No. Z-21-0012/MP-21-0003 which amended the Original Master Plan and Proffers to permit a different mix of unit types, site design, and development approach (the "Existing Master Plan and Proffers"); and

WHEREAS, Mr. Graham Corson of AES Consulting Engineers, and Mr. Vernon Geddy of Geddy, Harris, Franck and Hickman, LLP, have applied for an amendment to the Existing Master Plan and Proffers on behalf of the owners, Ford's Village, LLC, to permit a different mix of unit types, recreational amenities, and adjustments to the project phasing; and

WHEREAS, the Planning Commission, following its public hearing on November 5, 2025, recommended approval of Case No. Z-25-0006/MP-25-0004 by a vote of 5-1; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case No. Z-25-0006/MP-25-0004 to be required by public necessity, convenience, general welfare, and good zoning practice.

NOW, THEREFORE, BE IT ORDAINED by the Board of Supervisors of James City County, Virginia, that Case No. Z-25-0006/MP-25-0004 is hereby approved as described therein and the amended voluntary proffers are accepted.

_____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
NULL	____	____	____	____
ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of February, 2026.

RZ25-6MP25-4FordCVilge-ord

Prepared by: Vernon M. Geddy, III (VSB#21902)
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road, Williamsburg, Virginia 23185

Tax Parcel: 3730100004

AMENDMENT TO AMENDED AND RESTATED FORD'S COLONY PROFFERS

This AMENDMENT TO AMENDED AND RESTATED FORD'S COLONY PROFFERS are made this ___ day of July, 2025 by **FORD'S VILLAGE, LLC**, a Virginia limited liability company (" Owner"), to be indexed as Grantor, and **JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the "County), to be indexed as Grantee.

RECITALS

A. Owner is the owner of the real property with an address of 3889 News Road, Parcel ID# 3730100004, containing approximately 180 acres, which property is more particularly described on Exhibit A (the "Property"). B. Upon application in 2008 by Realtec, Incorporated, the then owner of the Property and developer of the Ford's Colony at Williamsburg development, the County approved an amendment of the Ford's Colony Master Plan to include the Property as Section 37 of Ford's Colony (the "Approved Master Plan") and the rezoning of the Property from R-8 to R-4, subject to Amended and Restated Ford's Colony Proffers made by Realtec, Incorporated dated June 10, 2008 and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City as Instrument No. 080017656 (the "2008 Proffers"). The 2008 Proffers restated the prior proffers applicable to the Ford's Colony development not including the Property (defined as the "Existing Property" in the 2008 Proffers) and added new proffers applicable only to the Property. Realtec no longer owns the Property and is no longer involved in the development of Ford's Colony. The

proffers applicable to the Existing Property were amended by Amendment to Ford's Colony Proffers dated March 11, 2020 and recorded in the aforesaid Clerk's Office as Instrument No. 200008078 (the "2020 Amendment"). The proffers applicable to the Existing Property were further amended by Amendment to Ford's Colony Proffers dated July 26, 2022 and recorded in the aforesaid Clerk's Office as Instrument No. 2002213779 (the "2022 Amendment"). The 2008 Proffers, as amended by the 2020 and 2022 Amendments , are hereinafter called the "Existing Proffers."

C. Owner has submitted to the County an application to (i) amend the Approved Master Plan and in connection therewith have submitted a master plan entitled "Master Plan Amendment for Ford's Village" prepared by AES Consulting Engineers dated June 2021, last revised July 15, 2022 (the "Amended Master Plan") in accordance with the County Zoning Ordinance and (ii) amend the Existing Proffers applicable to the Property to offer to the County certain revised conditions on the development of the Property not generally applicable to land zoned R-4.

D. In consideration of the approval of the amendment of the Approved Master Plan, Owner desires to amend the Existing Proffers as set forth below. If the requested rezoning and amendment of the Approved Master Plan is not approved by James City County, this Amendment to Amended and Restated Ford's Colony Proffers shall be void and the Existing Proffers applicable to the Property shall remain unchanged, in full force and effect. Owner shall have no obligation under this Amendment to Amended and Restated Ford's Colony Proffers unless and until the Property is developed pursuant to the Amended Master Plan.

AMENDMENT OF PROFFERS APPLICABLE TO THE PROPERTY

Sections 2 through 22 of the Existing Proffers are hereby deleted and replaced by the following:

2. **Master Plan**. The Property shall be developed generally as shown and set out on sheets 4 through 6 of the Amended Master Plan. Final plans (as defined in Section 24-276(b)(1) of the Zoning Ordinance) may vary from the Amended Master Plan to the extent permitted by Section 24-276(b)(1) of the Zoning Ordinance.

3. **Density**. (a) There shall be no more than 200 dwelling units comprised of independent living units, assisted living/memory care units consisting of up to four beds, and skilled nursing units consisting of up to two beds (each a "dwelling unit") on the portion of the Property designated on the Master Plan as CCRC-D, with a minimum of 40 assisted living/memory care units and the mixture between independent living units and assisted living/memory care units to be determined by market demand, which may fluctuate over time so long as the number of assisted/ memory care units does not drop below 40. s. The term "assisted living/memory care unit" (an "AL Unit") shall mean a non-medical residential dwelling unit in the assisted living facility area or memory care area of the independent and assisted living community licensed in accordance with Sections 63.2-1800 et seq. of the Virginia Code and Sections 22 VAC 40-73 et seq. of the Virginia Administrative Code where adults who are aged, infirm or disabled are provided personal and health care services and 24-hour supervision and assistance. An AL Unit must meet the standards set forth in 22 VAC 40-73-750 and 900.

(b) There shall be no more than a total of 270 independent living dwelling units on the portion of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C. (c) All dwelling units on the Property shall be intended and operated for

occupancy by persons fifty-five (55) years of age or older in accordance with applicable federal and state laws and regulations, including but not limited to: the Fair Housing Act, 42 U.S.C. 3601 et seq. and the exemption therefrom provided by 42 U.S.C. 3607(b)(2)(C) regarding discrimination based on familial status; the Housing for Older Persons Act of 1995, 46 U.S.C. 3601 et seq.; the Virginia Fair Housing Law Va. Code 36-96.1 et seq.; any regulations adopted pursuant to the foregoing; any judicial decisions arising thereunder; any exemptions and/or qualifications thereunder; and any amendments to the foregoing as now or may hereafter exist and no dwelling shall be occupied by persons under the age of eighteen (18) years. Specific provisions of the age restriction described above and provisions for enforcement of same shall be set forth in a recorded document which shall be subject to the review and approval of the County Attorney prior to issuance of the first building permit for dwelling units on the Property.

(d) Any accessory commercial uses located on the Property, such as bank offices, beauty salons and barbershops, shall be located and designed to serve residents of the Property as verified by the Director of Planning.

4. **Water Conservation.** The Owner shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority ("JCSA") and subsequently for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of drought resistant native and other adopted low water use landscaping materials and warm season turf on common areas in areas with appropriate growing conditions for such turf and the use of

water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. The standards shall be approved by the JCSA prior to final subdivision or site plan approval.

5. Contributions for Community Impacts. (a) A contribution of $1,277.61 for each independent living dwelling unit ("IL Dwelling Unit") on the Property shall be made to the County for fire, police or emergency services, library uses, and other public facilities, uses or infrastructure.

(b) A contribution of $319.40 for each AL Unit and skilled nursing dwelling unit (each an "AL/MC/SN Dwelling Unit") on the Property shall be made to the County for fire, police or emergency services uses.

(c) A contribution of $1,111.52 for each IL Dwelling Unit and $555.76 for each AL/MC/SN Dwelling Unit on the Property shall be made to the JCSA for water system improvements.

(d) A contribution of $958.20 for each IL Dwelling Unit on the Property, subject to a credit for the costs of engineering and construction related to the improvements proffered by Owner in Section 6(b) calculated as set forth below, shall be made to the County for improvements to the News Road/Powhatan Secondary intersection, flood control measures where News Road crosses Cold Spring swamp, improvements at the News Road/Centerville Road intersection and other off-site road improvements in the News Road corridor. Owner shall receive a credit in an amount equal to its actual costs of the engineering and construction of the improvements proffered by Owner in Section 6(b) against the initial per unit contributions proffered under paragraph (d) of this Section (the "Credit Amount"). If construction of such

improvements is not complete at the time the initial per unit contributions are due under paragraph (e) of this Section, the Credit Amount shall equal an engineer's estimate of such costs submitted by the Owner and approved by the Director of Planning, The Credit Amount divided by $958.20 is the number of IL Dwelling Units for which the Credit Amount offsets the cash contribution otherwise due and payable. After application of the Credit Amount, the $958.20 per IL Dwelling Unit cash contribution shall be payable on all subsequent IL Dwelling Units on the Property. Owner shall provide the County with copies of invoices and other supporting documentation of the costs of the improvements. If the Credit Amount is based on an agreed upon costs estimate, it shall be adjusted to equal the final actual costs of engineering and construction ("Actual Costs"). If the Credit Amount is more than the Actual Costs, Owner shall pay to the County an amount equal to the difference. If the Credit Amount is less than the Actual Costs, Owner shall receive a credit equal to the difference between the Actual Costs and the Credit Amount at the time the next cash contributions are due this paragraph.

(e) The contributions described above in paragraphs (a), (b), (c) and (d) shall be paid to the County for each dwelling unit on the Property after completion of the final inspection and prior to the time of the issuance of any certificate of occupancy for the dwelling unit in question.

(f) The per dwelling unit contribution amounts shall consist of the amounts set forth in the above paragraphs plus any adjustments included in the Marshall and Swift Building Costs Index (the "Index") from 2021 to the year a payment is made if payments are made after on or after January 1, 2022. In no event shall the per dwelling unit

contribution be adjusted to a sum less than the amounts set forth in the preceding paragraphs of this Section. In the event that the Index is not available, a reliable government or other independent publication evaluating information heretofore used in determining the Index (approved in advance by the County Manager of Financial Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the per dwelling unit contribution to approximate the rate of annual inflation in the County.

(g) The Subsidized Beds defined in Paragraph 15 shall not be included in the number of dwelling units contemplated in this Paragraph 5 and therefore shall not be subject to the contribution amounts described in subparagraphs (a), (b), (c) and (d).

6. Entrances; Traffic Improvements. (a) Prior to approval of any site or subdivision plans for development on the Property there shall be an updated traffic signal warrant analysis for the News Road/Firestone Drive/project entrance intersection submitted to and approved by VDOT and the County. If the updated analysis shows a signal is warranted and the installation of the signal is approved by VDOT, Owner shall install or pay for the installation of the traffic signal as a part of the construction of the project entrance. At the main entrance into the Property at the intersection of News Road and Firestone Drive, an exclusive left-turn lane from westbound News Road into the Property and an exclusive right-turn lane from eastbound News Road into the Property shall be constructed. The existing southbound left turn lane on Firestone Drive at News Road will be restriped to a shared left and through lane.

(b) Prior to the County issuing final approval on any site or subdivision plan for any dwelling units on the Property, Owner shall submit plans to the County and Virginia

Department of Transportation ("VDOT") for the installation of an exclusive left-turn lane on westbound News Road at the intersection with Powhatan Secondary. Owner will complete construction of the left-turn lane within twelve months of County and VDOT approvals to construct this exclusive left-turn lane. Owner is not responsible for road right of way acquisition or landscape/screening other than stabilization of disturbed soils. The County may elect to accept the cash equivalent contribution outlined in Proffer 5(d), (with any adjustments as may be appropriate as provided for in Proffer 5(g)), in lieu of construction of the turn lane by the Owner, in the event that acquisition of any needed right-of-way proves to be prohibitive. In the event that VDOT constructs this turn lane as part of its Six Year Secondary Road Plan, the County may elect to divert some or all of the cash equivalent contribution to other road projects in the News Road Corridor, at the News Road/Monticello Avenue intersection, or in the western Monticello Avenue Corridor. If VDOT traffic signal warrants are met and VDOT has approved the installation of a traffic signal at the intersection of News Road with Powhatan Secondary on or before the date two years after control of the homeowners' association created for the areas designated in the Master Plan as CCRC-A, CCRC-B or CCRC-C has transitioned from developer to homeowner control ("Transition"), Owner shall install or pay for the installation of the traffic signal. Owner shall provide the County with surety in an amount and form as approved by the County Attorney guaranteeing installation of the traffic signal if such is warranted after Transition.

(c) The improvements proffered hereby shall be constructed in accordance with VDOT standards. The improvements listed in paragraph (a) shall be completed or all required permits and plans for such approvals shall have been approved by all

necessary governmental agencies and their completion guaranteed in form satisfactory to the County Attorney prior to the issuance of any certificates of occupancy for any building on the Property.

(d) The second entrance to the Property shall be located in the general location shown on the Master Plan and shall be limited by gate to emergency access only unless and until an updated traffic study identifying the impacts of a full entrance is submitted to and reviewed and approved by VDOT and the County. This updated study shall be approved prior to the submission of any site plan for the full entrance and shall document required turn lane and other roadway improvements for the full entrance which improvements shall be shown on the submitted site plan. The entrance shall be limited to emergency access only until such improvements have been constructed at the expense of owner and, to the extent necessary, accepted by VDOT.

(e) Owner shall convey free of charge to VDOT or the County any right of way from the Property necessary for the widening or realignment of News Road or the improvements proffered herein within 60 days of a written request for such conveyance together with final plans for the widening or realignment.

(f) Owner shall conduct traffic counts at its entrance prior to the County being obligated to issue certificates of occupancy for more than 400 dwelling units on the Additional Property. If these counts show a trip generation from the Additional Property more than 10% higher than the trip generation projected by the TIS Update for Ford's Colony Master Plan – Phased Development, Kimley-Horn and Associates., Inc. January 2020 on file with the Planning Division, Owner shall submit an updated traffic impact study, including a listing of any entrance or turn lane improvements necessary to

accommodate the increased traffic and the appropriate trigger for their construction, for review and approval by the County and VDOT. Owner shall install the necessary improvements, including any warranted traffic signal, as approved by the County and VDOT at the time recommended in the updated approved traffic study.

7. **Sustainable Building**. (a) Independent living dwelling units in the areas designated in the Master Plan as CCRC-A, CCRC-B or CCRC-C shall be built to an Energy Star (or equivalent independent) residential certification.

(b) The development in the area designated on the Master Plan as CCRC-D shall contain the following elements: (i) Carpool or Vanpool parking; (ii) Hybrid or Low-Emissions Vehicle Parking; (iii) Low Flow Plumbing Fixtures; (iv) Green Label Carpet and Carpet Padding; and (v) Energy Star Appliances.

8. **Master Stormwater Management Plan**. The Master Stormwater Management Plan (MSWMP) for the Property shall be approved prior to the first site plan submittal. The MSWMP shall comply with the standards within the adopted watershed management plan in place at time of submittal and all outside agency permits shall be issued prior to the third submittal of the MSWMP. The approved master stormwater management plan, as revised and/or updated, shall be implemented in all development plans for the Property.

9. **Nutrient Management Plan**. The Owner shall be responsible for contacting an agent of the Colonial Soil and Water Conservation District ("CSWCD") or, if a CSWCD agent is unavailable, a soil scientist licensed in the Commonwealth of Virginia, or other qualified professional to conduct soil tests and to develop, based upon the results of the soil tests, customized nutrient management plans (the "Plans") for all

landscaped common areas within the Property shown on site plans for the Property. The Plans shall be submitted to the County's Director of Stormwater and Resource Protection for his review and approval prior to the issuance of building permits for more than 50% of the dwelling units shown on the Master Plan. Upon approval, the Owner, until such time as the homeowners association is established and thereafter the association, shall be responsible for ensuring that any nutrients applied to common areas be applied in strict accordance with the Plan.

10. **Private Streets**. All streets and alleys on the Property shall be private and shall be maintained by the Owner.

11. **Ford's Colony at Williamsburg Homeowners Association.** The Additional Property shall not be subjected to the Declaration of Protective Covenants, Section II, Ford's Colony at Williamsburg, dated April 2, 1985, as the same may have been amended and/or restated ("DPC") or the Bylaws of the Ford's Colony Homeowners Association ("FCHOA"), as amended from time to time ("Bylaws") nor shall owners or residents of units, lots or parcels on the Additional Property be "Owner(s)" as such term is defined in the DPC or the Bylaws or be Members (as defined in the DPC) of the FCHOA.

12. **Public Transit.** Upon the request of the Williamsburg Area Transit Authority ("WATA") or any successor entity to WATA as may become appropriate on or before the date that control of the homeowners' association created for the areas designated in the Master Plan as CCRC-A, CCRC-B or CCRC-C has transitioned from developer to homeowner control and after such time as WATA provides bus service along News Road to the Property, Owner shall install a bus stop and shelter on News

Road adjacent to the main entrance into the Property, with the exact location being subject to the approval of WATA.

13. **Recreation**. The portion of the Property designated as CCRC-D on the Master Plan shall include, but shall not be limited to, the following amenities: main lobby and living room; dining room; activities/card room; fitness center; ; multipurpose room and landscaped grounds generally as shown on the Master Plan. CCRC-D may also include, but shall not be limited to, the following additional amenities: beauty/barber salon; library; a bar/lounge; café/coffee shop; education room, spa and wellness center; and/or physical therapy. The amenities listed above are intended for residents and employees of Ford's Village and their guests and not the general public. The portions of the Property designated as CCRC-A, CCRC-B and CCRC-C on the Master Plan shall include the following amenities: a clubhouse with studio room for classes, and a recreation room; an outdoor pool; pocket parks; pickleball courts and walking and biking paths all generally as shown on the Master Plan. The exact recreational facilities provided in portions of the Property designated as CCRC-A, CCRC-B and CCRC-C on the Master Plan and their location may be changed with the prior approval of the Development Review Committee.

14. **Off-Site Sewer Easements**. Upon the request of JCSA and at no costs to JCSA, Owner shall grant JCSA utility easements over, across and under the portion of the Additional Property along Powhatan Creek to permit future connections from the gravity sewer on the Additional Property to Tax Parcel 3640100007. The location of the easement shall be determined during the site plan approval process. The easements shall be recorded prior to JCSA issuing a Certificate to Construct.

15. Social Services. Owner shall reserve two assisted living beds ("Subsidized Beds") for Medicaid qualified individuals at a rate that is no greater than what such individuals' out-of-pocket expense would be under the Auxiliary Grant Program administered by the Virginia Department of Social Services. Such individuals shall be subject to all admission and discharge criteria of the facility and all other generally applicable rules and regulations of the facility.

16. Construction Traffic Management Plan. Owner shall prepare and submit to the County a construction traffic management plan which seeks to minimize impacts from construction traffic entering and exiting the Property to the extent reasonably practical. The plan will be submitted with the initial site plan for development on the Property and shall be subject to review and approval by the Planning Director. A copy of the approved plan shall be provided to all contractors working on the Property and all construction contracts entered into by Owner shall require compliance with the plan by the contractor.

17. Project Phasing. The County shall not be obligated to issue building permits for more than a total of 100 dwelling units in the portions of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C until the County has issued a building permit for construction of the facility on the portion of the Property designated on the Master Plan as CCRC-D (the "Facility") and construction has commenced. Construction having commenced shall mean foundations have been poured. The County shall not be obligated to issue building permits for more than a total of 175 dwelling units in the portions of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C until the County has issued a certificate of occupancy for all or any portion of the

Facility. **18. <u>Homeowners Association</u>.** There shall be organized an owner's association or associations (the "Association") in accordance with Virginia law in which all property owners in the portion of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C, by virtue of their property ownership, shall be members. The articles of incorporation, bylaws and restrictive covenants (together, the "Governing Documents") creating and governing each Association shall be submitted to and reviewed by the County Attorney for consistency with this Proffer. The Governing Documents shall require that the Association adopt an annual maintenance budget, which shall include a reserve for capital components, and all other common areas (including open spaces) under the jurisdiction of the Association, shall require each purchaser of a lot to make a capital contribution to the Association for reserves and shall require that the Association (i) assess all members for the maintenance of all properties owned or maintained by the Association and (ii) file liens on members' properties for non-payment of such assessments. The Governing Documents shall provide that at such time as 75% of the Lots permitted on the portion of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C have been conveyed to purchasers other than builders, the declarant's right to unilaterally appoint and remove members of the Board of Directors of the Association shall terminate and the Board shall thereafter be elected by the lot owners (including the declarant). The Governing Documents shall not include a provision granting the declarant any veto rights over actions of the Board of the Association once the Board is elected by the lot owners.

WITNESS the following signatures and seals:

OWNER:

OWNER/

DEVELOPER:

FORD'S VILLAGE, LLC, a Virginia limited liability company

By: _____
Jeffrey Wermers,
Authorized Signatory

STATE OF Virginia
CITY/COUNTY OF Norfolk, to-wit:

The foregoing instrument was acknowledged before me this 24th day of October, 2025 by Jeffrey Wermers, Authorized Signatory of FORD'S VILLAGE, LLC, a Virginia limited liability company, on behalf of the company.

COMMONWEALTH OF VIRGINIA
Julie S Goodrich
NOTARY PUBLIC
REG # 211024
MY COMMISSION EXPIRES
11/30/25

_____
NOTARY PUBLIC

My commission expires: 11/30/25
Registration No.: 211024

Exhibit A

Property Description

PARCEL A

All of that certain piece or parcel of land, lying and being in Jamestown District, James City County, Virginia, known as Hockaday, containing one hundred flirty-seven and one-half (147-1/2) acres, more or less, bounded on the East; South and West.by the land of the Shaw Land & Timber Co., known as the Pyle tract, the land of J. A. Barnes and Powhatan Swamp, and on the North by the land of New Brothers.

PARCEL B

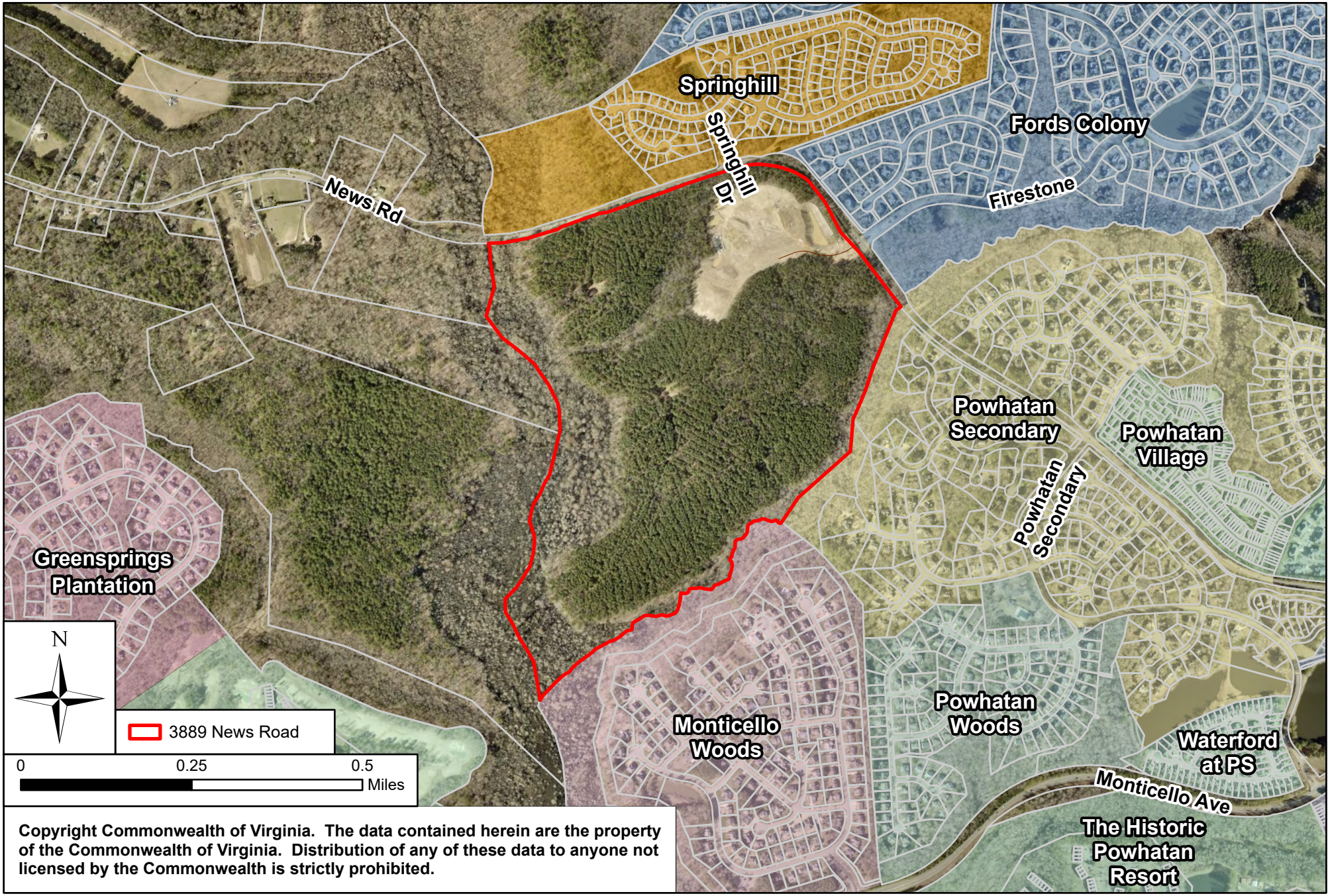
All of that certain piece or parcel of land situate in Jamestown District, James City County, Virginia, containing fifty-five and two fifths (55-2/5) acres, more or less, and known as Cypress Swamp, and adjoining the lands of William Martin' s estate on the East, Greenspring on the South and Thomas N. Ratcliffe on the West and D. S. Jones on the North.

LESS AND EXCEPT that property conveyed to the Commonwealth of Virginia by Order Confirming Commissioner's Report, entered February 20, 1974, in the Circuit Court for the City of Williamsburg and County of James City, Virginia, and recorded in the Office of the Clerk of Court of such Court in James City County Deed Book 150, at Page 420, containing 3.74 acres, more or less, confirming that certain Certificate Number C-21570, filed by State Highway Commissioner of Virginia against the Heirs at Law of John G. Warburton, dated May 24, 1972, and recorded June 12, 1972, in the aforesaid Clerk's Office in James City County Deed Book 137, at Page 213, and SUBJECT TO the easements conveyed to the Commonwealth of Virginia in such Order and such Certificate.

The property herein conveyed, commonly known as the "Hockaday-Cypress Tract," is further described in its entirety on that certain plat of survey, entitled "BOUNDARY SURVEY OF A PORTION OF THE JOHN G. WARBURTON ESTATE, KNOWN AS THE HOCKADAY-CYPRESS TRACT," made by V. Monroe Mallory, of Dillard & Mallory, P.C., Certified Land Surveyors, Tappahanock, Virginia, dated October 25, 2001, recorded November 7, 2001, in the aforesaid Clerk's Office in James City County Plat Book 83, at Page 82, to which plat reference is made for a more complete description of such property.

Being the same property conveyed to Martha Warburton McMurran, and SWR-Hockaday, LLC, a Georgia limited liability company, by Deed from Peter G. Zemanian, Substitute Trustee, dated February 12, 2010, and recorded February 22, 2010, in the aforesaid Clerk's Office, as James County Instrument No. 100003372.

JCC Z-25-0006 / MP-25-0004.Proffer and Master Plan Amendment for Ford's Colony Master Plan (Ford's Village)



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MASTER PLAN AMENDMENT FOR FORD'S VILLAGE

AT

FORD'S COLONY · WILLIAMSBURG ·

FOR

FRYE DEVELOPMENT, LLC

PROJECT TEAM

DEVELOPER: FRYE DEVELOPMENT, LLC

CCRC OPERATOR: TO BE DETERMINED

LAND PLANNING: MICHAEL WATKINS ARCHITECT, LLC

ENVIRONMENTAL: WETLANDS SOLUTIONS, INC.

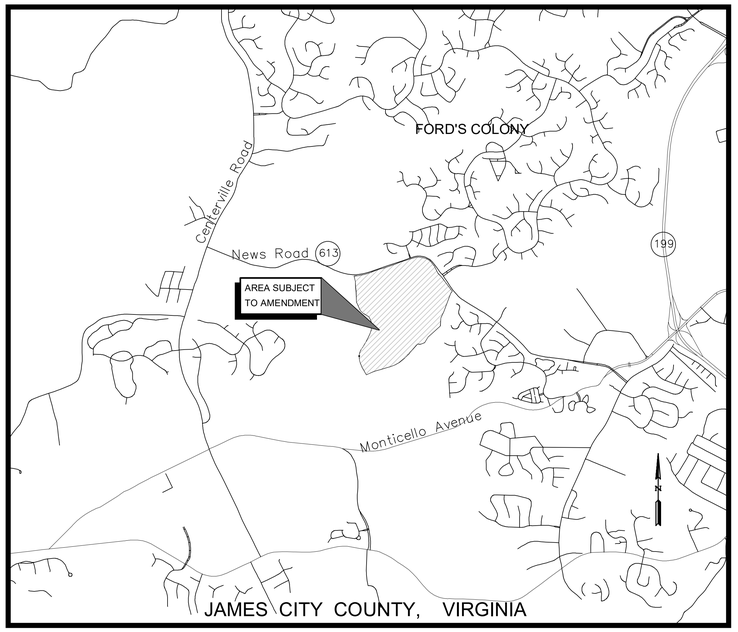
TRAFFIC: DRW & ASSOCIATES

CIVIL CONSULTING: AES CONSULTING ENGINEERS

LEGAL COUNSEL: GEDDY, HARRIS, FRANK & HICKMAN, LLP

SITE DATA:

PARCEL ID:	3730100004
PROPERTY OWNERS:	FORD'S VILLAGE LLC
PROPERTY ADDRESS:	3889 NEWS ROAD
CURRENT ZONING:	R-4 W/PROFFERS
PROPERTY ACREAGE:	177.51 AC. ±



VICINITY MAP

(APROX. SCALE 1"=2000')

ORIGINALLY SUBMITTED: JULY 2025
RESUBMITTED: OCTOBER 13, 2025

JCC CASE # Z-25-0006 / MP-25-0004

INDEX OF SHEETS

1	COVER SHEET
2	FORD'S COLONY LAND USE MASTER PLAN
3	ENVIRONMENTAL INVENTORY
4	BINDING MASTER PLAN
5	MASTER UTILITY PLAN
6	STORMWATER MASTER PLAN

NOTE: THIS PROJECT LIES WITHIN THE POWHATAN CREEK WATERSHED OF THE JAMES RIVER. THE EASTERN HALF OF THE PROPERTY IS PART OF POWHATAN CREEK SUBWATERSHED 209 (COLD SPRING SWAMP) AND THE WESTERN HALF IS PART OF THE NON-TIDAL POWHATAN CREEK MAINSTEM.

AES CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER
5248 Olde Towne Road, Suite 1 • Williamsburg, Virginia 23188
(757) 253-0040 • Fax (757) 220-8994

Master Plan Amendment -
Ford's Village
JCC CASE # Z-25-0006/MP-25-0004
AES Project # W10514-01

FORD'S COLONY · WILLIAMSBURG ·

NON RESIDENTIAL AMENITY AND SERVICE SITES

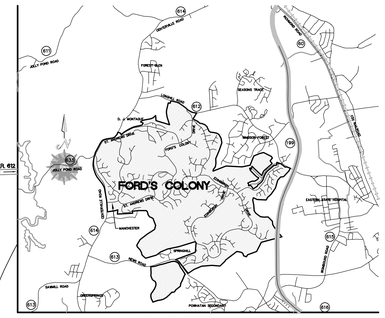
1	100 HOTEL CONDOMINIUMS, EXECUTIVE MEETING FACILITIES AND GOLF ACADEMY	4.71 AC.
2	GOLF CLUB AND PRO SHOP	5.05 AC.
3	INFORMATION AND SALES CENTER	1.81 AC.
4	ADMINISTRATIVE BUILDING	3.50 AC.
5	PUBLIC SERVICE AREA *	28.05 AC.
6	GOLF MAINTENANCE	3.90 AC.
7	COMMUNITY CLUB	7.72 AC.
8	PROJECT MAINTENANCE	10.59 AC.
9	DRIVING RANGE/CART STORAGE	10.34 AC.
10	ADDITIONAL RECREATION AREA	6.36 AC.
11	ADDITIONAL PUBLIC SERVICE AREA	6.76 AC.
12	CONTINUING CARE RETIREMENT COMMUNITY (CCRC)	177.51 AC.
	TOTAL	266.20 AC.

* NOTE: 1.21 AC. PORTION OF ORIGINAL 30.0 AC. P.S.A. SOLD TO FORD'S COLONY

LEGEND

- RESIDENTIAL "A"
- RESIDENTIAL "B"
- RESIDENTIAL "D"
- OPEN SPACE
- WILLIAMSBURG WEST SUBDIVISION AND APARTMENTS NOT A PORTION OF MASTER PLAN

NOTE:
VARIABLE WIDTH (25' MIN) BUFFER ALONG THE FORD'S COLONY TRACT WHERE IT ADJOINS CENTERVILLE ROAD SHALL BE RESERVED FOR FUTURE WIDENING AND REALIGNMENT OF S.R. 614



VICINITY MAP
SCALE 1"= 4000'

LAND USE TABULATION

	2025	2021	2008
RESIDENTIAL "A"			
TOTAL NUMBER OF UNITS	2,856 UNITS	2,856 UNITS	2,856 UNITS
GROSS AREA OF RESIDENTIAL "A"	1,868.77± AC.=(63.09%)	1,868.77± AC.=(63.09%)	1,868.77± AC.=(63.09%)
PERMITTED DESTINY	4.00 UNITS/ ACRE	4.00 UNITS/ ACRE	4.00 UNITS/ ACRE
UNIT DENSITY	1.53 UNITS/ ACRE	1.53 UNITS/ ACRE	1.53 UNITS/ ACRE
RESIDENTIAL "B"			
TOTAL NUMBER OF UNITS	80 UNITS	80 UNITS	80 UNITS
GROSS AREA OF RESIDENTIAL "B"	22.9± AC.=(0.77%)	22.9± AC.=(0.77%)	22.9± AC.=(0.77%)
PERMITTED DENSITY	9.60 UNITS/ ACRE	9.60 UNITS/ ACRE	9.60 UNITS/ ACRE
UNIT DENSITY	3.49 UNITS/ ACRE	3.49 UNITS/ ACRE	3.49 UNITS/ ACRE
RESIDENTIAL "D"			
TOTAL NUMBER OF UNITS	314 UNITS	314 UNITS	314 UNITS
GROSS AREA OF RESIDENTIAL "D"	31.82 AC.=(1.07%)	31.82 AC.=(1.07%)	31.82 AC.=(1.07%)
PERMITTED DENSITY	18.00 UNITS/ ACRE	18.00 UNITS/ ACRE	18.00 UNITS/ ACRE
UNIT DENSITY	9.87 UNITS/ ACRE	9.87 UNITS/ ACRE	9.87 UNITS/ ACRE
C.C.R.C. "A","B" & "C"			
TOTAL NUMBER OF UNITS	270 UNITS	270 UNITS	38 UNITS
C.C.R.C. "D"			
MAXIMUM NUMBER OF UNITS	160 UNITS	75 UNITS	558 UNITS
MINIMUM NUMBER OF ROOMS	40 ROOMS	125 ROOMS	145 ROOMS
ACREAGE FOR DENSITY-OLD CALC (SEE SHT 4)	120.33 AC.	125.03 AC.	125.03 AC.
OVERALL C.C.R.C. DENSITY-OLD CALC (SEE SHT 4)	3.57 UNITS/ AC.	2.76 UNITS/ AC.	4.77 UNITS/ AC.
ACREAGE FOR DENSITY-NEW CALC (SEE SHT 4)	93.70 AC.		
OVERALL C.C.R.C. DENSITY-NEW CALC (SEE SHT 4)	4.59 UNITS/ AC.		
NOTE: ASSISTED LIVING ROOMS ARE NOT INCLUDED IN DENSITY CALCULATIONS			
OPEN SPACE			
WITHIN NON-RESIDENTIAL AMENITY AND SERVICE SITES	150.27 AC.	150.27 AC.	150.27 AC.
* GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	844.71 AC.	844.71 AC.	844.71 AC.
OPEN SPACE WITHIN RESIDENTIAL "A"	514.12 AC.	514.12 AC.	514.12 AC.
OPEN SPACE WITHIN RESIDENTIAL "B" & "D"	38.77 AC.	38.77 AC.	38.77 AC.
TOTAL AREA OF OPEN SPACE	1,547.87 AC.	1,547.87 AC.	1,547.87 AC.
TOTAL AREA OF PROJECT	2,962.24 AC.	2,962.24 AC.	2,962.24 AC.
% OF OPEN AREA	52.3%	52.3%	52.3%
OVERALL DENSITY			
TOTAL PROJECT AREA	2,962.24 AC.	2,962.28 AC.	2,962.28 AC.
NON-DEVELOPABLE AREA	724± AC.	–	–
GROSS AREA (FOR DENSITY CALCULATION ONLY)	2,238.24± AC.	2,830.6 AC.	2,830.6 AC.
TOTAL NUMBER OF RESIDENTIAL UNITS	3,680 UNITS	3,340 UNITS	3,701 UNITS
OVERALL PROJECT DENSITY	1.64 UNITS/ AC.	1.18 UNITS/ AC.	1.31 UNITS/ AC.

* NOTES

MARSH RESERVES, LAKES AND BUFFERS	278.12 AC.
GOLF COURSE (INCLUDES LAKES IN PLAY)	491.09 AC.
RESERVED FOR ROUTE 199	20.0 AC.
ASSOCIATED GREENBELTS NATURAL OPEN SPACE IN 1993 ADDITION	3.30 AC.
OPEN SPACE IN 1995 ADDITION	5.00 AC.
OPEN SPACE IN 1998 ADDITION	47.20 AC.
OPEN SPACE IN 2008 ADDITION	112.49 AC.

GENERAL NOTES:

1. RECORDATION OF THIS PLAN IS SOLELY FOR THE PURPOSE OF IDENTIFYING THE LAND COVERED BY THE PROFFERS RECORDED HEREWITH AND DOES NOT CONSTITUTE A PLAT OF SUBDIVISION NOR DOES IT DEDICATE TO PUBLIC OR PRIVATE USE ANY ROADS, COMMON AREAS, GREEN AREAS, OR RECREATION AREAS.
2. THE PROPERTY SHOWN ON THIS PLAN IS COVERED BY PROTECTIVE COVENANTS OF RECORD IN THE CLERK'S OFFICE IN THE COURTHOUSE OF JAMES CITY COUNTY, VIRGINIA, WHICH PROVIDE FOR THE MAINTENANCE OF COMMON OPEN SPACE, RECREATION AREAS, SIDEWALKS, PARKING, PRIVATE STREETS AND OTHER PRIVATELY OWNED, BUT COMMON FACILITIES SERVING THIS PROJECT.
3. LOTS NUMBERED REPRESENT RECORDED SECTIONS OR SECTIONS THAT HAVE RECEIVED PRELIMINARY APPROVAL.
4. THE 2025 MASTER PLAN AMENDMENT WILL BE CONSIDERED A STAND ALONE PROJECT FOR THE PURPOSES OF STORMWATER MANAGEMENT POINTS AND CREDITS.

No.	DATE	REVISION / COMMENT / NOTE	CIVIC REVIEWED BY	REVIEWED BY
1	10/31/25	REVISED TO ADDRESS COUNTY COMMENTS		

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-6994

CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

LAND USE MASTER PLAN
FORD'S COLONY
AT WILLIAMSBURG

OWNER / DEVELOPER - REALTEC, INCORPORATED

POWHATAN DISTRICT — JAMES CITY COUNTY — VIRGINIA

Designed	Drawn
AES	AES
Scale	Date
1"= 600'	7/2025

Project No.
W10514-01

Drawing No.
2

SOIL CHARACTERISTICS

SOIL #	SOIL NAME	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
5	BETHERA	0–2%	0.28–0.32	5
10B	CRAVEN	2–6%	0.32–0.37	3
10C	CRAVEN	6–10%	0.32–0.37	3
11C	CRAVEN–UCHEE COMPLEX	6–10%	0.32–0.37	3
14B	EMPORIA	2–6%	0.20–0.28	4
15D	EMPORIA COMPLEX	10–15%	0.20–0.28	4
15E	EMPORIA COMPLEX	15–25%	0.20–0.28	4
19B	KEMPSVILLE EMPORIA	2–6%	0.20–0.32	3
26B	PAMUNKEY	2–6%	0.28	4
27	PEAWICK	RELATIVELY FLAT	0.24–0.37	4
29A	SLAGLE	0–2%	0.24	3

INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA" ISSUED IN APRIL, 1985 BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE

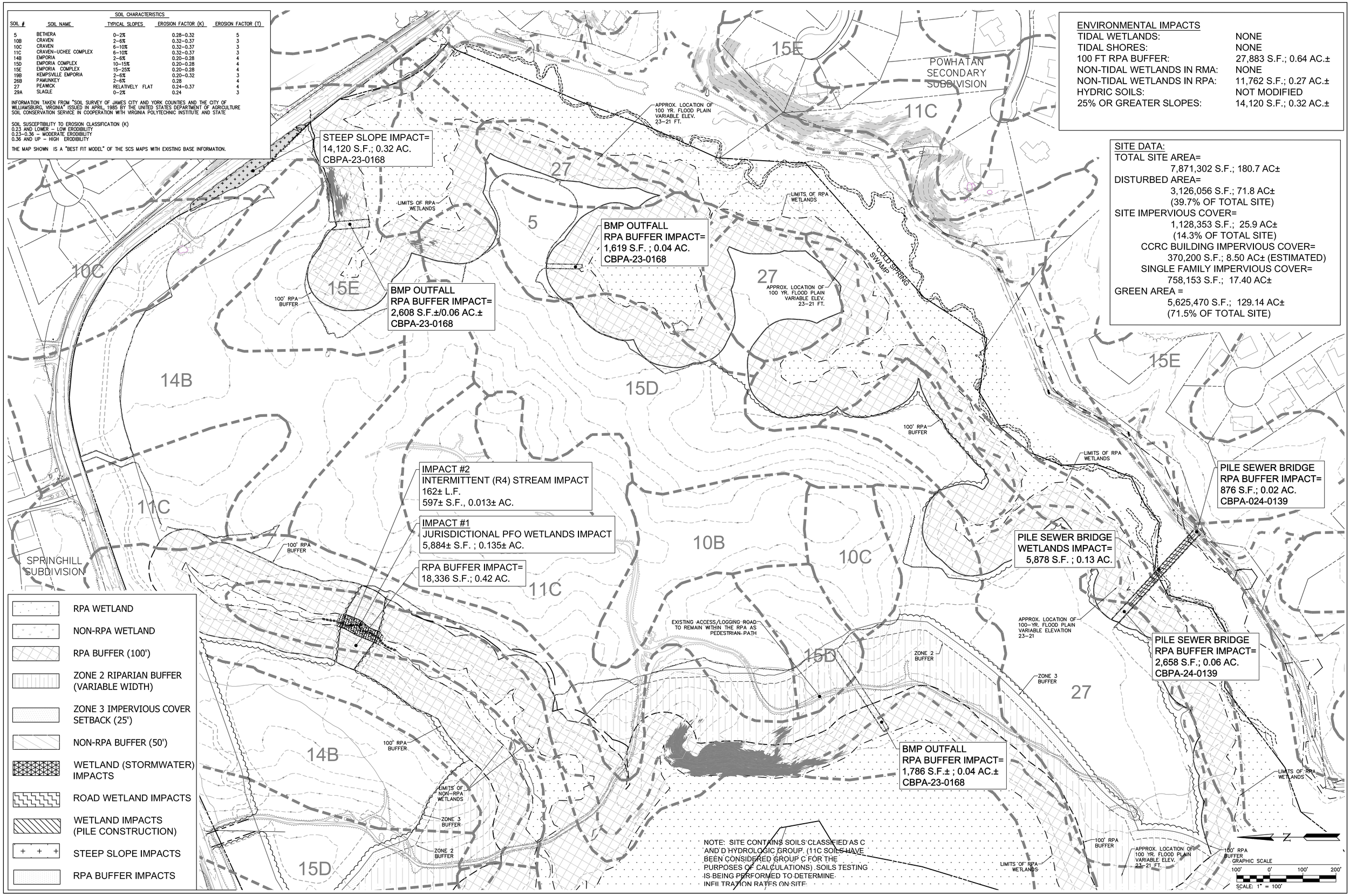
SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER – LOW ERODIBILITY
0.23–0.36 – MODERATE ERODIBILITY
0.36 AND UP – HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

ENVIRONMENTAL IMPACTS

TIDAL WETLANDS:	NONE
TIDAL SHORES:	NONE
100 FT RPA BUFFER:	27,883 S.F.; 0.64 AC.±
NON-TIDAL WETLANDS IN RMA:	NONE
NON-TIDAL WETLANDS IN RPA:	11,762 S.F.; 0.27 AC.±
HYDRIC SOILS:	NOT MODIFIED
25% OR GREATER SLOPES:	14,120 S.F.; 0.32 AC.±

SITE DATA:
TOTAL SITE AREA=
7,871,302 S.F.; 180.7 AC±
DISTURBED AREA=
3,126,056 S.F.; 71.8 AC±
(39.7% OF TOTAL SITE)
SITE IMPERVIOUS COVER=
1,128,353 S.F.; 25.9 AC±
(14.3% OF TOTAL SITE)
CCRC BUILDING IMPERVIOUS COVER=
370,200 S.F.; 8.50 AC± (ESTIMATED)
SINGLE FAMILY IMPERVIOUS COVER=
758,153 S.F.; 17.40 AC±
GREEN AREA =
5,625,470 S.F.; 129.14 AC±
(71.5% OF TOTAL SITE)

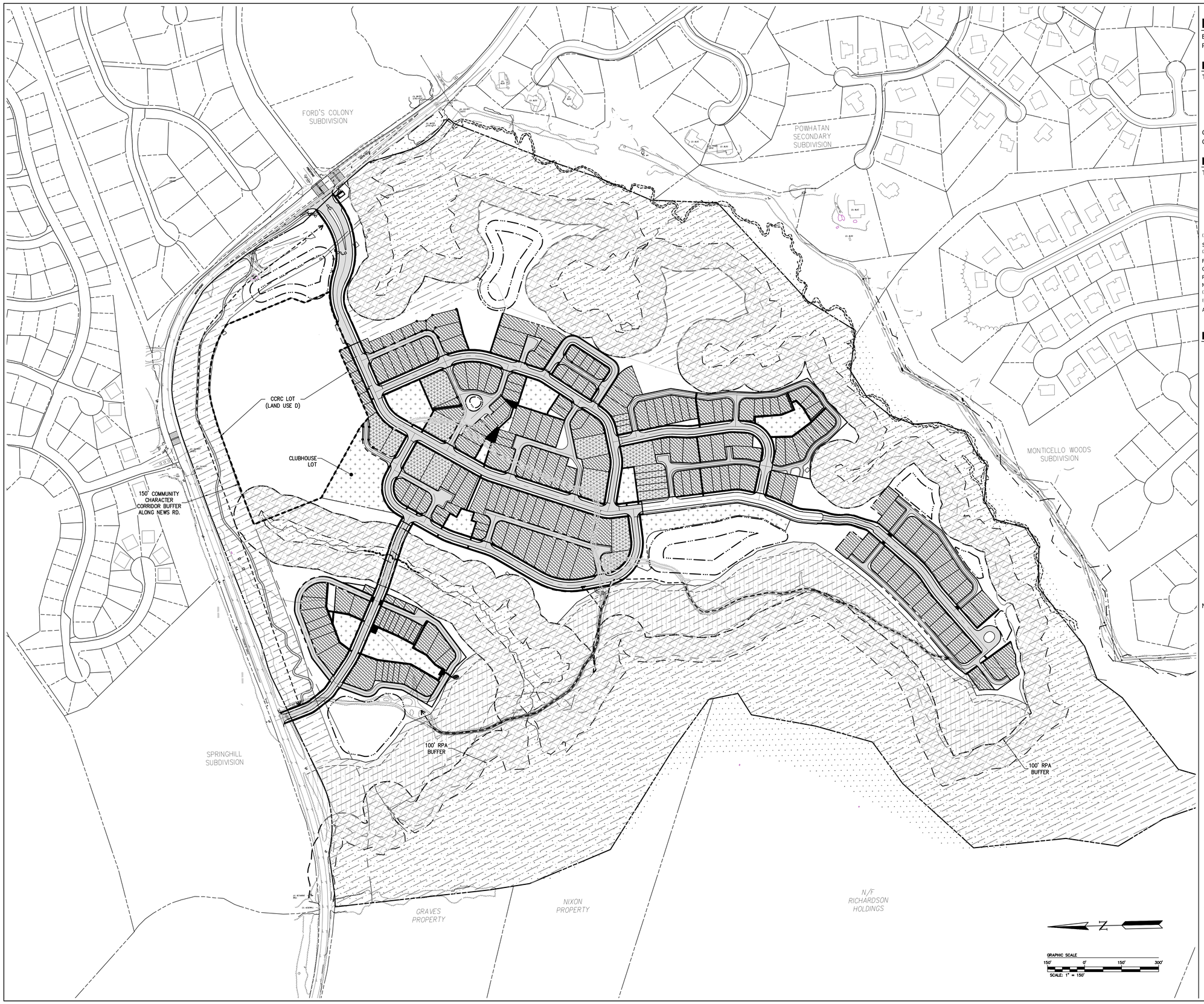


Rev.	Date	Description	Revised By
1	10/13/25	REVISED PER JAMES CITY COUNTY COMMENTS	GVC

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

ENVIRONMENTAL INVENTORY AT
FORDS' VILLAGE
AT
FORD'S COLONY OF WILLIAMSBURG
FOR
FRYE DEVELOPMENT, LLC
POWHATAN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=100'	Date: 7/2025
Sheet Number	3



DEVELOPMENT TABULATIONS:

EXISTING ZONING (AND LAND USE DESIGNATION)	R-4 (B & D)
PROPOSED LAND USE DESIGNATION:	R-4 (A, B, C, & D)

DENSITY TABULATIONS:

TOTAL ACREAGE:	177.51 AC. +/-
LESS RPA WETLANDS:	46.96 AC. +/-
LESS RPA BUFFERS:	36.88 AC. +/-
LESS 25% SLOPES:	0.0 AC. +/- (OUTSIDE WETLANDS/BUFFER AREAS)
LESS FLOOD PLAIN (1):	0.01 AC. +/- (OUTSIDE WETLANDS/BUFFER AREAS)
TOTAL NON-DEVELOPABLE AREA:	83.81 AC. +/- (47% OF TOTAL PARCEL)
GROSS ACREAGE FOR PARCEL DENSITY (OLD CALC (2)):	120.33 AC. +/-
GROSS ACREAGE FOR PARCEL DENSITY (NEW CALC (2)):	93.70 AC. +/-

LAND-USE TABULATIONS:

TOTAL PARCEL:	**177.51 AC. +/-**
LAND USES A, B, C, & D (3):	71.05 AC. +/-
OPEN SPACE:	
RPA WETLANDS:	46.96 AC. +/-
BUFFER AREAS (4) :	59.50 AC. +/-
TOTAL OPEN SPACE:	106.46 AC. +/-

(1) FLOOD PLAIN IS DELINEATED ON THE PLANS AND GENERALLY LOCATES THE LIMITS OF THE FLOOD PLAIN BASED UPON FIELD SURVEYED ELEVATIONS.

(2) THIS MASTER PLAN AMENDMENT AMENDS THE MASTER PLAN FROM 2021. AT THAT TIME, THE JCC ORDINANCES ALLOWED FOR 15% OF THE GROSS ACREAGE OF LAND TO BE COUNTED AS DEVELOPABLE LAND FOR WHEN UNDEVELOPABLE LAND CONSTITUTED 41-70% OF THE OVERALL PROPERTY. SINCE THEN, THE ORDINANCES HAVE BEEN REVISED TO ELIMINATE THIS PERCENTAGE ADDITION. IN ORDER TO PROPERLY COMPARE THE DENSITIES BETWEEN THE 2021 MASTER PLAN AND THIS MASTER PLAN AMENDMENT, THE OLD AND NEW CALCULATED GROSS ACREAGE FOR PARCEL DENSITIES ARE PROVIDED.

(3) INCLUDES (±4.83 AC.) RECREATIONAL-AMENITY OPEN SPACE AREA.

(4) BUFFER AREAS INCLUDE RPA BUFFER (36.88 AC.), ZONE 2 RIPARIAN BUFFER (10.71 AC.), ZONE 3 RIPARIAN BUFFER (1.90 AC.), COMMUNITY CHARACTER CORRIDOR BUFFER (10.01 AC.).

LEGEND:

- RPA WETLAND (46.96 AC. ±)
- RPA BUFFER (100') (36.88 AC. ±)
- ZONE 2 RIPARIAN BUFFER (10.71 AC. ±) (VARIABLE WIDTH)
- ZONE 3 RIPARIAN BUFFER (25') (1.90 AC. ±)
- LANDUSE BOUNDARIES (61.67 AC. ± "A, B, & C"; 9.38 AC.± "D")
- APPROX. LOCATIONS OF RECREATIONAL-AMENITY OPEN SPACE (4.83 AC. ±)
- SLOPES 25% OR GREATER
- PEDESTRIAN CIRCULATION
- STORMWATER FEATURE
- STANDARD PAVEMENT SECTION
- SIDEWALK/DRIVEWAY CONCRETE
- STANDARD MEDIAN CURB
- PHASE BOUNDARY LINE

NOTE: 15 FT. BUILDING SETBACK TO RPA BUFFER ALONG COLD SPRING SWAMP.

Land Use Density Chart	Max. # Units	Max. Non-Residential Floor Space	Land Use Pod Size
Land Use A, B, & C A - Single Family B - Multifamily (2-4 unit buildings) C- Multifamily (over 4 unit buildings)	270 (1) UNITS	N/A	±61.67 Acres
D - Independent Living Apartments	160 UNITS(4)	UP TO 150,000 S.F.	±9.38 Acres
D - Common Areas Dining Areas Administration Offices Other Amenities Other Limited Commercial Uses (2) D - Health Care Center Assisted Living/Memory Care Skilled Nursing	40 ROOMS(5)		
MAXIMUMS:	430 UNITS(3)	150,000 gsf	±71.05 Acres

NOTES
(1) MASTERPLAN WILL CONSIST OF A MIX OF SINGLE FAMILY, TOWNHOME, AND CONDOMINIUM, STYLE UNITS. MASTER PLAN LAYOUT SHOWN FOR DENSITY PURPOSES; FINAL CONFIGURATION TO BE REVIEWED AND APPROVED AT SITE PLAN.
(2) LIMITED COMMERCIAL USES SHALL BE PERMITTED FOR USE BY RESIDENTS, GUEST OF THE COMMUNITY, & EMPLOYEES.
(3) TOTAL NUMBER OF UNITS & ROOMS SHALL NOT EXCEED 470 AS DESCRIBED IN PROFFERS.
(4) REPRESENTS MAXIMUM ALLOWABLE NUMBER OF INDEPENDENT LIVING UNITS.
(5) REPRESENTS MINIMUM ALLOWABLE NUMBER OF ASSISTED LIVING/MEMORY CARE AND SKILLED NURSING ROOMS.

ADDITIONAL MASTER PLAN NOTES

- NO STRUCTURES WITHIN THE "D" PORTION OF THE SITE SHALL EXCEED 60-FT IN HEIGHT AS DEFINED BY JCC ORDINANCE.
- ALL STREETS, ALLEYS AND DRIVEWAYS SHALL BE PRIVATELY MAINTAINED. ALL ENTRANCES TO THE VDOT RIGHT OF WAY SHALL BE DESIGNED IN ACCORDANCE WITH VDOT COMMERCIAL ENTRANCE DESIGN STANDARDS.
- A MINIMUM OF 4 ACRES OF DEDICATED RECREATION AREAS SHALL BE PROVIDED. THESE AREAS SHALL BE GENERALLY AS SHOWN ON THE MASTER PLAN AND PROVIDE BASIC AMMENITIES SUCH AS A POOL, CLUBHOUSE, PARK BENCHES AND LANDSCAPED AREAS. ADDITIONALLY PASSIVE OPEN SPACES AND WALKING TRAILS SHALL BE PROVIDED.

Rev.	Date	Description	Revised By
1	10/13/25	REVISED PER JAMES CITY COUNTY COMMENTS	GVC

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

AMENDED LAND-USE MASTER PLAN
FORDS' VILLAGE
AT
FORD'S COLONY OF WILLIAMSBURG
FOR
FRYE DEVELOPMENT, LLC
POWHATAN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=150'	Date: 7/2025
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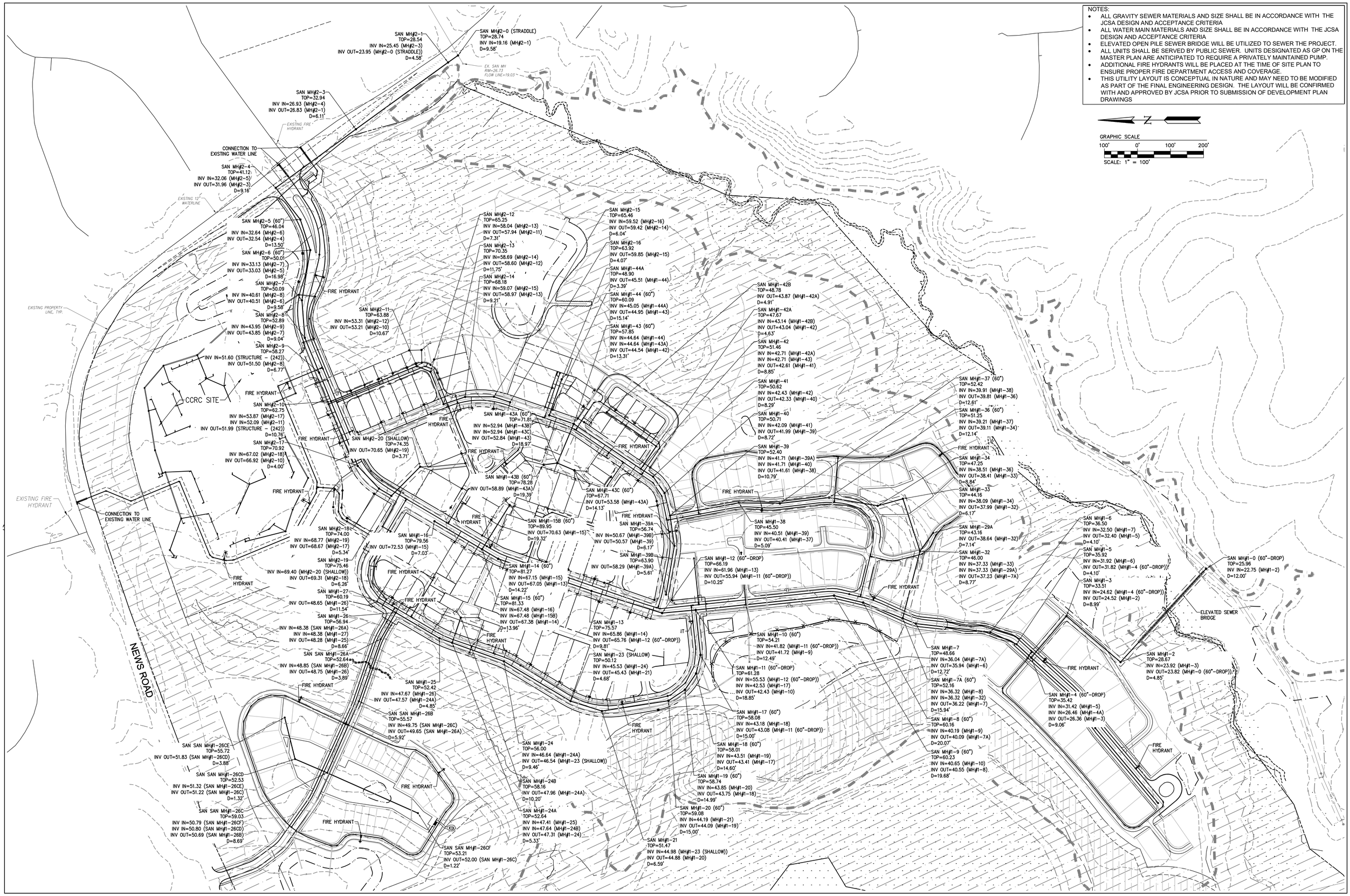
NOTES:

- ALL GRAVITY SEWER MATERIALS AND SIZE SHALL BE IN ACCORDANCE WITH THE JCSA DESIGN AND ACCEPTANCE CRITERIA
- ALL WATER MAIN MATERIALS AND SIZE SHALL BE IN ACCORDANCE WITH THE JCSA DESIGN AND ACCEPTANCE CRITERIA
- ELEVATED OPEN PILE SEWER BRIDGE WILL BE UTILIZED TO SEWER THE PROJECT.
- ALL UNITS SHALL BE SERVED BY PUBLIC SEWER. UNITS DESIGNATED AS GP ON THE MASTER PLAN ARE ANTICIPATED TO REQUIRE A PRIVATELY MAINTAINED PUMP.
- ADDITIONAL FIRE HYDRANTS WILL BE PLACED AT THE TIME OF SITE PLAN TO ENSURE PROPER FIRE DEPARTMENT ACCESS AND COVERAGE.
- THIS UTILITY LAYOUT IS CONCEPTUAL IN NATURE AND MAY NEED TO BE MODIFIED AS PART OF THE FINAL ENGINEERING DESIGN. THE LAYOUT WILL BE CONFIRMED WITH AND APPROVED BY JCSA PRIOR TO SUBMISSION OF DEVELOPMENT PLAN DRAWINGS



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AMENDED UTILITY MASTER PLAN

FORDS' VILLAGE

AT

FORD'S COLONY OF WILLIAMSBURG

FOR

FRYE DEVELOPMENT, LLC

POWHATAN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
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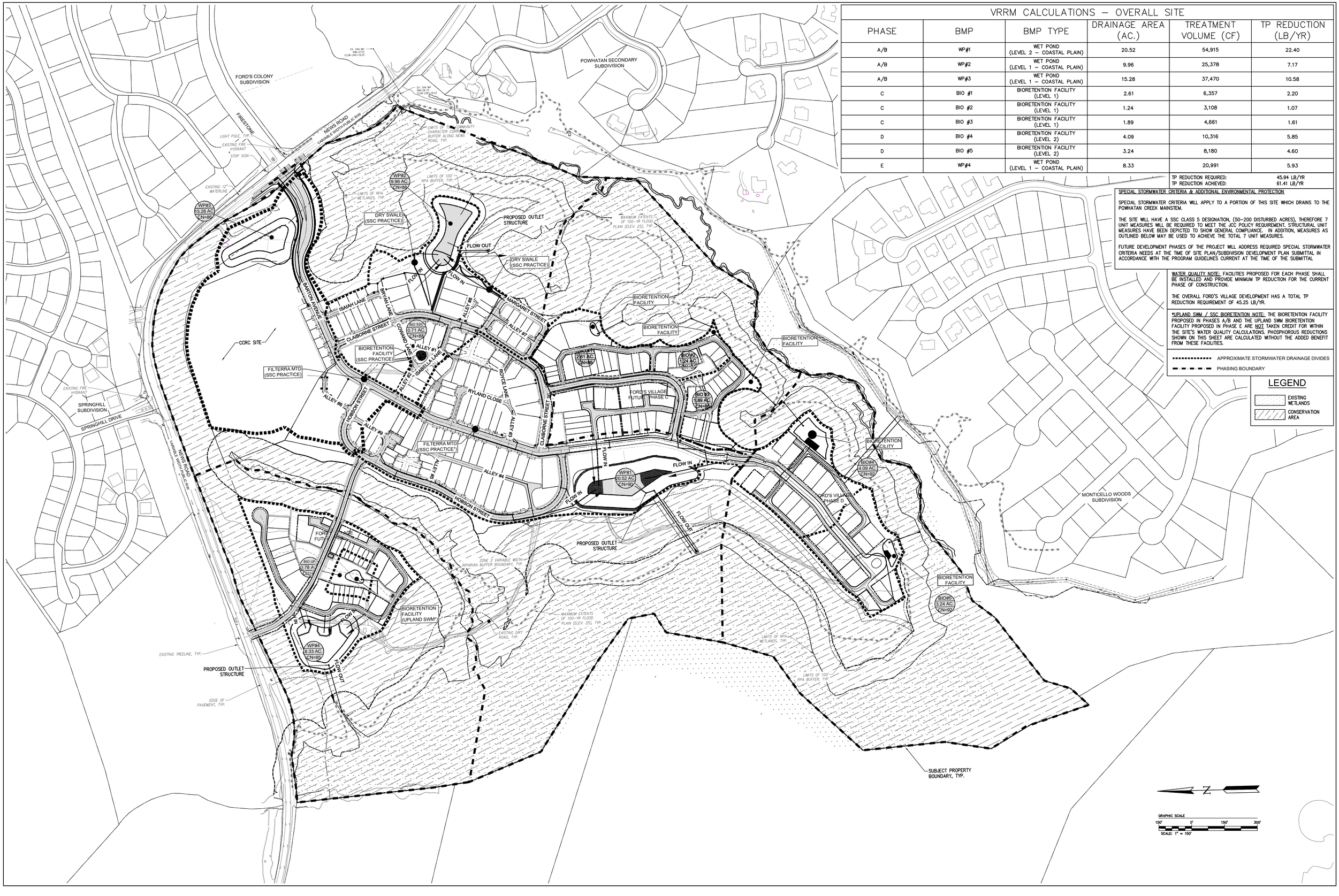
Sheet Number	5



VRRM CALCULATIONS – OVERALL SITE

PHASE	BMP	BMP TYPE	DRAINAGE AREA (AC.)	TREATMENT VOLUME (CF)	TP REDUCTION (LB/YR)
A/B	WP#1	WET POND (LEVEL 2 – COASTAL PLAIN)	20.52	54,915	22.40
A/B	WP#2	WET POND (LEVEL 1 – COASTAL PLAIN)	9.96	25,378	7.17
A/B	WP#3	WET POND (LEVEL 1 – COASTAL PLAIN)	15.28	37,470	10.58
C	BIO #1	BIORETENTION FACILITY (LEVEL 1)	2.61	6,357	2.20
C	BIO #2	BIORETENTION FACILITY (LEVEL 1)	1.24	3,108	1.07
C	BIO #3	BIORETENTION FACILITY (LEVEL 1)	1.89	4,661	1.61
D	BIO #4	BIORETENTION FACILITY (LEVEL 2)	4.09	10,316	5.85
D	BIO #5	BIORETENTION FACILITY (LEVEL 2)	3.24	8,180	4.60
E	WP#4	WET POND (LEVEL 1 – COASTAL PLAIN)	8.33	20,991	5.93

TP REDUCTION REQUIRED: 45.94 LB/YR
TP REDUCTION ACHIEVED: 61.41 LB/YR

SPECIAL STORMWATER CRITERIA & ADDITIONAL ENVIRONMENTAL PROTECTION

SPECIAL STORMWATER CRITERIA WILL APPLY TO A PORTION OF THIS SITE WHICH DRAINS TO THE POWHATAN CREEK MAINSTEM.

THE SITE WILL HAVE A SSC CLASS 5 DESIGNATION, (50–200 DISTURBED ACRES), THEREFORE 7 UNIT MEASURES WILL BE REQUIRED TO MEET THE JCC POLICY REQUIREMENT. STRUCTURAL UNIT MEASURES HAVE BEEN DEPICTED TO SHOW GENERAL COMPLIANCE. IN ADDITION, MEASURES AS OUTLINED BELOW MAY BE USED TO ACHIEVE THE TOTAL 7 UNIT MEASURES.

FUTURE DEVELOPMENT PHASES OF THE PROJECT WILL ADDRESS REQUIRED SPECIAL STORMWATER CRITERIA NEEDS AT THE TIME OF SITE PLAN/SUBDIVISION DEVELOPMENT PLAN SUBMITTAL IN ACCORDANCE WITH THE PROGRAM GUIDELINES CURRENT AT THE TIME OF THE SUBMITTAL

WATER QUALITY NOTE: FACILITIES PROPOSED FOR EACH PHASE SHALL BE INSTALLED AND PROVIDE MINIMUM TP REDUCTION FOR THE CURRENT PHASE OF CONSTRUCTION.

THE OVERALL FORD'S VILLAGE DEVELOPMENT HAS A TOTAL TP REDUCTION REQUIREMENT OF 45.25 LB/YR.

*UPLAND SWM / SSC BIORETENTION NOTE: THE BIORETENTION FACILITY PROPOSED IN PHASES A/B AND THE UPLAND SWM BIORETENTION FACILITY PROPOSED IN PHASE E ARE NOT TAKEN CREDIT FOR WITHIN THE SITE'S WATER QUALITY CALCULATIONS. PHOSPHOROUS REDUCTIONS SHOWN ON THIS SHEET ARE CALCULATED WITHOUT THE ADDED BENEFIT FROM THESE FACILITIES.

APPROXIMATE STORMWATER DRAINAGE DIVIDES
PHASING BOUNDARY

LEGEND
EXISTING WETLANDS
CONSERVATION AREA

Rev.	Date	Description	Revised By
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AMENDED STORMWATER MASTER PLAN
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POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
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Scale: 1"=150'	Date: 7/2025
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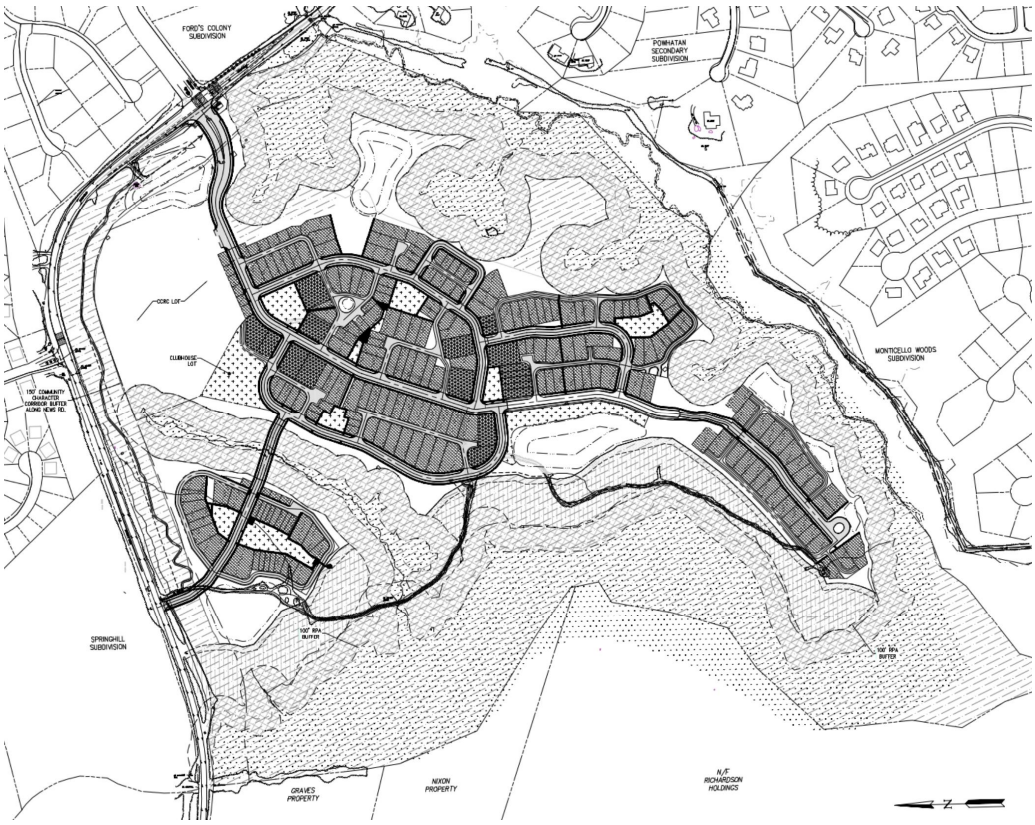
Community Impact Statement

For

Ford's Village



Prepared For

Frye Development, LLC
Norfolk, VA 23510

Revised October 13, 2025
AES Project Number W10514

Prepared by:

AES CONSULTING ENGINEERS

5248 Olde Towne Road Suite 1
Williamsburg, Virginia 23188
Phone: 757-253-0040
Fax: 757-220-8994
www.aesva.com

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I. INTRODUCTION

Frye Development, LLC, proposes to amend the previously approved master plan for Ford's Colony at Williamsburg to create a revised mix of senior residential housing and skilled care units. The amended master plan covers 177.51 acres located along News Road located directly across from Firestone Drive.

II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided with this rezoning submission are as follows:

- Developer - Frye Development, LLC
- Senior Living Operator - To be determined
- Civil Engineering - AES Consulting Engineers
- Environmental/Wetlands - Wetlands Solutions, Inc./Kerr Environmental
- Traffic - DRW & Associates
- Land Planning - Michael Watkins Architect
- Attorney - Geddy, Harris, Franck & Hickman, LLP

Frye Development, LLC, a wholly owned subsidiary of Frye Properties, Inc.. Frye Properties, Inc. Headquartered in Norfolk, Virginia, Frye provides real estate development, property management, construction, and full-service real estate brokerage services. The recipient of multiple regional and national awards for its developments, Frye Properties, Inc. has earned the respect of government officials, residents and clients. Frye is a trusted and highly experienced design, development, build group that specializes in creating traditional, walkable neighborhoods that seamlessly integrate into the special communities where they build. Frye's dedicated team represents a collection of experience that ranges from master planning, land development, architecture and building, to historic rehabilitation and management of a large portfolio of residential and commercial properties. Frye's extensive experience in developing quality residential projects, including East Beach in Norfolk and The Cavalier Residences in Virginia Beach, demonstrates its long-standing commitment to the highest level of design standards within the urban context. Frye believes its philosophy of respecting the land and its natural assets, its surroundings, and community history leads to the creation of vibrant, memorable communities which will compliment James City County's development goals and standards. Frye is excited about the chance to make that vision a reality.

Frye development is negotiating with several Virginia-based CCRC developer/ operators to provide a market-rate Senior living facility that incorporates the full continuum of care from Independent to skilled nursing beds. (A certificate of need would need to be issued by the State). All of the operators and developers we are negotiating with own and operate many CCRCs across the state.

III. EXISTING CONDITIONS

Site Location:

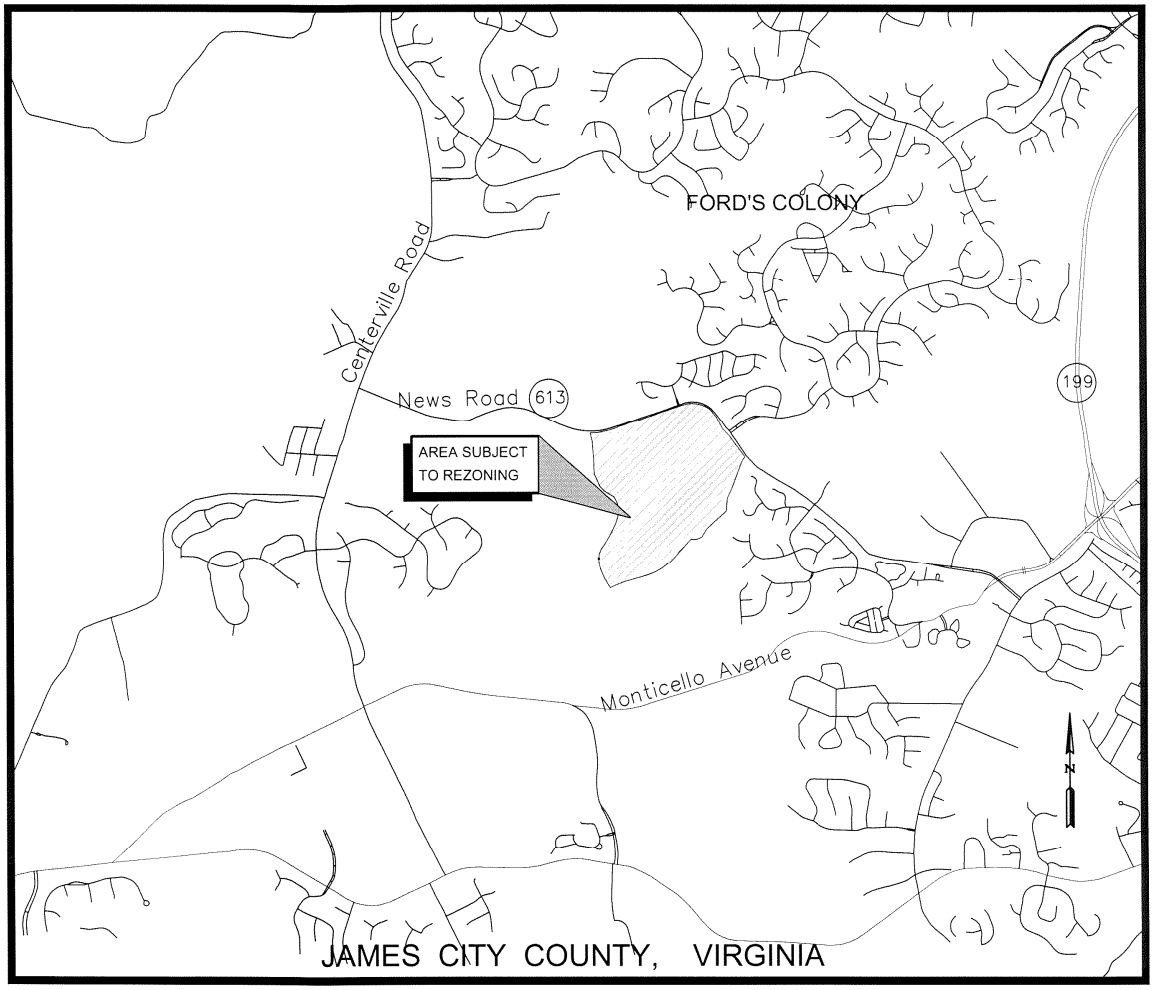


Figure 1

Master Plan Sheet 3 and 4 contain detailed information on wetlands, buffers, soils, and slopes. A pre-development site analysis revealed the following results:

Wetland areas:	*46.96 acres*
Buffers:	*59.50 acres*
Uplands Land	*71.05 acres*
Total Site Area	***177.51 acres***

IV. PROJECT DESCRIPTION

Ford's Village is approximately 177.51 acres in area and located across from the Firestone Entrance to Ford's Colony on News Road in James City County. Ford's Village is envisioned as a full-service Continuing Care Retirement Community (CCRC) with 270 age restricted single family, townhome and condominium units; and a senior living building housing a combination of 200 independent-living apartment units, assisted-living units, and skilled/memory care beds. The CCRC development will provide on-site shared amenities available for those living in the senior living ("big house") and those living in the independent homes. The 270 age restricted units are envisioned as mostly for sale product with a small reservation of up to 5 units available for short term rentals for guests of community residences. The model of this development differs from similar existing CCRC developments in James City as the senior living operator intends to offer their units on a rental model rather than the upfront buy-in model and the housing units are to be fee simple. Additionally, the property while part of the overall Ford's Colony master plan is intended to be autonomous, having its own internal homeowner's association. Approximately 60% of the total site is preserved in open space; much of that open space is to remain natural through the preservation of wetlands, streams, and associated buffers in compliance with James City County ordinances and policies. Other developable lands have been provided as common open space either in the form of buffer areas or recreation open space (as noted on Sheet 4 of the Master Plan set, *Ford's Village Land-Use Master Plan*).

V. PLANNING CONSIDERATIONS

A. Land Use

The proposed land use for Ford's Village is consistent with the current property zoning and designation of CCRC on the Ford's Colony at Williamsburg Master Plan and the surrounding land uses in the vicinity; Ford's Colony and Springhill to the north, Powhatan Secondary to the east, Monticello Woods to the south, and Greensprings Plantation to the west. The Ford's Village property is designated Low-Density Residential on the current James City County Comprehensive Plan, with a gross density of 1 to 4 units per acre.

This master plan amends the master plan from 2021, which amended the master plan from 2008. It should be noted that the James City County Ordinances have been modified since the 2008 and 2021 master plan approvals. At the time of those approvals, the JCC Ordinances allowed for 15% of the gross acreage of land to be counted as developable land for instances when undevelopable land constituted 41-70% of the overall property. Since then, the ordinances have been revised to eliminate this percentage addition. For the analysis below, the new density calculations are used to determine the current Master Plan Amendment's density compared to the old calculations being used to determine the density from 2008 and 2021 Master Plans. It should be noted that the new calculation results in higher densities.

The revised mix of residential age restricted units reduces the previously approved density on the property from the 2008 Master Plan (from 4.8 units/acre to 4.6 units/acre) and raises the density from the 2021 Master Plan (from 2.8 units/acre to 4.6 units/acre). As shown in the residential count of the Ford's Colony Master Plan, this produces an overall density of approximately 1.64 DUA. The maximum residential density in the R-4 District (which is also generally consistent with surrounding zoning districts) is 2.0 Dwelling Units per Acre.

B. Environmental

A detailed environmental site analysis was conducted on this property. The Warburton Tract was subjected to thorough soft and hardwood timbering less than twenty years ago. Thick undergrowth is prevalent on the property. Recent work performed by the Environmental Services Division of Wetlands Solutions identified 47 acres of wetlands and streams or 26% of the site. Wetland Solutions has also conducted a perennial stream analysis on the property that has been reviewed/approved by the James City County Environmental Department. The Warburton Tract Preliminary Layout and Grading plan sheet found in the environmental studies report at page 4 shows both the Resource Protection Area (RPA) buffers; based on changes in the perennial scoring system areas previously covered by 50' non-RPA buffers have been revised to have full 100-ft RPA buffers. Additional areas containing slopes of 25% or greater have been mapped but account for limited portions of the developable area of the site (outside RPA buffers). Updated research and field verification also indicated that habitat for the Small Whorled Pogonia and Virginia Least Trillium are not present on this site.

C. Parks and Recreation

Frye Development, LLC, proposes to provide both active and passive recreational amenities designed to meet the needs of the anticipated residents while exceeding James City County policy standards. There are two sets of amenities for the project; those within the CCRC building and those scattered throughout the development in the form of pocket parks, soft and hard surface trails and passive open space. Frye proposes to dedicate a minimum of 4 acres of park/recreation space within Land Uses A,B&C; including a pool and community center building, walking trails a series of parks, several passive open space areas, nature trails and sidewalks. The project envisions the potential to provide existing Ford's Colony residents the ability to share in the development amenities.

VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

The subject property is located within the Primary Service Area of James City County. Parcels and subsequent land development activities within the Primary Service Area are required to connect to public water and sanitary sewer service provided by the James City Service Authority (JCSA). Sheet 5 of the Master Plan, *The Master Utility Plan* is intended to supplement this report for information on public water and public sanitary sewer.

A. Public Water Facilities

The subject property will be served with public drinking water by the existing JCSA water distribution system in the area. JCSA currently maintains an existing 12-inch water main along News Road. This line is supported by loops through existing Ford's Colony as well as a loop from Monticello Avenue. The system facilities in this area are anticipated to be adequate for this development based upon previous flow data taken at a hydrant at the entrance to the adjacent Spring Hill subdivision. This would indicate adequate pressures and flows will be present throughout the proposed development. While our projected flows anticipate water and sewage demands based on residential housing as outlined by JCSA and the State Health Department, it is significant to note, that case studies and previous projects within JCC demonstrate reduced water consumption in age restricted communities.

A detailed water distribution system model has been submitted and approved by JCSA as part of the site plan review process for the CCRC site and the Phases A & B plans. The model examined flow rates and pressures throughout the immediate water system area to ensure adequate flow and pressure to accommodate the required fire flows.

The irrigation demand for this development honors the Water Conservation Agreement's conditions that a maximum of 30% of the pervious areas within all proposed residential and non-residential lots shall be allowed irrigation. Large pressure drops are associated with the irrigation demands for the existing watermain system during irrigation season. This would cause notable fluctuations in the fire flow available for the site during high demand periods. This is corroborated by additional system data collected by JCSA that was incorporated into the overall calibrated central system model for additional analysis (prepared by JCSA and not included in this report). The results of the analysis concluded that a proposed control valve station at a pending location is necessary to satisfy the flow requirements for fire demands under peak conditions.

Per coordination with JCSA, the specifics of the control valve station will be handled as a separate submission. No permanent connections shall be made to JCSA's water system or service will be provided to the development until the control valve station is constructed and functional. Note that the station will require a VDH construction permit and inspection prior to being placed in service.

B. Public Sewer Facilities

Sanitary sewer service is provided to the subject property via the adjacent Powhatan Secondary interceptor sewer. This pipeline is a 21-inch gravity interceptor which flows to JCSA Lift Station 1-2. Lift Station 1-2 pumps directly into a HRSD Force Main. All flows from the project are to be collected by onsite gravity sewers and connected to the existing 21-inch interceptor line. The connection points will be in the vicinity of manhole on News Road and along the 21-inch gravity sewer line adjacent to Powhatan Secondary via a proposed sewer bridge as indicated on the Utility Master Plan. Capacity in the existing gravity sewer and receiving Lift Station was evaluated by JCSA as part of the original application. The current application represents a 42% reduction in total daily anticipated sewer flows from the original master plan from 2008. Additionally, JCSA made improvements to the Powhattan Sewer main since the 2008 rezoning which we anticipate would have improved the current sewer capacity.

Table 1 – Projected Wastewater Flows from *Ford's Village*

Type of Development	No. of Units	Flow (GPD/ Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
RESIDENTIAL						
Single-family/Multi Family	270	310	83,700	24	58.13	145.33
IL Apartments	160	225	36,000	24	25.00	62.50
Subtotal	430		119,700		83.13	207.83
NON-RESIDENTIAL						
Nursing/Skilled	40 Beds	160	6,400	24	4.44	11.11
Subtotal			6,400		4.44	11.11
Total (Amendment)			**126,100**		**87.57**	**218.94**
Total (2021)			*126,950*		*88.2*	*220.46*
Total (2008)			*219,420*		*152.4*	*381.0*

C. Fire Protection and Emergency Services

There are currently five fire stations providing fire protection and Emergency Medical Services (EMS) to James City County. The closest fire station to the subject site is Station #5 located at 3201 Monticello Avenue, approximately 3.25 miles southwest of this project. According to the James City County Deputy Fire Marshal, the official response time is based on the arrival of both fire and EMS personnel. Currently, EMS services are only available from Station #4 on Olde Towne Road. From this station, an estimated response time will be less than eight minutes. However, EMS is planned for Station #5 in the near future. The CCRC will have medical first responders, as well as CPR and First Aid certified personnel, on staff. Limited medical facilities are onsite in the main CCRC and the Assisted Living buildings.

The next closest fire station to the subject site is station number 3 at 5077 John Tyler Highway. Only slightly more distant than the Monticello station (approximately 3.9 miles), response time to the site is reasonable if an emergency event occurs requiring additional fire and life safety support. These two fire stations, and the emergency medical staff available at these stations, will provide a more than adequate response to potential emergencies. In addition, through cooperative agreements between Williamsburg, James City County, and York County, the site may also be served by the York County station at Lightfoot.

D. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Reputable, private contractors, hired by the Homeowners Association will handle the collection of solid waste.

Both trash and recyclable material will be removed from this site to a solid waste transfer station.

E. Utility Service Providers

Virginia Natural Gas, Dominion Virginia Power, and Cox Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

F. Schools

Ford's Village is located within the Matoka Elementary School, James Blair Middle School, and Lafayette High School districts. However, under the proposed Master Plan, the CCRC facility and all residential units will be age-restricted removing the residency potential for school age children. Thus, the proposed development, consistent with the previously approved zoning for the property will not generate any school children.

VII. ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Preliminary Wetland Determination

Investigations were conducted by Wetland Solutions (WSSI/Kerr Environmental Services Corp in the fall of 2016 and were reinvestigated in 2020 for the property. The extent of wetland features is shown on Master Conceptual Plan Sheet 3. The U.S. Army Corps of Engineers confirmation of delineated wetlands is currently underway.

Based on the investigation by WSSI, approximately 47 acres of wetlands are present on the property. In the Master Plan for the proposed development, we have attempted to avoid all impacts to the wetlands, however it may be necessary to provide minor impacts to the wetlands for utility crossings and stormwater outfalls. In addition, there may be some temporary disturbances of some steep slopes associated with the construction of the sanitary sewer pump station and the stormwater management facilities. All of the above-described items may require proper state and federal permitting prior to the issuance of James City County Land Disturbance Permits.

B. Resource Protection Areas

The property contains Resource Protection Areas (RPA) and associated buffers which are shown on Master Plan Sheet 3- Environmental Inventory. Also illustrated is an expanded Powhatan Creek buffer as previously coordinated with James City County.

C. Soils

The Soil Survey of James City and York Counties and the City of Williamsburg, Virginia (USDA 1985) shows several soil types within the property boundary. This property is predominantly situated on well-drained soils of Craven-Uchee, Emporia Complex, Emporia, and Slagle soil types. Detailed soils breakdown are noted on sheet 3 of the master plan.

VIII. ANALYSIS OF STORMWATER MANAGEMENT

A Stormwater Master Plan for the full development of the Ford's Village property has been submitted and approved by James City County with the designation SWM-23-0001. This master plan shows the proposed stormwater design for the property, including stormwater BMPs and Special Stormwater Criteria. The stormwater BMPs proposed for the site include four wet pond facilities and five bioretention facilities. These BMPs provide the needed water quality and quantity control for the project to meet Virginia Department of Environmental Quality stormwater requirements. Per the approved Stormwater Master Plan, the development will need to remove a proposed 45.94 lbs. of phosphorus a year with our current envisioned design removing as much as 61.41 lbs. per year.

As the property falls within the Powhatan Creek Watershed, additional measures of watershed management are required by James City County policy to protect the natural resource of the watershed, and prevent further degradation of the watershed's water quality. These measures, in the form of Special Stormwater Criteria (SSC), further enhance the quality of stormwater runoff from the development site and assist in the preservation of pre-development hydrology. In addition to the main structural BMPs, seven (7) SSC measures are required to meet minimum requirements set forth by the James City County policy. The Special Stormwater Criteria to be implemented include: bioretention facilities; dry swales at locations not draining to a BMP; enhanced outlet protection at all piped outfalls of BMP; enhanced cut/fill slope stabilization measure applied site-wide, and the use of manufactured BMP system, such as Filterra inlets. Please refer to the Stormwater Plan for the water quality calculation work sheet as well as the preliminary list of measures to be implemented.

In summary, with the preliminary analysis of *Ford's Village*, the stormwater management plan proposed will protect overall downstream water quality, help preserve the natural hydrology of the watershed, and reduce the tendency of development to cause downstream erosion to receiving channels.

IX. ANALYSIS OF IMPACTS TO TRAFFIC

A traffic study memo dated October 1, 2025 has been prepared by DRW Consultants, LLC to compare trip generation for this current master plan and proffer amendment application with that included in the 2021 master plan and proffer amendment application. As stated in the memo, the trip generation for this current master plan and proffer amendment application is based on 46 fewer beds/units than the trip generation from the TIA that was submitted with the 2021 master plan and proffer amendment application. The reduction in units and some changes in trip generation rates between 2021 and 2025 produces a reduction in trip generation up to 14%. Even with this proposed reduction in trip generation between the 2021 and 2025 master plan and proffer amendment applications, the developer is still including proposed proffers to address traffic improvements included in previously approved proffers.

X. FISCAL IMPACT STUDY

A fiscal impact analysis for the proposed development has been prepared by James City County staff. Utilizing the model standard assessed values based on average data for the applicable fiscal analysis zone within the County, the proposed community will generate a positive fiscal contribution of roughly $1,932,775 annually. Utilizing the unit assessed values provided in the fiscal input form submitted to the County by the development team on 7/31/25, the proposed community will generate a positive fiscal contribution of roughly $2,529,282 annually. As this development is fully age restricted, the analysis also predicts 0 student enrollment generation and does not predict any financial impact to schools.

XI. CONCLUSIONS

In summary, the Community Impact Statement for the rezoning and subsequent development of *Ford's Village* highlights the following conclusions and public benefits:

- This project will provide a significant financial benefit to James City County; with a net positive contribution.
- The Master Plan is consistent with the intended land use designated on the current Comprehensive Plan for this area. Further, the proposed residential development is consistent with adjacent neighborhoods and represents reduced impacts from the current master plan.
- There is adequate capacity in the system of roads serving this project and developer is maintaining the previously proffered traffic improvements with the project.
- Adequate public services (water and sewer, fire) and utility services (gas, electricity, cable television, and telephone) are available for development.
- James City County's stormwater requirements, including the incorporation of SSC associated with the Powhatan Creek are being met. Additional use of Low-Impact Design (LID) techniques ensures those requirements are exceeded.

DRW Consultants, LLC
Traffic Impact Studies
Development Access
Condemnation Damages

TO: Graham Corson, P. E., AES
FROM: Dexter R. Williams, P. E.
SUBJECT: Z-25-0006/MP-25-0004, Ford's Village
2021 Application Trip Generation Versus 2025 Application
DATE: October 1, 2025

This memorandum and enclosed Exhibit 1 are provided in response to James City County letter dated September 30, 2025, Comment 3 regarding Ford's Colony Master Plan and Proffer Amendment (Ford's Village).

The 2025 Community Impact Statement (IX. ANALYSIS OF IMPACTS TO TRAFFIC) submitted to date includes reference to a traffic study memo by DRW & Associates (actually DRW Consultants, LLC) that was submitted with the 2021 rezoning/master plan amendment application (Z-21-0012, MP-21-003). That memo was dated September 7, 2021 and included (among other traffic documents related to Ford's Village) trip generation calculations for the proposed rezoning/master plan amendment application at that time.

Enclosed PDF file 09-07-21 DRW Updated Traffic Memo and Supporting Docs includes that memo and all documents referenced in the 09-07-21 memo. Trip generation for the 2021 rezoning/master plan amendment application is shown on PDF file page 7: Exhibit A, Ford's Bluff Trip Generation Aug. 31, 2021. Table Four on that exhibit presents the inventory of uses within Ford's Village (formerly Ford's Bluff) included in the application at that time and related trip generation.

Enclosed Exhibit 1 shows a comparison of trip generation for the 2021 and 2025 Ford's Village master plan and proffer amendment applications. Table 1 on Exhibit 1 shows the 2021 application trip generation originally dated Aug. 31, 2021. At that time, Trip Generation Manual, 10th Edition (TGM10) was the official source for trip generation rates.

Table 2 on Exhibit 1 shows the 2025 application trip generation. Trip Generation Manual, 11th Edition (TGM11) is now the official source for trip generation rates. TGM11 does not differentiate between senior adult detached units versus attached units as TGM10 did. The 2025 application has 46 fewer beds/units than did the 2021 application.

Table 3 on Exhibit 1 shows the change in trip generation from the 2021 application to the 2025 application: trip decreases for AM and PM peak hour (entering and exiting) and for daily traffic. Decreases range up to 14%.

2319 Latham Place
Midlothian, VA 23113
phone 804-794-7312

VALUE	LAND USE	LAND USE CODE	SQ.FT., OTHER UNITS	WEEKDAY TRIP GENERATION AM PEAK HOUR Enter	Exit	Total	PM PEAK HOUR Enter	Exit	Total	DAILY
TABLE 1: FORD'S BLUFF TRIP GENERATION AUG. 31, 2021, Trip Generation Manual, 10th Edition										
2021 Master Plan And Proffer Amendment Application Z-21-0012, MP-21-0003										
eq.-adj. st.	Sr. Adult Detached	251	184 units	21	44	65	47	30	77	962
eq.-adj. st.	Sr. Adult Attached	252	102 units	7	13	20	15	12	27	385
eq/rate-adj. st.	Congregate Care	253	75 units	4	2	6	8	8	16	152
rate-adj. st.	Assisted Living	254	125 beds	15	9	24	13	20	33	325
rate/adj. st.	Nursing Home	620	30 beds	4	1	5	2	5	7	92
			516 bed/unit	51	69	120	85	75	160	1916
TABLE 2: 2025 FORD'S VILLAGE TRIP GENERATION : Trip Generation Manual, 11th Edition										
2025 Master Plan And Proffer Amendment Application Z-25-0006/MP-25-0004										
eq.-adj. st.	Sr. Adult Single Fam	251	270 units	27	56	83	59	37	96	1164
rate-adj. st.	Congregate Care Fac.	253	75 units	3	3	6	7	7	14	166
rate-adj. st.	Assisted Living	254	125 beds	14	9	23	12	18	30	325
			470 bed/unit	44	68	112	78	62	140	1655
TABLE 3: CHANGE FROM 2021 APPLICATION TO 2025 APPLICATION										
TRIPS				-7	-1	-8	-7	-13	-20	-261
PERCENT				-14%	-1%	-7%	-8%	-17%	-13%	-14%

Trip generation values selected based on VDOT trip generation protocols.

FORD'S VILLAGE TRIP GENERATION
2021 VERSUS 2025 MASTER PLAN/PROFFER
AMENDMENT APPLICATIONS
OCTOBER 1, 2025

DRW Consultants, LLC
804-794-7312

Exhibit 1

Community Development
101-A Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23187-8784
P: 757-253-6671
F. 757-253-6822
community.development@jamescitycountyva.gov

jamescitycountyva.gov

Building Safety & Permits 757-253-6626 | **Neighborhood Development** 757-253-6640 | **Planning** 757-253-6685 | **Zoning** 757-253-6671

October 22, 2025

Mr. Graham Corson
AES Consulting Engineers
5248 Olde Towne Rd.
Suite 1
Williamsburg, VA 23188

Re: Z-25-0006/MP-25-0004, Proffer and Master Plan Amendment for Ford's Colony Master Plan (Ford's Village)

Mr. Corson,

Thank you for the opportunity to review the above-referenced special use permit application. Staff has begun review of your application and offers the following comments as guidance. These comments reflect the issues or areas of concern that staff will consider in making a recommendation of approval or denial of your application to the Planning Commission and Board of Supervisors.

Planning:

1. *Fiscal Impact Analysis.* Fiscal Impact Analysis. In alignment with the 2045 Comprehensive Plan, on February 28, 2023, the Board of Supervisors adopted a resolution directing staff to use the County's Fiscal Impact Model to assess proposed developments. To that end, staff has taken the information provided by the applicant in the fiscal input form provided on 7/31/25 and used the County's model to analyze fiscal impacts.

    a. Overall fiscal impact (capital and operating costs). The fiscal model output information is below – this includes the model standard assessed values based on average data for the applicable fiscal analysis zone within the County (Attachment A).

    b. Capital Expenditures. This amount represents impacts to County facilities and services attributable to this proposed development. This amount is shown in Attachment A and is further broken out below by type of capital expenditure and by unit type (Attachment B).

    For item (a), this information, using the standard/default assessed values, will be included in the staff report. Staff has also run the model using the unit assessed values provided in the fiscal input form submitted by the applicant (Attachment C). The applicant could include this information in the CIS or other submittal document if desired.

    For item (b), the staff report will include an assessment of this application's consistency with the 2045 Comprehensive Plan which provides guidance for the County to ensure that developments subject to zoning or special use permit review mitigate their impacts. If the applicant feels there are components of the application that the County should consider in making this assessment, the applicant can provide a narrative describing these components for staff review and inclusion with the packet.

2. *Projected School Enrollment.* As this development is fully age restricted, the analysis predicts 0 student

enrollment generation and does not predict any financial impact to schools.

Important Note: In future submittals of this application, if any of the input data changes (number or type of unit, estimated assessed values, etc.), the applicant team will need to submit an updated version of the Fiscal Impact Analysis Data Sheet and staff will re-run the model. Should that occur, the results from the model would be different than what is shown in this letter and the referenced attachments.

Please do not hesitate to contact me at (757)253-6691 or Morgan.Risinger@jamescitycountyva.gov should you have any questions or concerns.

Respectfully,

Morgan Risinger
Senior Planner

Attachments
Attachment A
Attachment B
Attachment C

Attachment A

NET FISCAL IMPACT	Ford's Village 2025 Master Plan - Default	%
PROJECTED REVENUES		
General Property Taxes	$53,106,813	90%
Other Local Taxes	$3,636,213	6%
Licenses, Permits & Fees	$616,102	1%
Fines & Forfeitures	$29,960	0%
Use of Money & Prop	$0	0%
Commonwealth	$0	0%
Federal Government	$0	0%
Charges for Services	$1,688,746	3%
Miscellaneous	$0	0%
Total General Fund Revenues	$59,077,834	100%
Schools Revenues (Non-County)	$0	
GRAND TOTAL REVENUES	**$59,077,834**	
PROJECTED EXPENDITURES		
Operating Expenditures		
General Adminstration	$76,914	1%
Court Services	$111,426	1%
Public Safety	$4,384,744	49%
Financial Administration	$188,914	2%
Info Resources Management	$74,894	1%
Community Development	$46,389	1%
General Services	$819,230	9%
Parks & Recreation	$166,933	2%
Other Contributions And Transfers To Other Funds^	$3,001,210	34%
Total General Fund Expenditures	$8,870,654	100%
School Operating Expenditures	$0	0%
GRAND TOTAL OPERATING EXPENDITURES	**$8,870,654**	**100%**
Capital Expenditures		
Non-Schools Capital	$1,887,811	100%
Schools Capital	$0	0%
GRAND TOTAL OPERATING EXPENDITURES	**$1,887,811**	**100%**
GRAND TOTAL EXPENDITURES	**$10,758,466**	

CUMULATIVE NET FISCAL IMPACT	**$48,319,369**
Average Annual Net Fiscal Impact	*$1,932,775*

Attachment B

CAPITAL IMPACTS PER UNIT	Ford's Village 2025 Master Plan - Default Values
Transportation	
Age-Restricted Single Family	$19.58
Age-Restricted MultiFamily	$10.17
Parks and Recreation	
Age-Restricted Single Family	$2,513.87
Age-Restricted MultiFamily	$2,513.87
Fire and Emergency Services	
Age-Restricted Single Family	$651.69
Age-Restricted MultiFamily	$651.69
Police	
Age-Restricted Single Family	$4.71
Age-Restricted MultiFamily	$4.71
Library	
Age-Restricted Single Family	$318.57
Age-Restricted MultiFamily	$318.57
General Government	
Age-Restricted Single Family	$90.60
Age-Restricted MultiFamily	$90.60
General Services	
Age-Restricted Single Family	$200.23
Age-Restricted MultiFamily	$200.23
Courts	
Age-Restricted Single Family	$544.19
Age-Restricted MultiFamily	$544.19
Schools	
Age-Restricted Single Family	$0.00
Age-Restricted MultiFamily	$0.00
TOTAL	
Single Family Detached	**$0.00**
Single Family Attached	**$0.00**
Multifamily	**$0.00**
Mobile Home	**$0.00**
Triplex	**$0.00**
Age-Restricted Single Family	**$4,343.43**
Age-Restricted MultiFamily	**$4,334.03**

Attachment C

NET FISCAL IMPACT	Ford's Village 2025 Master Plan - Developer Values	%
PROJECTED REVENUES		
General Property Taxes	$67,367,558	91%
Other Local Taxes	$4,109,103	6%
Licenses, Permits & Fees	$795,157	1%
Fines & Forfeitures	$29,960	0%
Use of Money & Prop	$0	0%
Commonwealth	$0	0%
Federal Government	$0	0%
Charges for Services	$1,688,746	2%
Miscellaneous	$0	0%
Total General Fund Revenues	$73,990,524	100%
Schools Revenues (Non-County)	$0	
GRAND TOTAL REVENUES	**$73,990,524**	
PROJECTED EXPENDITURES		
Operating Expenditures		
General Adminstration	$76,914	1%
Court Services	$111,426	1%
Public Safety	$4,384,744	49%
Financial Administration	$188,914	2%
Info Resources Management	$74,894	1%
Community Development	$46,389	1%
General Services	$819,230	9%
Parks & Recreation	$166,933	2%
Other Contributions And Transfers To Other Funds^	$3,001,210	34%
Total General Fund Expenditures	$8,870,654	100%
School Operating Expenditures	$0	0%
GRAND TOTAL OPERATING EXPENDITURES	**$8,870,654**	**100%**
Capital Expenditures		
Non-Schools Capital	$1,887,811	100%
Schools Capital	$0	0%
GRAND TOTAL OPERATING EXPENDITURES	**$1,887,811**	**100%**
GRAND TOTAL EXPENDITURES	**$10,758,466**	
CUMULATIVE NET FISCAL IMPACT	**$63,232,058**	
Average Annual Net Fiscal Impact	*$2,529,282*	

Returned to County Attorney
101 Mounts Bay Road Bldg. D
Williamsburg VA

CLR202213779

Prepared by: Vernon M. Geddy, III (VSB#21902) Tax Parcel: 3730100004
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road, Williamsburg, Virginia 23185

AMENDMENT TO AMENDED AND RESTATED FORD'S COLONY PROFFERS

This AMENDMENT TO AMENDED AND RESTATED FORD'S COLONY PROFFERS are made this 26th day of July, 2022 by **SWR-HOCKADAY, LLC**, a Georgia limited liability company, and **MARTHA WARBURTON MCMURRAN** (collectively, together with their successors in title to the Property, the "Owner") and **FRYE DEVELOPMENT, LLC**, a Virginia limited liability company ("Developer"), each to be indexed as Grantor, and **JAMES CITY COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (the "County), to be indexed as Grantee.

RECITALS

A. Owner is the owner of the real property with an address of 3889 News Road, Parcel ID# 3730100004, containing approximately 180 acres, which property is more particularly described on Exhibit A (the "Property"). Developer is the contract purchaser of the Property.

B. Upon application in 2008 by Realtec, Incorporated, the then owner of the Property and developer of the Ford's Colony at Williamsburg development, the County approved an amendment of the Ford's Colony Master Plan to include the Property as Section 37 of Ford's Colony (the "Approved Master Plan") and the rezoning of the Property from R-8 to R-4, subject to Amended and Restated Ford's Colony Proffers made by Realtec, Incorporated dated June 10, 2008 and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City as Instrument No. 080017656 (the "2008 Proffers"). The 2008 Proffers restated the prior proffers

applicable to the Ford's Colony development not including the Property (defined as the "Existing Property" in the 2008 Proffers) and added new proffers applicable only to the Property. Realtec no longer owns the Property and is no longer involved in the development of Ford's Colony. The proffers applicable to the Existing Property were amended by Amendment to Ford's Colony Proffers dated March 11, 2020 and recorded in the aforesaid Clerk's Office as Instrument No. 200008078 (the "2020 Amendment"). The 2008 Proffers, as amended by the 2020 Amendment, are hereinafter called the "Existing Proffers."

C. Owner and Developer have submitted to the County an application to (i) amend the Approved Master Plan and in connection therewith have submitted a master plan entitled "Master Plan Amendment for Ford's Village" prepared by AES Consulting Engineers dated June 2021, last revised July 15, 2022 (the "Amended Master Plan") in accordance with the County Zoning Ordinance and (ii) amend the Existing Proffers applicable to the Property to offer to the County certain revised conditions on the development of the Property not generally applicable to land zoned R-4.

D. In consideration of the approval of the amendment of the Approved Master Plan, Owner desires to amend the Existing Proffers as set forth below. If the requested rezoning and amendment of the Approved Master Plan is not approved by James City County, this Amendment to Amended and Restated Ford's Colony Proffers shall be void and the Existing Proffers applicable to the Property shall remain unchanged, in full force and effect. Owner shall have no obligation under this Amendment to Amended and Restated Ford's Colony Proffers unless and until the Property is developed pursuant to the Amended Master Plan.

AMENDMENT OF PROFFERS APPLICABLE TO THE PROPERTY

Sections 2 through 22 of the Existing Proffers are hereby deleted and replaced by the following:

2. **Master Plan**. The Property shall be developed generally as shown and set out on sheets 4 through 6 of the Amended Master Plan. Final plans (as defined in Section 24-276(b)(1) of the Zoning Ordinance) may vary from the Amended Master Plan to the extent permitted by Section 24-276(b)(1) of the Zoning Ordinance.

3. **Density**. (a) There shall be no more than 200 dwelling units comprised of independent living units, assisted living/memory care units consisting of up to four beds, and skilled nursing units consisting of up to two beds (each a "dwelling unit") on the portion of the Property designated on the Master Plan as CCRC-D, of which no more than 75 shall be independent dwelling units, no more than 125 shall be AL units (defined below) and/or skilled nursing beds. The term "assisted living/memory care unit" (an "AL Unit") shall mean a non-medical residential dwelling unit in the assisted living facility area or memory care area of the independent and assisted living community licensed in accordance with Sections 63.2-1800 et seq. of the Virginia Code and Sections 22 VAC 40-73 et seq. of the Virginia Administrative Code where adults who are aged, infirm or disabled are provided personal and health care services and 24-hour supervision and assistance. An AL Unit must meet the standards set forth in 22 VAC 40-73-750 and 900.

(b) There shall be no more than a total of 270 independent living dwelling units on the portion of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C.

(c) All dwelling units on the Property shall be intended and operated for occupancy by persons fifty-five (55) years of age or older in accordance with applicable federal and state laws and regulations, including but not limited to: the Fair Housing Act, 42 U.S.C. 3601 et seq. and the exemption therefrom provided by 42 U.S.C. 3607(b)(2)(C) regarding discrimination based on familial status; the Housing for Older Persons Act of 1995, 46 U.S.C. 3601 et seq.; the Virginia Fair Housing Law Va. Code 36-96.1 et seq.; any regulations adopted pursuant to the foregoing; any judicial decisions arising thereunder; any exemptions and/or qualifications thereunder; and any amendments to the foregoing as now or may hereafter exist and no dwelling shall be occupied by persons under the age of eighteen (18) years. Specific provisions of the age restriction described above and provisions for enforcement of same shall be set forth in a recorded document which shall be subject to the review and approval of the County Attorney prior to issuance of the first building permit for dwelling units on the Property.

(d) Any accessory commercial uses located on the Property, such as bank offices, beauty salons and barbershops, shall be located and designed to serve residents of the Property as verified by the Director of Planning.

4. **Water Conservation.** The Owner shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority ("JCSA") and subsequently for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of drought resistant native and other adopted low water use landscaping materials and warm season turf on

common areas in areas with appropriate growing conditions for such turf and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. The standards shall be approved by the JCSA prior to final subdivision or site plan approval.

5. Contributions for Community Impacts. (a) A contribution of $1,277.61 for each independent living dwelling unit ("IL Dwelling Unit") on the Property shall be made to the County for fire, police or emergency services, library uses, and other public facilities, uses or infrastructure.

(b) A contribution of $319.40 for each AL Unit and skilled nursing dwelling unit (each an "AL/MC/SN Dwelling Unit") on the Property shall be made to the County for fire, police or emergency services uses.

(c) A contribution of $1,111.52 for each IL Dwelling Unit and $555.76 for each AL/MC/SN Dwelling Unit on the Property shall be made to the JCSA for water system improvements.

(d) A contribution of $958.20 for each IL Dwelling Unit on the Property, subject to a credit for the costs of engineering and construction related to the improvements proffered by Owner in Section 6(b) calculated as set forth below, shall be made to the County for improvements to the News Road/Powhatan Secondary intersection, flood control measures where News Road crosses Cold Spring swamp, improvements at the News Road/Centerville Road intersection and other off-site road improvements in the News Road corridor. Owner shall receive a credit in an amount equal to its actual costs of the engineering and construction of the improvements proffered by Owner in Section 6(b) against the initial per unit contributions proffered

under paragraph (d) of this Section (the "Credit Amount"). If construction of such improvements is not complete at the time the initial per unit contributions are due under paragraph (e) of this Section, the Credit Amount shall equal an engineer's estimate of such costs submitted by the Owner and approved by the Director of Planning, The Credit Amount divided by $958.20 is the number of IL Dwelling Units for which the Credit Amount offsets the cash contribution otherwise due and payable. After application of the Credit Amount, the $958.20 per IL Dwelling Unit cash contribution shall be payable on all subsequent IL Dwelling Units on the Property. Owner shall provide the County with copies of invoices and other supporting documentation of the costs of the improvements. If the Credit Amount is based on an agreed upon costs estimate, it shall be adjusted to equal the final actual costs of engineering and construction ("Actual Costs"). If the Credit Amount is more than the Actual Costs, Owner shall pay to the County an amount equal to the difference. If the Credit Amount is less than the Actual Costs, Owner shall receive a credit equal to the difference between the Actual Costs and the Credit Amount at the time the next cash contributions are due this paragraph.

(e) The contributions described above in paragraphs (a), (b), (c) and (d) shall be paid to the County for each dwelling unit on the Property after completion of the final inspection and prior to the time of the issuance of any certificate of occupancy for the dwelling unit in question.

(f) The per dwelling unit contribution amounts shall consist of the amounts set forth in the above paragraphs plus any adjustments included in the Marshall and Swift Building Costs Index (the "Index") from 2021 to the year a payment is made if payments

are made after on or after January 1, 2022. In no event shall the per dwelling unit contribution be adjusted to a sum less than the amounts set forth in the preceding paragraphs of this Section. In the event that the Index is not available, a reliable government or other independent publication evaluating information heretofore used in determining the Index (approved in advance by the County Manager of Financial Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the per dwelling unit contribution to approximate the rate of annual inflation in the County.

(g) The Subsidized Beds defined in Paragraph 15 shall not be included in the number of dwelling units contemplated in this Paragraph 5 and therefore shall not be subject to the contribution amounts described in subparagraphs (a), (b), (c) and (d).

6. Entrances; Traffic Improvements. (a) Prior to approval of any site or subdivision plans for development on the Property there shall be an updated traffic signal warrant analysis for the News Road/Firestone Drive/project entrance intersection submitted to and approved by VDOT and the County. If the updated analysis shows a signal is warranted and the installation of the signal is approved by VDOT, Owner shall install or pay for the installation of the traffic signal as a part of the construction of the project entrance. At the main entrance into the Property at the intersection of News Road and Firestone Drive, an exclusive left-turn lane from westbound News Road into the Property and an exclusive right-turn lane from eastbound News Road into the Property shall be constructed. The existing southbound left turn lane on Firestone Drive at News Road will be restriped to a shared left and through lane.

(b) Prior to the County issuing final approval on any site or subdivision plan for

any dwelling units on the Property, Owner shall submit plans to the County and Virginia Department of Transportation ("VDOT") for the installation of an exclusive left-turn lane on westbound News Road at the intersection with Powhatan Secondary. Owner will complete construction of the left-turn lane within twelve months of County and VDOT approvals to construct this exclusive left-turn lane. Owner is not responsible for road right of way acquisition or landscape/screening other than stabilization of disturbed soils. The County may elect to accept the cash equivalent contribution outlined in Proffer 5(d), (with any adjustments as may be appropriate as provided for in Proffer 5(g)), in lieu of construction of the turn lane by the Owner, in the event that acquisition of any needed right-of-way proves to be prohibitive. In the event that VDOT constructs this turn lane as part of its Six Year Secondary Road Plan, the County may elect to divert some or all of the cash equivalent contribution to other road projects in the News Road Corridor, at the News Road/Monticello Avenue intersection, or in the western Monticello Avenue Corridor. If VDOT traffic signal warrants are met and VDOT has approved the installation of a traffic signal at the intersection of News Road with Powhatan Secondary on or before the date two years after control of the homeowners' association created for the areas designated in the Master Plan as CCRC-A, CCRC-B or CCRC-C has transitioned from developer to homeowner control ("Transition"), Owner shall install or pay for the installation of the traffic signal. Owner shall provide the County with surety in an amount and form as approved by the County Attorney guaranteeing installation of the traffic signal if such is warranted after Transition.

(c) The improvements proffered hereby shall be constructed in accordance with VDOT standards. The improvements listed in paragraph (a) shall be completed or all

required permits and plans for such approvals shall have been approved by all necessary governmental agencies and their completion guaranteed in form satisfactory to the County Attorney prior to the issuance of any certificates of occupancy for any building on the Property.

(d) The second entrance to the Property shall be located in the general location shown on the Master Plan and shall be limited by gate to emergency access only unless and until an updated traffic study identifying the impacts of a full entrance is submitted to and reviewed and approved by VDOT and the County. This updated study shall be approved prior to the submission of any site plan for the full entrance and shall document required turn lane and other roadway improvements for the full entrance which improvements shall be shown on the submitted site plan. The entrance shall be limited to emergency access only until such improvements have been constructed at the expense of owner and, to the extent necessary, accepted by VDOT.

(e) Owner shall convey free of charge to VDOT or the County any right of way from the Property necessary for the widening or realignment of News Road or the improvements proffered herein within 60 days of a written request for such conveyance together with final plans for the widening or realignment.

(f) Owner shall conduct traffic counts at its entrance prior to the County being obligated to issue certificates of occupancy for more than 400 dwelling units on the Additional Property. If these counts show a trip generation from the Additional Property more than 10% higher than the trip generation projected by the TIS Update for Ford's Colony Master Plan – Phased Development, Kimley-Horn and Associates., Inc. January 2020 on file with the Planning Division, Owner shall submit an updated traffic impact

study, including a listing of any entrance or turn lane improvements necessary to accommodate the increased traffic and the appropriate trigger for their construction, for review and approval by the County and VDOT. Owner shall install the necessary improvements, including any warranted traffic signal, as approved by the County and VDOT at the time recommended in the updated approved traffic study.

7. Sustainable Building. (a) Independent living dwelling units in the areas designated in the Master Plan as CCRC-A, CCRC-B or CCRC-C shall be built to an Energy Star (or equivalent independent) residential certification.

(b) The development in the area designated on the Master Plan as CCRC-D shall contain the following elements: (i) Carpool or Vanpool parking; (ii) Hybrid or Low-Emissions Vehicle Parking; (iii) Low Flow Plumbing Fixtures; (iv) Green Label Carpet and Carpet Padding; and (v) Energy Star Appliances.

8. Master Stormwater Management Plan. The Master Stormwater Management Plan (MSWMP) for the Property shall be approved prior to the first site plan submittal. The MSWMP shall comply with the standards within the adopted watershed management plan in place at time of submittal and all outside agency permits shall be issued prior to the third submittal of the MSWMP. The approved master stormwater management plan, as revised and/or updated, shall be implemented in all development plans for the Property.

9. Nutrient Management Plan. The Owner shall be responsible for contacting an agent of the Colonial Soil and Water Conservation District ("CSWCD") or, if a CSWCD agent is unavailable, a soil scientist licensed in the Commonwealth of Virginia, or other qualified professional to conduct soil tests and to develop, based upon

the results of the soil tests, customized nutrient management plans (the "Plans") for all landscaped common areas within the Property shown on site plans for the Property. The Plans shall be submitted to the County's Director of Stormwater and Resource Protection for his review and approval prior to the issuance of building permits for more than 50% of the dwelling units shown on the Master Plan. Upon approval, the Owner, until such time as the homeowners association is established and thereafter the association, shall be responsible for ensuring that any nutrients applied to common areas be applied in strict accordance with the Plan.

10. **Private Streets**. All streets and alleys on the Property shall be private and shall be maintained by the Owner.

11. **Ford's Colony at Williamsburg Homeowners Association.** The Additional Property shall not be subjected to the Declaration of Protective Covenants, Section II, Ford's Colony at Williamsburg, dated April 2, 1985, as the same may have been amended and/or restated ("DPC") or the Bylaws of the Ford's Colony Homeowners Association ("FCHOA"), as amended from time to time ("Bylaws") nor shall owners or residents of units, lots or parcels on the Additional Property be "Owner(s)" as such term is defined in the DPC or the Bylaws or be Members (as defined in the DPC) of the FCHOA.

12. **Public Transit.** Upon the request of the Williamsburg Area Transit Authority ("WATA") or any successor entity to WATA as may become appropriate on or before the date that control of the homeowners' association created for the areas designated in the Master Plan as CCRC-A, CCRC-B or CCRC-C has transitioned from developer to homeowner control and after such time as WATA provides bus service

along News Road to the Property, Owner shall install a bus stop and shelter on News Road adjacent to the main entrance into the Property, with the exact location being subject to the approval of WATA.

13. **Recreation**. The portion of the Property designated as CCRC-D on the Master Plan shall include, but shall not be limited to, the following amenities: main lobby and living room; dining room; activities/card room; fitness center; beauty/barber salon; library; multipurpose room and landscaped grounds and courtyards generally as shown on the Master Plan. CCRC-D may also include, but shall not be limited to, the following additional amenities: a bar/lounge; café/coffee shop; education room, spa and wellness center; physical therapy and/or physician's office(s), home health, and pharmacy. The amenities listed above are intended for residents and employees of Ford's Village and their guests and not the general public. The portions of the Property designated as CCRC-A, CCRC-B and CCRC-C on the Master Plan shall include the following amenities: a clubhouse with studio room for classes, and a recreation room; an outdoor pool; pocket parks; pickleball courts and walking and biking paths all generally as shown on the Master Plan. The exact recreational facilities provided in portions of the Property designated as CCRC-A, CCRC-B and CCRC-C on the Master Plan and their location may be changed with the prior approval of the Development Review Committee.

14. **Off-Site Sewer Easements**. Upon the request of JCSA and at no costs to JCSA, Owner shall grant JCSA utility easements over, across and under the portion of the Additional Property along Powhatan Creek to permit future connections from the gravity sewer on the Additional Property to Tax Parcel 3640100007. The location of the

easement shall be determined during the site plan approval process. The easements shall be recorded prior to JCSA issuing a Certificate to Construct.

15. Social Services. Owner shall reserve two assisted living beds ("Subsidized Beds") for Medicaid qualified individuals at a rate that is no greater than what such individuals' out-of-pocket expense would be under the Auxiliary Grant Program administered by the Virginia Department of Social Services. Such individuals shall be subject to all admission and discharge criteria of the facility and all other generally applicable rules and regulations of the facility.

16. Construction Traffic Management Plan. Owner shall prepare and submit to the County a construction traffic management plan which seeks to minimize impacts from construction traffic entering and exiting the Property to the extent reasonably practical. The plan will be submitted with the initial site plan for development on the Property and shall be subject to review and approval by the Planning Director. A copy of the approved plan shall be provided to all contractors working on the Property and all construction contracts entered into by Owner shall require compliance with the plan by the contractor.

17. Project Phasing. The County shall not be obligated to issue building permits for more than a total of 50 dwelling units in the portions of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C until the County has issued a building permit for construction of the facility on the portion of the Property designated on the Master Plan as CCRC-D (the "Facility") and construction has commenced. Construction having commenced shall mean foundations have been poured. The County shall not be obligated to issue building permits for more than a

total of 175 dwelling units in the portions of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C until the County has issued any certificate of occupancy for all or any portion of the Facility.

18. <u>Homeowners Association</u>. There shall be organized an owner's association or associations (the "Association") in accordance with Virginia law in which all property owners in the portion of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C, by virtue of their property ownership, shall be members. The articles of incorporation, bylaws and restrictive covenants (together, the "Governing Documents") creating and governing each Association shall be submitted to and reviewed by the County Attorney for consistency with this Proffer. The Governing Documents shall require that the Association adopt an annual maintenance budget, which shall include a reserve for capital components, and all other common areas (including open spaces) under the jurisdiction of the Association, shall require each purchaser of a lot to make a capital contribution to the Association for reserves and shall require that the Association (i) assess all members for the maintenance of all properties owned or maintained by the Association and (ii) file liens on members' properties for non-payment of such assessments. The Governing Documents shall provide that at such time as 75% of the Lots permitted on the portion of the Property designated on the Master Plan as CCRC-A, CCRC-B or CCRC-C have been conveyed to purchasers other than builders, the declarant's right to unilaterally appoint and remove members of the Board of Directors of the Association shall terminate and the Board shall thereafter be elected by the lot owners (including the declarant). The Governing Documents shall not include a provision granting the declarant any veto

rights over actions of the Board of the Association once the Board is elected by the lot owners.

[*Signatures appear on following pages*]

WITNESS the following signatures and seals:

OWNER:

SWR-HOCKADAY, LLC, a Georgia Limited liability company

A.M. REDD, JR., INC., a Georgia corporation, Its Manager

By: Margaret P. Staats
Title: President

STATE OF GEORGIA
CITY/COUNTY OF FULTON, to-wit:

The foregoing instrument was acknowledged before me this 26th day of July, 2022 by Margaret P. Staats President of A.M. REDD, JR., INC., a Georgia corporation, as Manager of SWR-HOCKADAY, LLC, a Georgia Limited liability company on behalf of the company.

Sarah Ann Staats
NOTARY PUBLIC

My commission expires: 1/14/2023
Registration No.: N/A

SARAH ANN STAATS
NOTARY PUBLIC
MY COMMISSION EXPIRES JANUARY 14, 2023
DEKALB COUNTY, GEORGIA

OWNER:

MARTHA WARBURTON MCMURRAN

By: _____
Channing M. Hall, III, Her Attorney-in-Fact
Limited Power of Attorney Recorded as
James City County Instrument #
180010230

STATE OF VIRGINIA
COUNTY OF JAMES CITY, to-wit:

The foregoing instrument was acknowledged before me this 26th day of July, 2022, by CHANNING M. HALL, III, Attorney-in-Fact for MARTHA WARBURTON MCMURRAN.

_____
NOTARY PUBLIC

My commission expires: 03/31/2024
Registration No.: 7515065

PAULA A. DAZLEY
NOTARY PUBLIC
REGISTRATION # 7515065
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
MARCH 31, 2024

19950310v6

DEVELOPER:

FRYE DEVELOPMENT, LLC, a Virginia limited liability company

By: _____
D. B. Frye, Jr., Manager

STATE OF VIRGINIA
CITY/COUNTY OF NORFOLK, to-wit:

The foregoing instrument was acknowledged before me this 28th day of July, 2022 by D. B. Frye, Jr., Manager of FRYE DEVELOPMENT, LLC, a Virginia limited liability company, on behalf of the company.

Margaret R. Flibotte
NOTARY PUBLIC

My commission expires: 2/28/2025
Registration No.: 213565

MARGARET R. FLIBOTTE
NOTARY PUBLIC
REG # 213565
COMMISSION EXPIRES 02/28/2025
COMMONWEALTH OF VIRGINIA

INSTRUMENT 202213779
RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON
SEPTEMBER 16, 2022 AT 02:41 PM
MONA A. FOLEY, CLERK
RECORDED BY: VYS

Exhibit A

Property Description

PARCEL A

All of that certain piece or parcel of land, lying and being in Jamestown District, James City County, Virginia, known as Hockaday, containing one hundred flirty-seven and one-half (147-1/2) acres, more or less, bounded on the East; South and West.by the land of the Shaw Land & Timber Co., known as the Pyle tract, the land of J. A. Barnes and Powhatan Swamp, and on the North by the land of New Brothers.

PARCEL B

All of that certain piece or parcel of land situate in Jamestown District, James City County, Virginia, containing fifty-five and two fifths (55-2/5) acres, more or less, and known as Cypress Swamp, and adjoining the lands of William Martin' s estate on the East, Greenspring on the South and Thomas N. Ratcliffe on the West and D. S. Jones on the North.

LESS AND EXCEPT that property conveyed to the Commonwealth of Virginia by Order Confirming Commissioner's Report, entered February 20, 1974, in the Circuit Court for the City of Williamsburg and County of James City, Virginia, and recorded in the Office of the Clerk of Court of such Court in James City County Deed Book 150, at Page 420, containing 3.74 acres, more or less, confirming that certain Certificate Number C-21570, filed by State Highway Commissioner of Virginia against the Heirs at Law of John G. Warburton, dated May 24, 1972, and recorded June 12, 1972, in the aforesaid Clerk's Office in James City County Deed Book 137, at Page 213, and SUBJECT TO the easements conveyed to the Commonwealth of Virginia in such Order and such Certificate.

The property herein conveyed, commonly known as the "Hockaday-Cypress Tract," is further described in its entirety on that certain plat of survey, entitled "BOUNDARY SURVEY OF A PORTION OF THE JOHN G. WARBURTON ESTATE, KNOWN AS THE HOCKADAY-CYPRESS TRACT," made by V. Monroe Mallory, of Dillard & Mallory, P.C., Certified Land Surveyors, Tappahanock, Virginia, dated October 25, 2001, recorded November 7, 2001, in the aforesaid Clerk's Office in James City County Plat Book 83, at Page 82, to which plat reference is made for a more complete description of such property.

Being the same property conveyed to Martha Warburton McMurran, and SWR-Hockaday, LLC, a Georgia limited liability company, by Deed from Peter G. Zemanian, Substitute Trustee, dated February 12, 2010, and recorded February 22, 2010, in the aforesaid Clerk's Office, as James County Instrument No. 100003372.

OFFICIAL RECEIPT
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT
DEED RECEIPT

DATE : 09/16/2022 **TIME :** 14:41:26 **CASE # :** 830CLR202213779
RECEIPT # : 22000025302 **TRANSACTION # :** 22091600128
CASHIER : VYS **REGISTER # :** E655 **FILING TYPE :** OTHER **PAYMENT :** FULL PAYMENT
INSTRUMENT : 202213779 **BOOK :** **PAGE :** **RECORDED :** 09/16/2022 **AT :** 14:41
GRANTOR : SWR HOCKADAY LLC **EX :** N **LOC :** CO
GRANTEE : JAMES CITY COUNTY **EX :** N **PCT :** 100%
RECEIVED OF : JAMES CITY COUNTY
ADDRESS :
CASH : $0.00
DESCRIPTION 1 : AMEND FORDS COLONY PROFFERS **PAGES :** 019 **OP :** 0
NAMES : 0
CONSIDERATION : $0.00 **A/VAL :** $0.00 **PIN OR MAP :** 3730100004

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	$0.00
106	TECHNOLOGY TRST FND	$0.00
145	VSLF	$0.00

ACCOUNT CODE	DESCRIPTION	PAID
301	CLERK RECORDING/INDEXING FEE	$0.00
423	E-RECORDING DEED PAPER FILING	$0.00

TENDERED : $ 0.00
AMOUNT PAID : $ 0.00

MASTER PLAN AMENDMENT FOR FORD'S VILLAGE

AT

FORD'S COLONY · WILLIAMSBURG ·

FOR

FRYE DEVELOPMENT, LLC

PROJECT TEAM

DEVELOPER: FRYE DEVELOPMENT, LLC

CCRC OPERATOR: RETIREMENT UNLIMITED, INC

LAND PLANNING: MICHAEL WATKINS ARCHITECT, LLC

ENVIRONMENTAL: WETLANDS SOLUTIONS, INC.

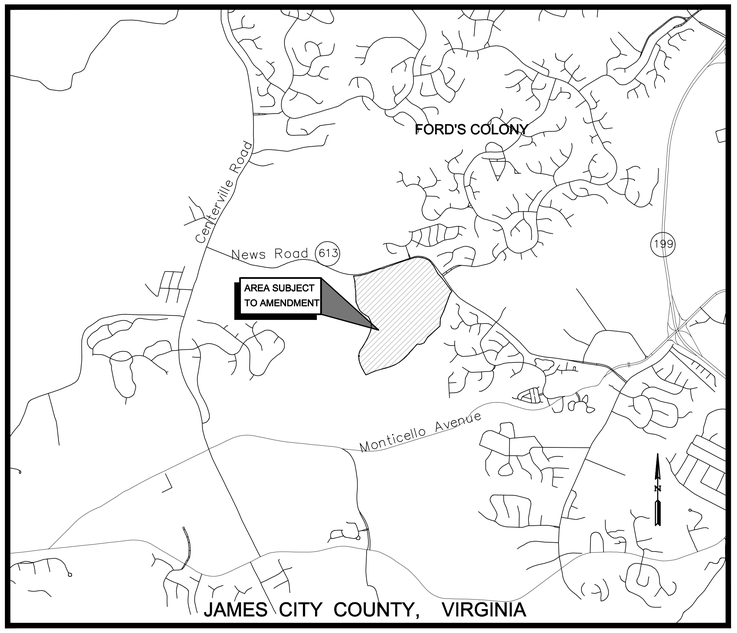
TRAFFIC: DRW & ASSOCIATES

CIVIL CONSULTING: AES CONSULTING ENGINEERS

LEGAL COUNSEL: GEDDY, HARRIS, FRANK & HICKMAN, LLP

SITE DATA:

PARCEL ID:	3730100004
PROPERTY OWNERS:	SWR-HOCKADAY, LLC & MARTHA WARBURTON McMURRAN
PROPERTY ADDRESS:	3889 NEWS ROAD
CURRENT ZONING:	R-4 W/PROFFERS
PROPERTY ACREAGE:	180.7 AC. ±



VICINITY MAP

(APROX. SCALE 1"=2000')

ORIGINALLY SUBMITTED: JUNE 2021

INDEX OF SHEETS

1	COVER SHEET
2	FORD'S COLONY LAND USE MASTER PLAN
3	ENVIRONMENTAL INVENTORY
4	BINDING MASTER PLAN
5	MASTER UTILITY PLAN
6	MASTER STORMWATER MANAGEMENT PLAN

NOTE: THIS PROJECT LIES WITHIN THE POWHATAN CREEK WATERSHED OF THE JAMES RIVER. THE EASTERN HALF OF THE PROPERTY IS PART OF POWHATAN CREEK SUBWATERSHED 209 (COLD SPRING SWAMP) AND THE WESTERN HALF IS PART OF THE NON-TIDAL POWHATAN CREEK MAINSTEM.

FORD'S COLONY
WILLIAMSBURG

NON RESIDENTIAL AMENITY AND SERVICE SITES

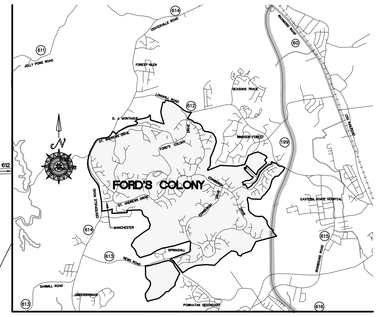
1	100 HOTEL CONDOMINIUMS, EXECUTIVE MEETING FACILITIES AND GOLF ACADEMY	4.71 AC.
2	GOLF CLUB AND PRO SHOP	5.05 AC.
3	INFORMATION AND SALES CENTER	1.81 AC.
4	ADMINISTRATIVE BUILDING	3.50 AC.
5	PUBLIC SERVICE AREA *	28.05 AC.
6	GOLF MAINTENANCE	3.90 AC.
7	COMMUNITY CLUB	7.72 AC.
8	PROJECT MAINTENANCE	10.59 AC.
9	DRIVING RANGE/CART STORAGE	10.34 AC.
10	ADDITIONAL RECREATION AREA	6.36 AC.
11	ADDITIONAL PUBLIC SERVICE AREA	6.76 AC.
12	CONTINUING CARE RETIREMENT COMMUNITY (CORC)	180.8 AC.
	TOTAL	269.49 AC.

* NOTE: 1.21 AC. PORTION OF ORIGINAL 30.0 AC. P.S.A. SOLD TO FORD'S COLONY

LEGEND

- RESIDENTIAL "A"
- RESIDENTIAL "B"
- RESIDENTIAL "D"
- OPEN SPACE
- WILLIAMSBURG WEST SUBDIVISION AND APARTMENTS NOT A PORTION OF MASTER PLAN

NOTE:
VARIABLE WIDTH (25' MIN) BUFFER ALONG THE FORD'S COLONY TRACT WHERE IT ADJOINS CENTERVILLE ROAD SHALL BE RESERVED FOR FUTURE WIDENING AND REALIGNMENT OF S.R. 614



VICINITY MAP
SCALE 1"= 4000'

GENERAL NOTES:

1. RECORDATION OF THIS PLAN IS SOLELY FOR THE PURPOSE OF IDENTIFYING THE LAND COVERED BY THE PROFFERS RECORDED HEREWITH AND DOES NOT CONSTITUTE A PLAT OF SUBDIVISION NOR DOES IT DEDICATE TO PUBLIC OR PRIVATE USE ANY ROADS, COMMON AREAS, GREEN AREAS, OR RECREATION AREAS.
2. THE PROPERTY SHOWN ON THIS PLAN IS COVERED BY PROTECTIVE COVENANTS OF RECORD IN THE CLERK'S OFFICE IN THE COURTHOUSE OF JAMES CITY COUNTY, VIRGINIA, WHICH PROVIDE FOR THE MAINTENANCE OF COMMON OPEN SPACE, RECREATION AREAS, SIDEWALKS, PARKING, PRIVATE STREETS AND OTHER PRIVATELY OWNED, BUT COMMON FACILITIES SERVING THIS PROJECT.
3. LOTS NUMBERED REPRESENT RECORDED SECTIONS OR SECTIONS THAT HAVE RECEIVED PRELIMINARY APPROVAL.
4. THE 2008 MASTER PLAN AMENDMENT WILL BE CONSIDERED A STAND ALONE PROJECT FOR THE PURPOSES OF STORMWATER MANAGEMENT POINTS AND CREDITS.

LAND USE TABULATION

	2021	2008
RESIDENTIAL "A"		
TOTAL NUMBER OF UNITS	2,856 UNITS	2,856 UNITS
GROSS AREA OF RESIDENTIAL "A"	1,868.77± AC.=(63.09%)	1,868.77± AC.=(63.09%)
PERMITTED DESTINY	4.00 UNITS/ ACRE	4.00 UNITS/ ACRE
UNIT DENSITY	1.53 UNITS/ ACRE	1.53 UNITS/ ACRE
RESIDENTIAL "B"		
TOTAL NUMBER OF UNITS	80 UNITS	80 UNITS
GROSS AREA OF RESIDENTIAL "B"	22.9± AC.=(0.77%)	22.9± AC.=(0.77%)
PERMITTED DENSITY	9.60 UNITS/ ACRE	9.60 UNITS/ ACRE
UNIT DENSITY	3.49 UNITS/ ACRE	3.49 UNITS/ ACRE
RESIDENTIAL "D"		
TOTAL NUMBER OF UNITS	314 UNITS	314 UNITS
GROSS AREA OF RESIDENTIAL "D"	31.82 AC.=(1.07%)	31.82 AC.=(1.07%)
PERMITTED DENSITY	18.00 UNITS/ ACRE	18.00 UNITS/ ACRE
UNIT DENSITY	9.87 UNITS/ ACRE	9.87 UNITS/ ACRE
C.C.R.C. "A","B" & "C"		
TOTAL NUMBER OF UNITS	270 UNITS	38 UNITS
C.C.R.C. "D"		
TOTAL NUMBER OF UNITS	75 UNITS	558 UNITS
TOTAL NUMBER OF BEDS	125 BEDS	145 BEDS
ACREAGE FOR DENSITY* *SEE SHT 4	125.03 AC.	125.03 AC.
OVERALL C.C.R.C. DENSITY (SEE SHT 4)	2.76 UNITS/ AC.	4.77 UNITS/ AC.
NOTE: BEDS ARE NOT INCLUDED IN DENSITY CALCULATIONS		
OPEN SPACE		
WITHIN NON-RESIDENTIAL AMENITY AND SERVICE SITES	150.27 AC.	150.27 AC.
* GOLF COURSE, LAKES AND BUFFERS, MARSH RESERVE	844.71 AC.	844.71 AC.
OPEN SPACE WITHIN RESIDENTIAL "A"	514.12 AC.	514.12 AC.
OPEN SPACE WITHIN RESIDENTIAL "B" & "D"	38.77 AC.	38.77 AC.
TOTAL AREA OF OPEN SPACE	1,547.87 AC.	1,547.87 AC.
TOTAL AREA OF PROJECT	2,962.24 AC.	2,962.24 AC.
% OF OPEN AREA	52.3%	52.3%
OVERALL DENSITY		
TOTAL PROJECT AREA	2,962.28 AC.	2,962.28 AC.
GROSS AREA (FOR DENSITY CALCULATION ONLY)	2,830.8 AC.	2,830.8 AC.
TOTAL NUMBER OF RESIDENTIAL UNITS	3,340 UNITS	3,701 UNITS
OVERALL PROJECT DENSITY	1.28 UNITS/ AC.	1.36 UNITS/ AC.

* NOTES	
MARSH RESERVES, LAKES AND BUFFERS	278.12 AC.
GOLF COURSE (INCLUDES LAKES IN PLAY)	491.09 AC.
RESERVED FOR ROUTE 199	20.0 AC.
ASSOCIATED GREENBELTS NATURAL OPEN SPACE IN 1993 ADDITION	3.30 AC.
OPEN SPACE IN 1995 ADDITION	5.00 AC.
OPEN SPACE IN 1998 ADDITION	47.20 AC.
OPEN SPACE IN 2008 ADDITION	112.49 AC.

No.	DATE	REVISION / COMMENT / NOTE	REVISED BY	REVIEWED BY
2	5/20/08	REVISIONS PER RELOCATION OF BUILDINGS	AES	JAC
1	4/14/08	REVISIONS PER JCC COMMENTS DATED MARCH 25, 2008	AES	JAC

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994
CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER

LAND USE MASTER PLAN
FORD'S COLONY
AT WILLIAMSBURG
OWNER / DEVELOPER : REALTEC, INCORPORATED
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	Drawn
AES	AES
Scale 1"= 600'	Date 6/2021
Project No. W10514-01	
Drawing No. 2	

SOIL CHARACTERISTICS

SOIL #	SOIL NAME	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
5	BETHERA	0–2%	0.28–0.32	5
10B	CRAVEN	2–6%	0.32–0.37	3
10C	CRAVEN	6–10%	0.32–0.37	3
11C	CRAVEN–UCHEE COMPLEX	6–10%	0.32–0.37	3
14B	EMPORIA	2–6%	0.20–0.28	4
15D	EMPORIA COMPLEX	10–15%	0.20–0.28	4
15E	EMPORIA COMPLEX	15–25%	0.20–0.28	4
19B	KEMPSVILLE EMPORIA	2–6%	0.20–0.32	3
26B	PAMUNKEY	2–6%	0.28	4
27	PEAWICK	RELATIVELY FLAT	0.24–0.37	4
29A	SLAGLE	0–2%	0.24	3

INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA" ISSUED IN APRIL, 1985 BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER – LOW ERODIBILITY
0.23–0.36 – MODERATE ERODIBILITY
0.36 AND UP – HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

ENVIRONMENTAL IMPACTS

TIDAL WETLANDS:	NONE
TIDAL SHORES:	NONE
100 FT RPA BUFFER:	5,685 S.F.; 0.13 AC.
NON-TIDAL WETLANDS IN RMA:	17,055 S.F.; 0.39 AC.
NON-TIDAL WETLANDS IN RPA:	8,050 S.F.; 0.18 AC.
HYDRIC SOILS:	NOT MODIFIED
25% OR GREATER SLOPES:	8,000± S.F.; 0.18 AC.
NON-RPA BUFFERS:	52,383 S.F.; 1.20 AC.

SITE DATA:
TOTAL SITE AREA=
7,871,302 S.F.; 180.7 AC±
DISTURBED AREA=
3,126,056 S.F.; 71.8 AC±
(39.7% OF TOTAL SITE)
SITE IMPERVIOUS COVER=
1,128,353 S.F.; 25.9 AC±
(14.3% OF TOTAL SITE)
CCRC BUILDING IMPERVIOUS COVER=
370,200 S.F.; 8.50 AC±
SINGLE FAMILY IMPERVIOUS COVER=
758,153 S.F.; 17.40 AC±
GREEN AREA =
5,625,470 S.F.; 129.14 AC±
(71.5% OF TOTAL SITE)

STEEP SLOPE IMPACT=
7,998 S.F.; 0.18 AC.

WETLAND IMPACT 2=
3,736 S.F.; 0.08 AC.
ROAD CROSSING
100 LF OF STREAM IMPACT
RPA BUFFER IMPACT=
18,336 S.F.; 0.42 AC.

PILE SEWER BRIDGE
RPA BUFFER IMPACT=
7,069 S.F.; 0.16 AC.

POWHATAN SECONDARY SUBDIVISION

SPRINGHILL SUBDIVISION

COLD SPRING SWAMP

APPROX. LOCATION OF 100 YR. FLOOD PLAIN VARIABLE ELEV. 23–21 FT.

LIMITS OF RPA WETLANDS

100' RPA BUFFER

EXISTING ACCESS/LOGGING ROAD TO REMAIN WITHIN THE RPA AS PEDESTRIAN PATH

APPROX. LOCATION OF 100–YR. FLOOD PLAIN VARIABLE ELEVATION 23–21

ZONE 2 BUFFER

ZONE 3 BUFFER

LIMITS OF NON–RPA WETLANDS

NOTE: SITE CONTAINS SOILS CLASSIFIED AS C AND D HYDROLOGIC GROUP. (11C SOILS HAVE BEEN CONSIDERED GROUP C FOR THE PURPOSES OF CALCULATIONS) SOILS TESTING IS BEING PERFORMED TO DETERMINE INFILTRATION RATES ON SITE.

APPROX. LOCATION OF 100 YR. FLOOD PLAIN VARIABLE ELEV. 23–21 FT.

GRAPHIC SCALE
100' 0' 100' 200'
SCALE: 1" = 100'

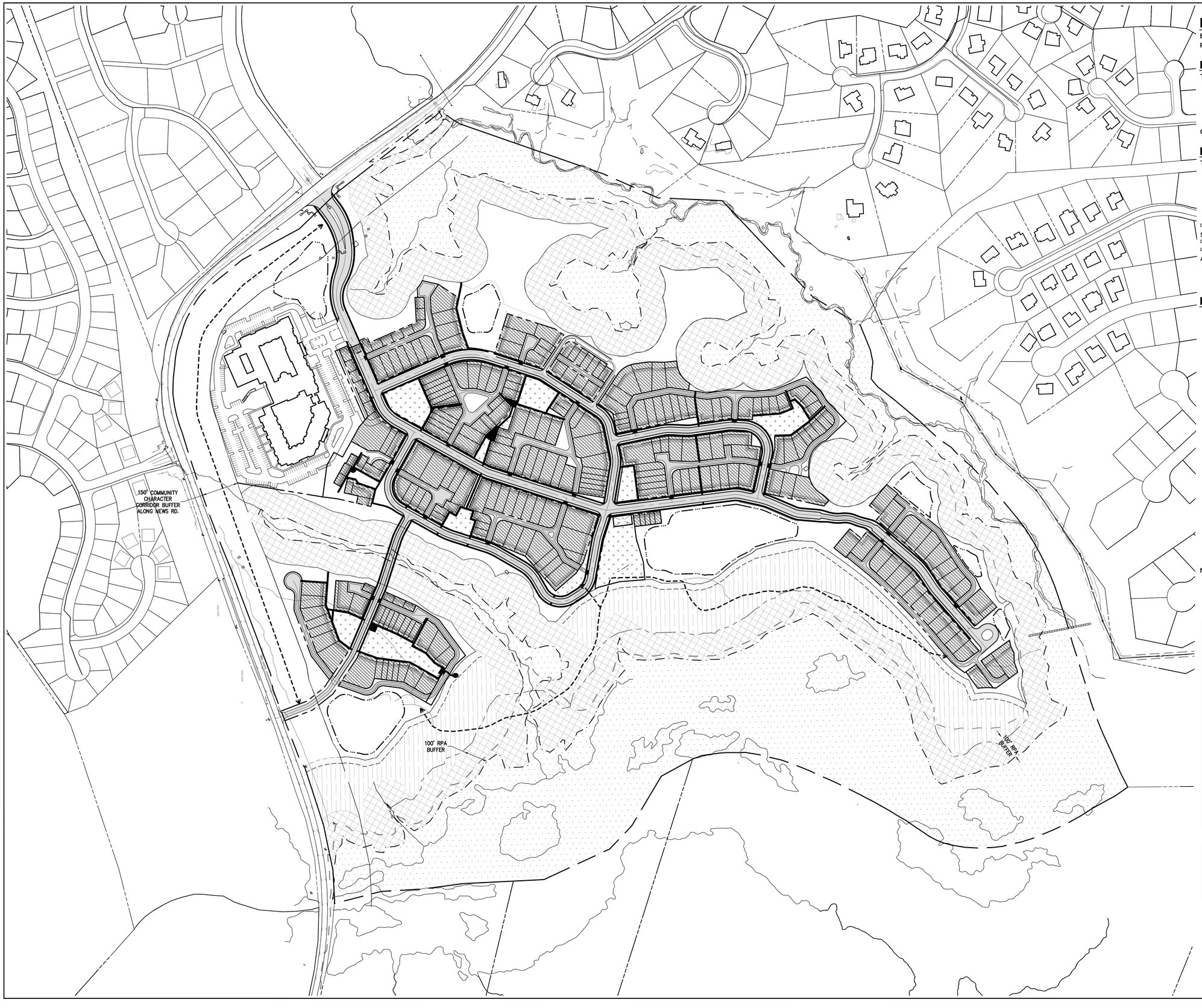
- RPA WETLAND
- NON-RPA WETLAND
- RPA BUFFER (100')
- ZONE 2 RIPARIAN BUFFER (VARIABLE WIDTH)
- ZONE 3 IMPERVIOUS COVER SETBACK (25')
- NON-RPA BUFFER (50')
- WETLAND (STORMWATER) IMPACTS
- ROAD WETLAND IMPACTS
- WETLAND IMPACTS (PILE CONSTRUCTION)
- STEEP SLOPE IMPACTS

Rev.	Date	Description	Revised By
2	5/20/08	REVISIONS PER RELOCATION OF BUILDINGS	JAG
1	4/14/08	REVISIONS PER JCC COMMENTS DATED MARCH 25, 2008	JAG

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

ENVIRONMENTAL INVENTORY AT
FORDS' VILLAGE
AT
FORD'S COLONY OF WILLIAMSBURG
FOR
FRYE DEVELOPMENT, LLC
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	GVC
Project Number:	W10514-01
Scale: 1"=100'	Date: 6/2021
Sheet Number	3



DEVELOPMENT TABULATIONS:

EXISTING ZONING (AND LAND USE DESIGNATION)	R-4 (B & D)
PROPOSED LAND USE DESIGNATION:	R-4 (A, B, C, & D)

DENSITY TABULATIONS:

TOTAL ACREAGE:	180.79 AC. +/-
LESS RPA WETLANDS:	47.42 AC. +/-
LESS RPA BUFFERS:	35.35 AC. +/-
LESS 25% SLOPES:	0.0 AC. +/- (OUTSIDE WETLANDS/BUFFER AREAS)
LESS FLOOD PLAIN (1):	0.01 AC. +/- (OUTSIDE WETLANDS/BUFFER AREAS)
TOTAL NON-DEVELOPABLE AREA:	82.78 AC. +/- (45% OF TOTAL PARCEL)
GROSS ACREAGE FOR PARCEL DENSITY:	125.03 AC. +/-

LAND-USE TABULATIONS:

TOTAL PARCEL:	**180.79 AC. +/-**
LAND USES A, B, C, & D (2):	71.87 AC. +/-
OPEN SPACE:	
RPA WETLANDS:	47.42 AC. +/-
BUFFER AREAS (3) :	58.81 AC. +/-
TOTAL OPEN SPACE:	108.92 AC. +/-

(1) FLOOD PLAIN IS DELINEATED ON THE PLANS AND GENERALLY LOCATES THE LIMITS OF THE FLOOD PLAIN BASED UPON FIELD SURVEYED ELEVATIONS.
(2) INCLUDES (±4 AC.) RECREATIONAL-AMENITY OPEN SPACE AREA.
(3) BUFFER AREAS INCLUDE RPA BUFFER (35.36 AC.), ZONE 2 RIPARIAN BUFFER (11.17 AC.), ZONE 3 RIPARIAN BUFFER (1.37 AC.), COMMUNITY CHARACTER CORRIDOR BUFFER (10.91 AC.).

LEGEND:

- RPA WETLAND (47.42 AC. ±)
- RPA BUFFER (100') (35.35 AC. ±)
- ZONE 2 RIPARIAN BUFFER (7.10 AC. ±) (VARIABLE WIDTH)
- ZONE 3 RIPARIAN BUFFER (25') (1.38 AC. ±)
- LANDUSE BOUNDARIES (61.59 AC. ± "A, B, & C"; 12.90 AC.± "D")
- APPROX. LOCATIONS OF RECREATIONAL-AMENITY OPEN SPACE (4 AC. ±)
- SLOPES 25% OR GREATER
- PEDESTRIAN CIRCULATION
- STORMWATER FEATURE
- STANDARD PAVEMENT SECTION
- SIDEWALK/DRIVEWAY CONCRETE
- STANDARD MEDIAN CURB
- PHASE BOUNDARY LINE

NOTE: 15 FT. BUILIDNG SETBACK TO RPA BUFFER ALONG COLD SPRING SWAMP.

Land Use Density Chart	Max. # Units	Max. Non-Residential Floor Space	Land Use Pod Size
Land Use A, B, & C A - Single Family B - Multifamily (2-4 unit buildings) C- Multifamily (2 over 4 unit buildings) TOTAL	270 (1) UNITS	N/A	±58 Acres
D - Independent Living Apartments D - Commom Areas Dining Areas Administration Offices Other Amenities Other Limited Commercial Uses (2) D - Health Care Center Assisted Living/Memory Care Skilled Nursing	75 Units 125 Rooms	UP TO 150,000 S.F.	±13 Acres
MAXIMUMS:	345 UNITS(3)	150,000 gsf	±72 Acres

NOTES
(1) MASTERPLAN WILL CONSIST OF A MIX OF SINGLE FAMILY, TOWNHOME, AND CONDOMINIUM, STYLE UNITS . MASTER PLAN LAYOUT SHOWN FOR DENSITY PURPOSES; FINAL CONFIGURATION TO BE REVIEWED AND APPROVED AT SITE PLAN.
(2) LIMITED COMMERCIAL USES SHALL BE PERMITTED FOR USE BY RESIDENTS, GUEST OF THE COMMUNITY, & EMPLOYEES.
(3) TOTAL NUMBER OF UNITS, ROOMS & BEDS SHALL NOT EXCEED 470 AS DESCRIBED IN PROFFERS.

ADDITIONAL MASTER PLAN NOTES

- NO STRUCTURES WITHIN THE "D" PORTION OF THE SITE SHALL EXCEED 60-FT IN HEIGHT AS DEFINED BY JCC ORDINANCE.
- ALL STREETS, ALLEYS AND DRIVEWAYS SHALL BE PRIVATELY MAINTAINED. ALL ENTRANCES TO THE VDOT RIGHT OF WAY SHALL BE DESIGNED IN ACCORDANCE WITH VDOT COMMERCIAL ENTRANCE DESIGN STANDARDS.
- A MINIMUM OF 4 ACRES OF DEDICATED RECREATION AREAS SHALL BE PROVIDED. THESE AREAS SHALL BE GENERALLY AS SHOWN ON THE MASTER PLAN AND PROVIDE BASIC AMMENITIES SUCH AS A POOL, CLUBHOUSE, PARK BENCHES AND LANDSCAPED AREAS. ADDITIONALLY PASSIVE OPEN SPACES AND WALKING TRAILS SHALL BE PROVIDED.

Rev.	Date	Description	Revised By

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

AMENDED LAND-USE MASTER PLAN
FORDS' VILLAGE
AT
FORD'S COLONY OF WILLIAMSBURG
FOR
FRYE DEVELOPMENT, LLC
POWHATAN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
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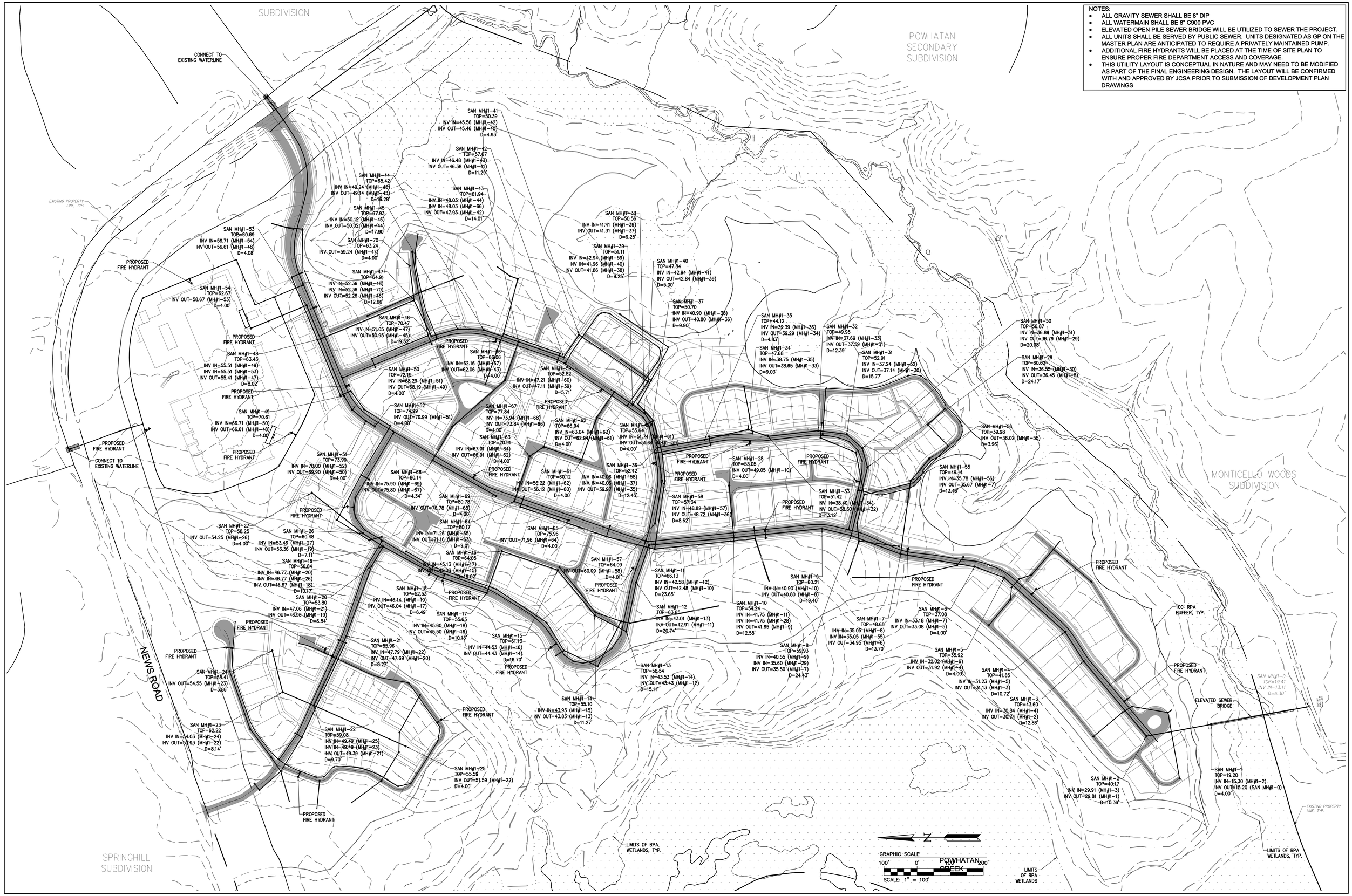
S:\JOBS\W10514 - 3800 New Town\01 - News Road CCRC\Planning\Master Plan\mp\W10514\Vol2\6 - Section 21 Land Use Master Plan.dwg, 7/23/2022 7:09:42 AM, James Griffin

NOTES:

- ALL GRAVITY SEWER SHALL BE 8" DIP
- ALL WATERMAIN SHALL BE 8" C900 PVC
- ELEVATED OPEN PILE SEWER BRIDGE WILL BE UTILIZED TO SEWER THE PROJECT.
- ALL UNITS SHALL BE SERVED BY PUBLIC SEWER. UNITS DESIGNATED AS GP ON THE MASTER PLAN ARE ANTICIPATED TO REQUIRE A PRIVATELY MAINTAINED PUMP.
- ADDITIONAL FIRE HYDRANTS WILL BE PLACED AT THE TIME OF SITE PLAN TO ENSURE PROPER FIRE DEPARTMENT ACCESS AND COVERAGE.
- THIS UTILITY LAYOUT IS CONCEPTUAL IN NATURE AND MAY NEED TO BE MODIFIED AS PART OF THE FINAL ENGINEERING DESIGN. THE LAYOUT WILL BE CONFIRMED WITH AND APPROVED BY JCSA PRIOR TO SUBMISSION OF DEVELOPMENT PLAN DRAWINGS



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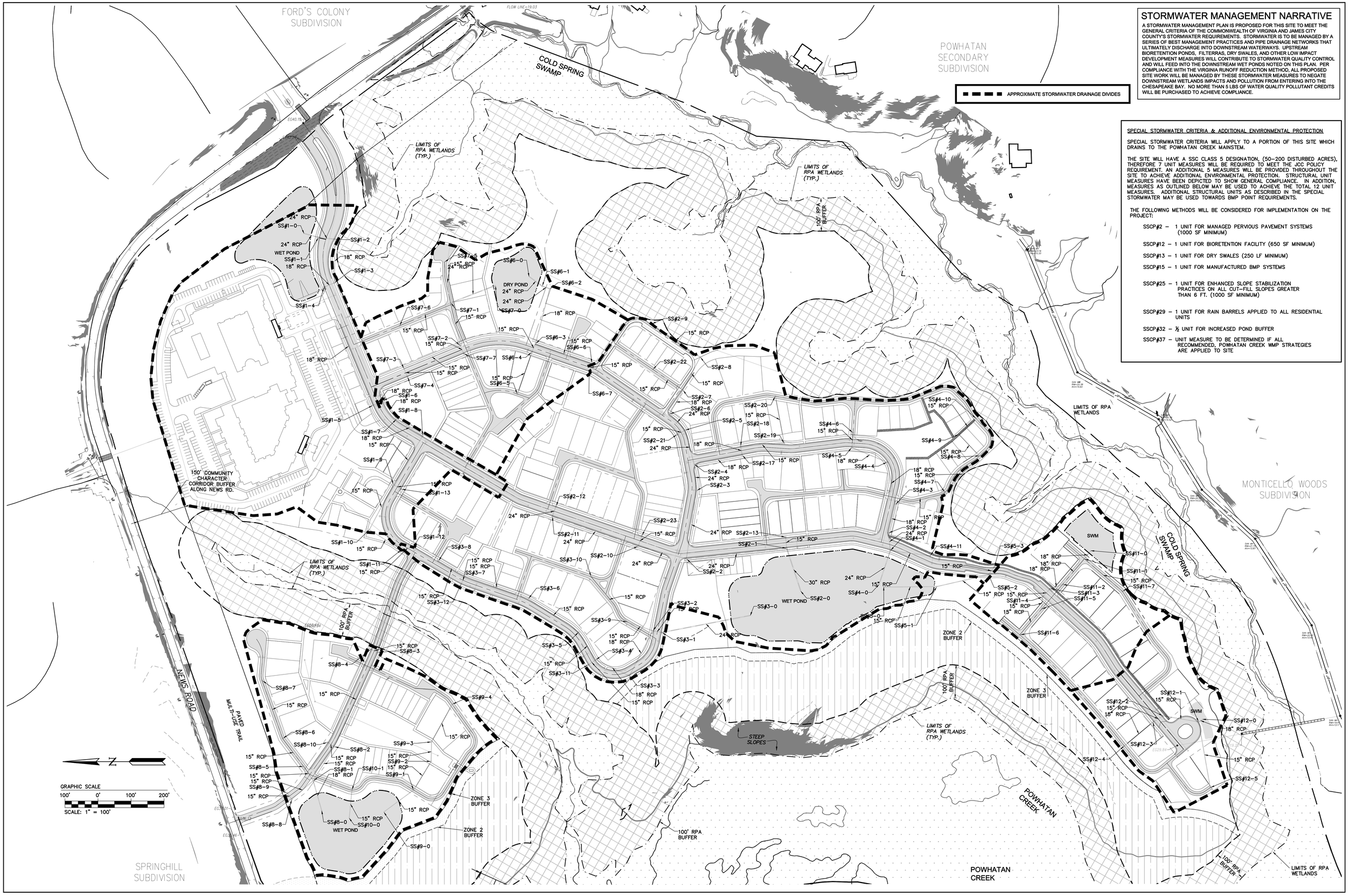

STORMWATER MANAGEMENT NARRATIVE

A STORMWATER MANAGEMENT PLAN IS PROPOSED FOR THIS SITE TO MEET THE GENERAL CRITERIA OF THE COMMONWEALTH OF VIRGINIA AND JAMES CITY COUNTY'S STORMWATER REQUIREMENTS. STORMWATER IS TO BE MANAGED BY A SERIES OF BEST MANAGEMENT PRACTICES AND PIPE DRAINAGE NETWORKS THAT ULTIMATELY DISCHARGE INTO DOWNSTREAM WATERWAYS. UPSTREAM BIORETENTION PONDS, FILTERRAS, DRY SWALES, AND OTHER LOW IMPACT DEVELOPMENT MEASURES WILL CONTRIBUTE TO STORMWATER QUALITY CONTROL AND WILL FEED INTO THE DOWNSTREAM WET PONDS NOTED ON THIS PLAN. PER COMPLIANCE WITH THE VIRGINIA RUNOFF REDUCTION METHOD, ALL PROPOSED SITE WORK WILL BE MANAGED BY THESE STORMWATER MEASURES TO NEGATE DOWNSTREAM WETLANDS IMPACTS AND POLLUTION FROM ENTERING INTO THE CHESAPEAKE BAY. NO MORE THAN 5 LBS OF WATER QUALITY POLLUTANT CREDITS WILL BE PURCHASED TO ACHIEVE COMPLIANCE.

SPECIAL STORMWATER CRITERIA & ADDITIONAL ENVIRONMENTAL PROTECTION

SPECIAL STORMWATER CRITERIA WILL APPLY TO A PORTION OF THIS SITE WHICH DRAINS TO THE POWHATAN CREEK MAINSTEM.

THE SITE WILL HAVE A SSC CLASS 5 DESIGNATION, (50–200 DISTURBED ACRES), THEREFORE 7 UNIT MEASURES WILL BE REQUIRED TO MEET THE JCC POLICY REQUIREMENT. AN ADDITIONAL 5 MEASURES WILL BE PROVIDED THROUGHOUT THE SITE TO ACHIEVE ADDITIONAL ENVIRONMENTAL PROTECTION. STRUCTURAL UNIT MEASURES HAVE BEEN DEPICTED TO SHOW GENERAL COMPLIANCE. IN ADDITION, MEASURES AS OUTLINED BELOW MAY BE USED TO ACHIEVE THE TOTAL 12 UNIT MEASURES. ADDITIONAL STRUCTURAL UNITS AS DESCRIBED IN THE SPECIAL STORMWATER MAY BE USED TOWARDS BMP POINT REQUIREMENTS.

THE FOLLOWING METHODS WILL BE CONSIDERED FOR IMPLEMENTATION ON THE PROJECT:

- SSCP#2 – 1 UNIT FOR MANAGED PERVIOUS PAVEMENT SYSTEMS (1000 SF MINIMUM)
- SSCP#12 – 1 UNIT FOR BIORETENTION FACILITY (650 SF MINIMUM)
- SSCP#13 – 1 UNIT FOR DRY SWALES (250 LF MINIMUM)
- SSCP#15 – 1 UNIT FOR MANUFACTURED BMP SYSTEMS
- SSCP#25 – 1 UNIT FOR ENHANCED SLOPE STABILIZATION PRACTICES ON ALL CUT–FILL SLOPES GREATER THAN 6 FT. (1000 SF MINIMUM)
- SSCP#29 – 1 UNIT FOR RAIN BARRELS APPLIED TO ALL RESIDENTIAL UNITS
- SSCP#32 – ½ UNIT FOR INCREASED POND BUFFER
- SSCP#37 – UNIT MEASURE TO BE DETERMINED IF ALL RECOMMENDED, POWHATAN CREEK WMP STRATEGIES ARE APPLIED TO SITE

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CONCEPTUAL STORMWATER MANAGEMENT PLAN OF
FORDS' VILLAGE
AT
FORD'S COLONY OF WILLIAMSBURG
FOR
FRYE DEVELOPMENT, LLC
POWHATAN DISTRICT | JAMES CITY COUNTY | VIRGINIA

Project Contacts:	GVC
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Sheet Number	6

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
November 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, Chair
Frank Polster
Steve Rodgers
Jay Everson
Scott Maye
Crystal Haskins

Staff Present:
Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Morgan Risinger, Senior Planner
José Ribeiro, Senior Planner/Landscape Planner
Kyle Sirico, Planner
Linda Titus, Community Development Assistant
Hannah Hunnicutt, Community Development Assistant

Planning Commissioners Absent:
Kira Allmann, Vice Chair

C. PUBLIC COMMENT

Mr. Haldeman opened Public Comment.

Mr. Haldeman closed the Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Everson stated that the Policy Committee met on September 11, 2025, to discuss ORD-25-0005. Equine Stocking Rate Amendment. Mr. Everson stated that the discussion would be extended to the next Policy Committee Meeting at 3 p.m. October 13, 2025.

E. CONSENT AGENDA

1. Minutes of the October 1, 2025, Regular Meeting

Mr. Rodgers made a motion to approve the minutes of the October 1, 2025, Regular Meeting.

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

F. PUBLIC HEARING(S)

1. Z-25-0007/MP-25-0005. 6810 Richmond Road The Williamsburg Pottery Proffer and Master Plan Amendment

   Mr. Haldeman stated that the case was postponed from the October meeting and that the applicant wished to postpone consideration of the application again. Mr. Haldeman noted that the Public Hearing remained open from the October meeting.

   Mr. Kyle Sirico, Planner, stated that the applicant had requested to postpone the application to consult further with Planning staff and to work with their new attorney to develop the proffers.

   Mr. Polster made a motion to defer the matter to the December 3, 2025, meeting.

   On a roll call vote, the Commission voted to defer MP-25-0005/Z-25-0007. 6810 Richmond Road The Williamsburg Pottery Proffer and Master Plan Amendment to its December 3, 2025, Regular Meeting. (6-0)

2. Z-25-0006/MP-25-0004. Proffer and Master Plan Amendment for Ford's Colony Master Plan (Ford's Village)

   Ms. Morgan Risinger, Senior Planner, addressed the Commission stating that Mr. Graham Corson of AES Consulting Engineers and Mr. Vernon Geddy of Geddy, Harris, Franck & Hickman had applied on the behalf of Ford's Village, LLC, to amend the Proffers and Master Plan for the Ford's Village Development located at 3889 News Road. Ms. Risinger further stated that the property was zoned R-4, Residential Planned Community with Proffers, the property is located within the Primary Service Area and is designated as Low-Density Residential on the 2045 Comprehensive Plan Land Use Map.

   Ms. Risinger noted that the Ford's Village Proffers and Master Plan were previously amended in 2022 which allowed a total of 470 independent units and assisted living, memory care, and skilled nursing units; specifically, 270 independent living dwellings were shown in the CCRC A, B, and C land area and 75 independent living apartments and 125 assisted living, memory care, and skilled nursing units were shown in the CCRC-D land area.

   Ms. Risinger stated that the current application request to amend proffer number three and the Master Plan to allow a maximum of 160 independent living apartments and a minimum of 40 assisted living and memory care rooms within the CCRC-D land area. Ms. Risinger explained that overall, the CCRC-D land area would continue to have no more than 200 independent living apartments and assisted living, memory care, and skilled nursing rooms, and the property would continue to have no more than 470 units or rooms.

Ms. Risinger noted that the application also proposed amending the recreational amenities and Proffer No.13 so that beauty and barber salons and libraries were optional amenities in CCRC-D, so that courtyards were not required in CCRC-D, and so that physician's offices, home health, and pharmacy uses were not listed as optional amenities.

Ms. Risinger stated that the application proposed amending Proffer No. 17 so that 100 building permits may be issued in the CCRC A, B, and C land areas prior to construction commencing in CCRC-D. This was increased from the 50 building permits allowed in the current proffers. Ms. Risinger noted that while no changes were proposed to the cash contributions in Proffer No. 5, the potential increased proportion of independent living units would result in an increased overall dollar amount of cash contributions. Ms. Risinger explained that the proposed changes were expected to continue to have a positive overall fiscal impact.

Ms. Risinger noted that regarding traffic impacts, the Traffic Impact Analysis submitted with the initial version of the 2022 application accounted for a total of 516 units and rooms. Ms. Risinger further noted that as shown in Attachment No. 5, the applicant's traffic engineer presented a comparison between the estimated trips with 516 units and the estimated trips for a scenario with 470 units comprised of 75 independent living apartments and 125 assisted living/memory care/skilled nursing rooms which the comparison showed a decrease of 8 AM peak hour trips and 20 PM peak hour trips. Ms. Risinger explained that per the Institute of Transportation Engineers 11th Edition *Trip Generation Manual*, assisted living/memory care/skilled nursing rooms were estimated to generate more trips compared to the independent living apartments meaning that a unit mixture which includes more independent living units would be expected to have less trips generated.

Ms. Risinger stated that staff found that the development was anticipated to have a positive fiscal impact, that the development was not anticipated to generate student enrollment or impacts on schools, that the application was not expected to result in an increased number of trips, and that appropriate amenities were provided for the development. Ms. Risinger noted, however, that the application did not propose 20% of units affordable to the 0%-80% Area Median Income range as recommended in the Comprehensive Plan.

Ms. Risinger stated that staff found that the application was generally consistent with the Zoning Ordianance, applicable polices, and the Comprehensive Plan. Ms. Risinger further stated that staff recommends that the Planning Commission recommend approval of the application to the Board of Supervisors, subject to the proposed proffers.

Mr. Haldeman opened the Public Hearing.

Mr. Vernon Geddy gave a presentation to the Commission regarding the proposed development, Master Plan, and Proffer amendment.

Mr. Polster asked if the Special Stormwater Criteria (SSC) referenced in section eight of the Community Impact Statement had been superseded.

Mr. Geddy stated that Mr. Corson of AES Consulting Engineering informed him prior to the meeting that he would implement the new SSC regulations into the site plan for the property.

Mr. Gary Carlile, 3724 Mesa River, addressed the Commission with concerns about the proposed Proffer and Master Plan amendment.

Mr. Doug Harbin, 3705 Strawberry Plains Road, representing Wayne Harbin Builders Inc. addressed the Commission in support of the proposed project.

Mr. Haldeman closed the Public Hearing.

Mr. Polster stated that he was in support of the Proffer and Master Plan amendment.

Mr. Everson asked why the number of proposed assisting living, memory care, and skilled nursing units decreased from 125 to 40.

Mr. Geddy stated that it was likely that there would be more than 40 units for memory care; however, this proffer would provide flexibility for any possible market condition changes.

Mr. Maye stated that he was in support of the proposed project.

Dr. Haskins stated that she appreciated the proffer for the reservation of assisted living beds for Medicaid qualified individuals.

Mr. Haldeman stated that he was not in support of the amendment.

Mr. Polster made a motion that the Planning Commission recommend approval of Z-25-0006 and MP-25-0004 Proffer and Master Plan Amendment for Ford's Colony Master Plan Ford's Village to the Board of Supervisors.

On a roll call vote, the Commission voted to recommend approval. (5-1)

3. Z-25-0001/MP-25-0002. Liberty Crossing Proffer and Master Plan Amendment
Z-25-0002. 6429 Centerville Road Rezoning

Mr. Haldeman stated that Public Hearing remained open from the previous meeting.

Mr. José Ribeiro, Senior Planner, addressed the Commission stating the case had been deferred at the October 1, 2025, Regular Meeting, as one of the required signatures by the applicant had not been submitted on time. Mr. Ribeiro stated that the signature was secured and the application was complete.

Mr. Ribeiro stated that in 2023, Mr. Warren Holland submitted a Boundary Line Adjustment (BLA) plat for review between his property at 6429 Centerville Road and property located at 4645 Revolutionary Way, owned by Liberty Crossing. Mr. Ribeiro explained that the 6429 Centerville Road property was approximately 0.91 acres in size and zoned A-1, General Agricultural District. Mr. Ribeiro stated that a single-family structure was located on the property.

Mr. Ribeiro stated that the second property subject to the BLA was located at 4645 Revolutionary way and approximately 9.46 acres. Mr. Ribeiro stated that the strip of land was a perimeter and vegetative buffer in the natural open space area that is a part of the Master Plan for Liberty Crossing.

Mr. Ribeiro noted that the BLA plat that was submitted for review highlighted Mr. Holland's property in red and the Liberty Crossing property in orange and that the purpose of the BLA was to adjust the boundary lines between both parcels.

Mr. Ribeiro stated that to move a portion of land from Liberty Crossing's perimeter buffer and natural open space and incorporate into Mr. Holland's property and remove a portion of Mr. Holland's property and incorporate into the Liberty Crossing buffer and natural open space area.

Mr. Ribeiro stated that the review and approval of a BLA is an administrative process; however, during the review of the BLA, staff became aware that approximately 0.188 acres or approximately 8,000 square feet of land would be removed from the Master Plan. Mr. Ribeiro explained that the reduction of area would impact the density in the development data of the approved Master Plan for Liberty Crossing and therefore, prior to the BLA being approved by staff, legislative review and approval is necessary.

Mr. Ribeiro explained that the properties subject to the BLA had different zoning designations, the portion of Liberty Crossing buffer areas were zoned MU, Mixed Use and would need to be rezoned to A-1, General Agricultural, which was the zoning of designation of Mr. Holland's property.

Mr. Ribeiro stated that the portion of Mr. Hollands property zoned A-1 would have to be rezoned to MU to match the current zoning designation of the Liberty Crossing buffer area.

Mr. Ribeiro explained that there were two proposals for the Commissioner's consideration. Mr. Ribeiro stated that Proposal No. 1 was Z-25-0001/MP-25-0002 which was to rezone the Liberty Crossing perimeter buffer and open space from MU, Mixed Use to A-1, General Agricultural District. Mr. Ribeiro further stated that Proposal No. 2 was Z-25-0002 to rezone a portion of Mr. Holland's property from A-1, General Agricultural District, to MU, Mixed Use.

Mr. Ribeiro noted that staff had reviewed both applications and found no negative impacts; the reduction of the Liberty Crossing development area reduced the overall density slightly from 6.37 to 6.11 dwelling units per acre and several residential units originally capped at 244 dwelling units had been revised down to 234 dwelling units, which was the current cap.

Mr. Ribeiro stated that the blue triangle which was not part of the rezoning was a part of Liberty Crossing property and would be incorporated into the buffer through the BLA. Mr. Ribeiro noted that the area was heavily wooded and would ensure that the same amount of land that would be removed from the buffer area would be incorporated back into the buffer area. Mr. Ribeiro stated that staff had visited the site and could confirm that the undisturbed and mature nature of the area to be incorporated into the open space conservation area; there was no loss of natural open space.

Mr. Ribeiro stated that the properties were designated Mixed Use on the Comprehensive Plan Land Use Map, the proposed amendment to the adopted the Master Plan, Proffers, and revisions to the perimeter buffer and open space property are consistent with the Mixed Use language of the Comprehensive Plan.

Mr. Ribeiro noted that there were no proposed development changes to the Liberty Crossing residential or commercial areas other than the reduction in density. Mr. Ribeiro stated that for Mr. Holland's property there were no proposed new developments at the time, any future development would be in accordance with the Zoning Ordinance and the 2045 Comprehensive Plan.

Mr. Ribeiro noted that staff recommended that the Planning Commission recommend approval of Z-25-0001/MP-25-0002, subject to the proposed proffers and Z-25-0002 to the Board of Supervisors.

Mr. Polster asked if the open space that would be subdivided into Mr. Holland's property was zoned Mixed Use and would be rezoned to A-1.

Mr. Ribeiro stated that it was currently zoned MU and would be rezoned to A-1.

Mr. Polster asked if the property was within the Resource Protection Area (RPA) or open space.

Mr. Ribeiro stated that it was a natural open space area and was not a part of the RPA.

Mr. Polster asked if the area that would be given to Liberty Crossing would become a part of the natural open space and therefore be a part of the perimeter buffer.

Mr. Ribeiro responded yes.

Mr. Everson asked if the current homes would stay where they reside.

Mr. Ribeiro answered yes.

Mr. Haldeman closed the Public Hearing.

Mr. Rodgers stated that he was in support of the project.

Mr. Polster made a motion that the Planning Commission recommend approval to the Board of Supervisors Z-25-0001/MP-25-0002 Liberty Crossing Proffer amendment and Master Plan amendment to Z-25-0002 6429 Centerville Road Rezoning.

Ms. Istenes stated there would be two votes.

On a voice vote, the Commission voted to recommend approval of Z-25-0001/MP-25-0002. Liberty Crossing Proffer and Master Plan Amendment. (6-0)

On a voice vote, the Commission voted to recommend approval of Z-25-0002. 6429 Centerville Road Rezoning. (6-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - November 2025

Ms. Istenes stated she did not have anything to add to the report.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Haldeman stated that the Board of Supervisors meeting would be held on November 12, 2025, and Mr. Haldeman would be representing the Planning Commission.

Mr. Haldeman stated that the Development Review Committee meeting was scheduled for November 19, 2025, at 4 p.m. and a Policy Committee meeting scheduled for November 13, 2025, at 3 p.m.

Mr. Everson asked if there was an update regarding the Ivy Hill Road and Richmond Road Industrial Solar Facility.

Mrs. Istenes stated that a site plan had not yet been submitted.

J. ADJOURNMENT

Mr. Haldeman asked for a motion to adjourn.

Mr. Everson made a motion to adjourn.

The meeting was adjourned at approximately 6:54 p.m.

_____
Susan Istenes, Secretary

_____
Jack Haldeman, Chair

Board of Supervisors
James City County
PO Box 8784
Williamsburg, VA 23187

August 29, 2025

Re: Z-25-0006 and MP-25-0004
Continuing Care Retirement Community at Ford's Village

Dear Honorable Members of the Board of Supervisors:

The Board of Directors of the Ford's Colony at Williamsburg Homeowners Association (FCHOA) supports the proposed proffer amendment and master plan amendment for Ford's Village. We commend the applicant, Frye Development, LLC for their continued communication with Board of Directors and the Members of the FCHOA regarding the status of the development and the proposed proffer and master plan amendment.

Representatives of Frye Development presented a copy of the master plan amendment and discussed the proposal at the FCHOA Board of Directors meeting on August 28, 2025. The topic was on the agenda, previously published to the FCHOA membership.

We believe this modification represents a thoughtful and practical response to evolving market conditions, while maintaining the overall vision for a balanced, attractive, and lifestyle-focused community. Importantly, the revised plan still supports the long-term demand for senior housing in our area as contemplated in the County Comprehensive plan, while positioning the project for success and ongoing contributions to the County's economy and quality of life.

For these reasons, the Ford's Colony HOA Board of Directors offers its support for the approval of the Ford's Village proffer and master plan amendment.
Thank you for your consideration and for your continued service to James City County.

Sincerely,

JoAnn Gora
President

Ford's Colony at Williamsburg Homeowners Association
100 Manchester Drive, Williamsburg, VA 23188
757-258-4230 ~ 757-258-4065 (fax) ~ communityservices@fchoa.net

SUMMARY FACTS

Applicants:	Mr. Jason Grimes, AES Consulting Engineers, and Mr. Vernon Geddy, III, Geddy, Harris, Franck & Hickman, LLP
Landowner:	Commonwealth of Virginia Eastern State Hospital
Proposal:	Rezoning of approximately 79.56 acres from PL, Public Lands to PUD-R, Planned Unit Development Residential, with Proffers, to allow for up to 155 residential dwellings consisting of 82 single-family detached units and 73 single-family attached and multifamily units, and up to 24,000 square feet of commercial uses.
Location:	A portion of 4601 Ironbound Road
Tax Map/Parcel No.:	A portion of 3910100152
Current Zoning:	PL, Public Lands
Proposed Zoning:	PUD-R, Planned Unit Development Residential, with Proffers
Project Acreage:	+/- 79.56 acres
Comprehensive Plan:	Mixed Use - Eastern State
Primary Service Area (PSA):	Inside
Staff Contact:	Morgan Risinger, Senior Planner

PUBLIC HEARING DATES

Planning Commission:	April 2, 2025, 6:00 p.m.
Board of Supervisors:	October 14, 2025, 5:00 p.m. (Postponed) February 10, 2026, 5:00 p.m.

FACTORS FAVORABLE

1. Staff finds the proposal to be consistent with the Zoning Ordinance and adopted policies.

2. Staff finds the proposal to be generally consistent with the Comprehensive Plan and the adopted Mixed Use - Eastern State land use designation text (see Pages 20-26).

3. The applicants have proffered a 50-foot-wide buffer from properties along Discovery Park Boulevard and 100-foot-wide buffer from properties along Rollison Drive.

4. The proposal requires a minimum of two density points and the applicants have offered two density points. Staff finds that the applicants have satisfied the requirements to achieve the density points (see Page 4-5).

5. This proposal is consistent with the recommendations on workforce and affordable housing as stated in the Comprehensive Plan (see Page 5).

6. The application is expected to have a positive cumulative fiscal impact based on analysis from the County's Fiscal Impact Model (see Pages 23-24).

7. The proposal passes the Adequate Public Schools Facilities Test (see Page 9).

8. The proposal passes the Adequate Transportation Facilities Test (see Pages 5-8).

9. The application is generally consistent with the Parks & Recreation Development Guidelines (see Pages 9-10).

10. See Impact Analysis on Pages 16-18.

FACTORS UNFAVORABLE

1. See Impact Analysis on Pages 16-18.

2. The land area percentages proposed by the application are not fully consistent with the general Mixed Use, Level 1 *Recommended Land Area Percentages* (see Page 20).

3. The densities and intensities proposed by the application are not fully consistent with the general Mixed Use, Level 1 *Recommended Density and Intensity* (see Page 21).

PLANNING COMMISSION RECOMMENDATION

At its April 2, 2025, Regular Meeting, the Planning Commission recommended denial of this application by a vote of 5-1.

CHANGES MADE SINCE THE OCTOBER 14, 2025, BOARD OF SUPERVISORS MEETING; these changes represent the most current application information

On December 9, 2025, the Board of Supervisors approved Case No. LU-20-0002 to change the Comprehensive Plan Land Use Map designation of the subject property from Federal, State, or County Land to the Mixed Use Level 1, Small Town or Suburban Center, designation.

The applicants have reduced the proposed residential density of the development from 176 units, comprised of 86 single-family detached and 90 single-family attached and multifamily units, to a total of 155 units, comprised of 82 single-family detached units and 73 single-family attached and multifamily units.

Adjusting for the reduction in the number of units, the applicants adjusted Proffer No. 8 to increase the per unit cash contribution from $1,276.81 to $1,451.61 so that a total cash contribution of $225,000 will be provided to the County to be used for a stream restoration project on or near the property.

The applicants have also revised the proposed design guidelines to specify that commercial and mixed use buildings shall be two to three stories in height to align with the Mixed Use Level 1 description.

CHANGES MADE SINCE THE PLANNING COMMISSION MEETING

The applicants reduced the proposed residential density of the development from 186 units, comprised of 86 single-family detached and 100 single-family attached and multifamily units, to 176 units, comprised of 86 single-family detached units and 90 single-family attached and multifamily units. The applicants also reduced the proposed amount of commercial uses from 40,000 square feet to 24,000 square feet.

The applicants added Proffer No. 8 to require the developer to provide cash contributions to the County to be used for a stream restoration project on or near the property. Accordingly, the applicants have updated Proffer No. 7 to state that the required master stormwater management plan shall include the location of stream restoration/improvements needed within Subwatershed 208 of the Powhatan Creek Watershed. However, Proffer No. 9 was revised to remove the proposed retrofit of the New Town Block 8 Phase 1B Dry Pond (BMP ID PC243).

Regarding the stream restoration proffer: the proffers have been made with the concept that the County would undertake the stream restoration project itself, and not the developer. Under this scenario, it would be the County who would ultimately fund, design, permit, construct, and complete the restoration project. Further, the proffers have been made with the concept that, in order to fully fund the project, proffered funds from this application, if approved, would be combined with proffered funds from the other Eastern State development application, if approved. Those combined proffered funds would then be leveraged for a future Stormwater Local Assistance Fund (SLAF) grant application to the state. If that grant application is approved, staff estimates the three sources of funding would come close to fully covering expected costs for the stream restoration project, as the stream exists today.

Without funding coming from all three of these sources (i.e., the two Eastern State development applications and from the state via a competitive SLAF grant application), staff notes that expected costs for the full stream restoration, as identified in the adopted Watershed Master Plan report, would exceed available funding. Alternatives would then need to be developed and considered.

The applicants also updated Proffer No. 4 to reflect the Area Median Income (AMI) in 2025 and revised Proffer No. 6 to reduce the area of passive parks from six acres to five acres.

SUMMARY STAFF RECOMMENDATION

Staff finds the application to be generally consistent with the County's Zoning Ordinance, Comprehensive Plan, and adopted policies. Staff recommends that the Board of Supervisors approve this application, subject to the proposed proffers.

PROJECT DESCRIPTION

Mr. Jason Grimes of AES Consulting Engineers, on behalf of ABVA Development, LP, has applied to rezone an approximately 79.56-acre portion of land located at 4601 Ironbound Road from PL, Public Lands to PUD-R, Planned Unit Development Residential, with Proffers. This application includes the following:

- The proposal is for 155 residential dwellings, with 82 single-family detached units, and 73 single-family attached (townhomes) and multifamily units (apartments). The proposal also includes up to 24,000 square feet of commercial uses.

- The parcel has approximately 25.39 acres of non-developable area which includes 8.53 acres of wetlands, 16.86 acres of Resource Protection Area (RPA), and 0.15 acres of steep slopes (outside the RPA). The net developable area of the parcel is approximately 54.05 acres.

- The proposal includes a total of 44.9 acres of open space including the 25.39 acres of non-developable area and 19.5 acres of the developable land.

- Based on the developable acreage of the parcel, this project proposes a net density of up to 2.87 units per acre. In accordance with Section 24-487(b) of the Zoning Ordinance, the project requires two density bonus points to be provided.

- The applicants are proposing pedestrian connections to connect with existing pedestrian facilities along Discovery Park Boulevard as well as pedestrian facilities on both sides of the proposed public roads. Additionally, the Zoning Ordinance requires pedestrian accommodations along at least one side of proposed internal private roads or along both sides of proposed internal private roads with areas designated as Mixed Use in the Comprehensive Plan.

- The application proposes a vegetated buffer at least 50 feet in width between the multifamily residential areas and the existing properties along Discovery Park Boulevard. The application proposes a vegetated buffer at least 100 feet in width between the single-family residential areas and the existing properties along Rollison Drive.

- Proposed recreational amenities include (1) one swimming pool 75-foot in length by 16-foot in width with a wading area at least 600-square-foot in size and a bathhouse, (2) passive parks at least five acres in size, (3) two playgrounds at least 2,500 square feet in size with at least five activities, (4) a grilling station and picnic area in a passive park, (5) a deck overlook, (6) a pavilion/bus shelter, and (7) at least 3,000 linear feet of soft surface trails. The Parks & Recreation Department has reviewed this proposal and found that it is not fully consistent with the Parks & Recreation Development Guidelines.

- At least 20% of the dwelling units permitted on the property shall be offered for sale at prices that are targeted at households earning up to 80% of the AMI.

- A Traffic Impact Analysis (TIA) for the proposal and other approved developments found that no road improvements are required.

- The application proposes one stormwater management facility retrofit and one stormwater management facility outfall repair to be completed by the developer, cash contributions to the County to be used for a stream channel restoration project, and compliance with the most updated Special Stormwater Criteria (SSC) for consistency with the Powhatan Creek Watershed Master Plan.

- The application ensures that off-site improvements necessitated by the development for the James City Service Authority (JCSA) water system and Hampton Roads Sanitation District (HRSD) sanitary sewer system will be completed by the developer.

Density Bonuses

Based on developable acreage, the proposed development of 155 residential dwelling units corresponds to a density of 2.87 units per developable acre. Per Section 24-487(b), the project requires two bonus density points which have been proposed by the following options.

- Bonus Item Option C: Undertaking or funding a stream restoration project or stormwater management facility retrofit within the same subwatershed, as identified by an approved watershed management plan or by the Stormwater and Resource Protection Division. (Bonus Point 1.5)

  Proffer No. 9 includes proposed stormwater management facility retrofits, including the retrofit of the Courthouse Green Dry Pond (see Attachment No. 12) which the applicants have indicated is being offered to fulfill this density bonus item. The proffer ensures that the applicants will prepare the development plans for the required work, requires such plans to have been approved before building permits have been issued for more than 80 residential units, and requires that the work associated with the retrofit is substantially complete before building permits have been issued for 150 residential dwelling units. This will ensure that the development does not exceed the otherwise permissible base density before the work for this bonus item option is completed. Staff finds that the intent of this bonus item option has been fulfilled and credit has been given for this density bonus item.

- Bonus Item Option K: Developing binding design guidelines for the development that include superior architectural and design standards. Design guidelines shall be reviewed and approved by the Director of Planning. (Bonus Point 0.5)

  The design guidelines submitted have been reviewed and approved by the Director of Planning. Proffer No. 13 requires all building plans and elevations to be approved by the New Town

Design Review Board (NTDRB). Credit has been given for this density bonus item.

Housing Affordability Analysis

The Comprehensive Plan encourages inclusion of affordable and workforce units within new residential developments. Per the Comprehensive Plan recommendations, at least 20% of the development's proposed new dwellings should be offered for sale or rent at prices that are targeted at workers with incomes up to 80% of AMI level as determined by the U.S. Department of Housing and Urban Development. The applicants have proffered that at least 20% (31 units) of the dwelling units shall be offered for sale or rent at prices that are targeted at households earning up to 80% of the AMI. The tables below provide the sales prices and monthly rents for certain percentages of AMI, which is currently $106,500.

Affordable Sales Price by AMI % (2025 AMI)

% AMI	Upper Limit of the Sales Price Affordable to this AMI Level
30%	$107,250
60%	$212,000
80%	$281,750
100%	$351,750
120%	$421,500

Affordable Rental Price, by AMI % (2025 AMI)

% AMI	Max. Rent Price for Household of 1	Max. Rent Price for Household of 2	Max. Rent Price for Household of 3	Max. Rent Price for Household of 4
30%	$559.13	$639	$718.88	$798.75
60%	$1,118.25	$1,278	$1,437.75	$1,597.50
80%	$1,491.25	$1,705	$1,917.50	$2,130
100%	$1,863.75	$2,130	$2,396.25	$2,662.50
120%	$2,236.50	$2,5560	$2,875.50	$3,195

Public Transportation: Vehicular

The scale of this proposal requires the submittal of a TIA. The TIA examines the existing conditions of vehicular traffic, including Level of Service (LOS), with a focus on the roads and intersections serving and impacted by the proposed development. The study projects that the development would generate 356 A.M. peak-hour trips, 458 P.M. peak-hour trips, and approximately 4,600 daily trips.

The proposed access to the development is an extension of the public Discovery Park Boulevard right-of-way. Discovery Park Boulevard is a two-lane road with connections to Ironbound Road, Casey Boulevard, and New Town Avenue. Casey Boulevard and the portion of Discovery Park Boulevard from Ironbound Road to Casey Boulevard are considered to be Minor Collector roads. LOS is not determined for Discovery Park Boulevard or Casey Boulevard. The portion of Ironbound Road which will receive traffic from this development currently operates at LOS A-C and is projected to continue to operate at LOS A-C in 2045. The portion of Monticello Avenue which receives traffic from Casey Boulevard and New Town Avenue currently operates at LOS A-C and is projected to operate at LOS E-F in 2045.

The TIA analyzed the following roads and intersections:

- Casey Boulevard
- Discovery Park Boulevard
- Ironbound Road/Discovery Park Boulevard (signalized)
- Ironbound Road/Monticello Avenue (signalized)
- Monticello Avenue/Courthouse Street (signalized)
- Monticello Avenue/Casey Boulevard/Ironbound Road (signalized)
- Discovery Park Boulevard/Casey Boulevard (unsignalized)

The tables on Pages 6-8 show the LOS of the studied intersections based on various scenarios analyzed in the TIA.

Ironbound Road/Discovery Park Boulevard										
	Existing		2026 No-Build		2026 Build		2032 No-Build		2032 Build	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Overall	B	C	B	C	B	C	B	C	B	C
EBLT	D	E	D	E	D	E	D	E	D	E
EBRT	D	D	D	D	D	D	D	D	D	D
NBLT	D	D	C	D	C	D	C	D	C	D
NBTH	A	B	A	A	A	A	A	A	A	A
SBTH	B	B	A	B	B	B	B	B	B	B
SBRT	B	B	A	B	B	B	B	B	B	B

Eastbound (EB) traffic is coming from the proposed development and traveling east towards Ironbound Road.

Northbound (NB) traffic along Ironbound Road is traveling north towards DePue Drive.

Southbound (SB) traffic along Ironbound Road is traveling towards Monticello Avenue.

Ironbound Road/Monticello Avenue										
	Existing		2026 No-Build		2026 Build		2032 No-Build		2032 Build	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Overall	D	D	D	D	D	D	D	D	D	D
EBLT	E	E	D	C	D	D	D	D	D	D
EBTH	D	D	D	C	D	C	D	C	D	C
EBRT	B	B	B	B	B	C	B	B	B	C
WBLT	D	E	D	E	D	E	D	E	D	E
WBTH	C	C	C	D	C	D	C	D	C	D
WBRT	B	B	C	C	B	B	B	B	B	B
NBLT	E	E	D	E	D	E	D	E	D	E
NBTH	D	E	D	E	D	E	D	E	D	E
NBRT	C	D	C	D	C	D	C	D	C	D
SBLT	C	F	C	D	D	E	D	E	D	E
SBTH	C	D	C	E	C	E	C	E	C	E
SBRT	F	D	F	E	F	F	F	F	F	F

Eastbound (EB) traffic along Monticello Avenue is traveling east towards the City of Williamsburg.

Westbound (WB) traffic along Monticello Avenue is traveling west towards Courthouse Street.

Northbound (NB) traffic along Ironbound Road is traveling north towards Discovery Park Boulevard.

Southbound (SB) traffic along Ironbound Road is traveling towards Strawberry Plains Road.

Monticello Avenue/Courthouse Street										
	Existing		2026 No-Build		2026 Build		2032 No-Build		2032 Build	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Overall	C	B	C	B	C	B	C	B	C	B
EBLT	B	B	B	A	B	A	B	A	B	A
EBTH	C	A	C	A	C	B	C	B	C	B
EBRT	B	B	B	A	B	B	B	A	B	B
WBLT	B	A	B	A	B	A	B	A	B	A
WBTH	C	B	C	B	C	B	B	B	B	B
WBRT	B	B	B	B	B	B	B	B	B	B
NBLT-TH	D	E	D	E	D	E	D	E	D	E
NBRT	D	D	D	E	D	E	D	E	D	E
SBLT-TH	D	D	D	D	D	D	D	D	D	D
SBRT	D	D	D	D	D	D	D	D	D	D

Eastbound (EB) traffic along Monticello Avenue is traveling east towards Ironbound Road.

Westbound (WB) traffic along Monticello Avenue is traveling west towards New Town Avenue.

Northbound (NB) traffic is traveling north from the Williamsburg/James City County (W/JCC) Courthouse towards Courthouse Street.

Southbound (SB) traffic along Courthouse Street is traveling towards the (W/JCC) Courthouse.

Monticello Avenue/Casey Boulevard/Ironbound Road										
	Existing		2026 No-Build		2026 Build		2032 No-Build		2032 Build	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Overall	C	D	C	D	C	D	C	D	C	D
EBLT	D	E	D	D	D	E	D	D	D	E
EBTH	B	C	C	C	B	C	C	C	C	C
EBRT	B	B	B	C	B	C	B	C	B	C
WBLT	D	D	C	B	D	B	C	B	C	B
WBTH-RT	C	D	C	C	C	C	C	C	C	C
NBLT	D	E	D	D	D	D	D	D	D	D
NBTH-RT	D	E	D	D	D	D	D	D	D	D
SBLT-TH	D	E	D	E	D	E	D	E	D	E
SBRT	C	D	C	D	C	D	C	D	C	D

Eastbound (EB) traffic along Monticello Avenue is traveling east towards Settlers Market Boulevard.

Westbound (WB) traffic along Monticello Avenue is traveling west towards Route 199.

Northbound (NB) traffic along Ironbound Road is traveling towards Casey Boulevard.

Southbound (SB) traffic along Casey Boulevard is traveling towards Ironbound Road

Discovery Park Boulevard/Casey Boulevard										
	Existing		2026 No-Build		2026 Build		2032 No-Build		2032 Build	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
Overall	A	A	A	A	A	A	A	A	A	A
EBLT-TH-RT	-	-	-	-	-	-	-	-	-	-
WBLT-TH-RT	-	-	-	-	-	-	-	-	-	-
NBLT-TH-RT	C	B	B	B	C	C	B	B	C	D
SBLT-TH-RT	C	C	B	B	C	C	B	B	C	C

Eastbound (EB) traffic along Discovery Park Boulevard is traveling from the proposed development east towards New Town Avenue.

Westbound (WB) traffic along Discovery Park Boulevard is traveling west towards the proposed development.

Northbound (NB) traffic along Casey Boulevard is traveling towards Discovery Park Boulevard.

Southbound (SB) traffic along Casey Boulevard is traveling towards Ironbound Road

The County adopted the Adequate Transportation Facilities Test by resolution on August 14, 2018. This policy requires a proposed Special Use Permit (SUP) or Rezoning to be tested during the application process to ensure that transportation facilities are adequate to mitigate traffic impacts.

A proposed Rezoning or SUP application will be tested for Adequate Transportation Facilities and will pass the test if:

- No off-site improvements are required by the TIA that is approved by both the Planning Director and the Virginia Department of Transportation (VDOT); or

- All off-site improvements recommended by a TIA that are approved by both the Planning Director and VDOT are guaranteed in a form approved by the Planning Director and the County Attorney.

The recommendations listed in the TIA for the signalized intersections were to maintain existing lanes and provide optimized signal timings. The process for adjusting signal timings is administered by VDOT on a recurring basis and does not necessitate action as part of this application. VDOT has confirmed that signal timing adjustments along Monticello Avenue and Ironbound Road were completed in 2025 to account for development in the area, including the approved Wawa gas station on Ironbound Road and Westwood Park.

For the Discovery Park Boulevard/Casey Boulevard intersection, the TIA found that a right-turn lane from Discovery Park Boulevard to southbound Casey Boulevard would be warranted. However, the TIA does not recommend the installation of a right-turn lane on the basis that the right-turn movement is not stop-controlled allowing vehicles to make the right-turn without causing delay. Furthermore, the TIA finds that the additional right-of-way width required to install a right-turn lane would result in disruptions to the existing bike lane and sidewalks at this intersection. After discussion with VDOT, this recommendation was found to be acceptable given the urban context of the intersection.

As no improvements are recommended by the TIA and the TIA has been approved, this proposal passes the Adequate Transportation Facilities Test.

Schools

The County adopted the Adequate Public Schools Facilities Test by resolution on June 23, 1998. A proposed rezoning or SUP application for residential development is required to show that the schools which would serve the future development currently have adequate design capacity to accommodate the existing student population plus the additional schoolchildren generated by the development. The schools shall be deemed adequate if the projected student population does not exceed 100% of the design capacity.

However, if the affected public schools currently exceed design capacity, but the schools' student population will be brought under design capacity within three years of the time of the application's review through either physical improvements programmed in the Capital Improvements Program (CIP), and/or through a redistricting plan that was approved by the School prior to application, then the application will be deemed to have passed the test.

The proposed development is anticipated to generate an additional 46 students. As illustrated in the following table, the 43 students projected from the development would not cause the enrollment levels for Clara Byrd Baker Elementary School, James Blair Middle School, or Lafayette High School to exceed effective capacity. Thus, this proposal passes the Adequate Public Schools Facilities Test.

Student Enrollment and School Capacity, Williamsburg-James City County (WJCC) Schools 2025-2026

School	*Effective Capacity*	*Enrollment 2025-2026*	*Projected Students Generated*	*Enrollment + Projected Students*
Clara Byrd Baker Elementary School	618	502*	+19	521
James Blair Middle School	608	465	+10	475
Lafayette High School	1,514	1,211	+14	1,225

**Figure includes Pre-Kindergarten enrollment*
Source: WJCC Staff Correspondence

Parks & Recreation

This proposal includes 155 residential units consisting of 82 single-family detached units, 73 single-family attached and multifamily units. Some recreational amenities are proposed for the facility types recommended in the James City County Parks & Recreation Development Guidelines including a minimum of five acres of passive parkland, two playgrounds at least 2,500 square feet in size with five activities, and a minimum of 3,000 linear feet of soft surface trails. The applicants have proffered one pool that is 75 feet in length, 16 feet in width, and includes a shallow area at least 600 square feet in size. However, the pool does not meet the recommended size of 25 meters in length by 45 feet in width for swim competitions. The applicants have also proffered additional amenities which are not included in the Parks & Recreation Development Guidelines which include at least four bike racks, a pavilion/bus shelter, a grilling station and picnic area within the passive park, and a deck overlook. The Parks & Recreation

Department has reviewed this proposal and determined that the application has satisfied the required parkland acreage, playground, and biking/jogging trails categories. Additionally, while the application does not include a multiuse field or a pool sized for competition use, additional alternative amenities as well as a second playground have been provided to offset the competition pool and multiuse field categories. Therefore, the application is generally consistent with the Parks & Recreation Development Guidelines.

James City County Parks & Recreation Development Guidelines Comparison

Minimum Requirement (units)	*Minimum Required*	*Proffered or Shown on Master Plan*
Parkland Acreage	0.61 acres	5 acres
Biking/Jogging Trails	818.40 linear feet	3,000 linear feet
Playground	1	2
Sport Court or Pool	1	One Pool
Multiuse Field	1	None

JCSA

JCSA has reviewed the proposal and determined that while the development is within the PSA and can be served by the public water and sewer systems, it is not guaranteed that required service levels are available from the existing systems to support the development and that the size, location, and configuration of the water and sewer facilities shown on the Conceptual Utility Master Plan are not approved. A detailed Utility Master Plan, including Hydraulic Analysis, are required to be submitted to and approved by JCSA prior to the submission of development plans. The configuration of the utilities, including necessity for any off-site improvements, will be determined during the Utility Master Plan review process. In addition, improvements to HRSD receiving facilities may be required to support the development.

Accordingly, the applicants have proffered the submission of a detailed Utility Master Plan depicting the proposed public water and sewer systems as well as any required off-site improvements for the systems which shall be shown on the development plans for the project and completed by the applicants.

Powhatan Creek Watershed Master Plan

The proposed development is located within Subwatershed 208 of the Powhatan Creek Watershed. On September 26, 2023, the Board of Supervisors adopted the updated Powhatan Creek Watershed Master Plan providing goals and recommended strategic actions for the watershed as well as identifying candidate site of improvements within each subwatershed.

The Watershed Master Plan identifies recommended strategic actions related to SSC measures including that they should be expanded to apply to any new development within County watersheds. The application has proffered the submission of a Master Stormwater Management Plan, including that stormwater management facility outlet protection shall be designed for 100-year storm events based on post-development conditions. The application has also proffered that the development of the property shall be in accordance with the most updated SSC, dated March 2025, which are being considered by the Board of Supervisors for adoption.

The Watershed Master Plan also identifies three candidate projects to restore stream reaches, one candidate project to stabilize the outfall of an existing stormwater management facility, and three candidate projects to retrofit existing stormwater facilities. The application has proffered cash contributions to the County for the County to undertake stream restoration projects on or near the property. The application has also proffered to complete a retrofit of the Courthouse Green Dry Pond (BMP ID PC144) (see Attachment No. 12). The Courthouse Green Dry Pond retrofit is proposed to meet the density bonus requirements of the PUD-R Zoning District. While not identified as a candidate

project within the Watershed Master Plan, the application has also proffered to repair the outfall of the SunTrust Wet Pond (BMP ID PC173).

The Stormwater and Resource Protection Division has reviewed the application and found it to be generally consistent with the Powhatan Creek Watershed Master Plan.

Proffers

Voluntary proffers have been offered by the applicants to mitigate the development's impact on County resources. Staff has reviewed these proffers for enforceability and for their effectiveness in mitigating the impacts. Comments are provided in italics.

- Proffer No. 4 Affordable Housing Units. At least twenty percent of the dwelling units permitted on the Property shall be offered for sale at prices or offered for lease at rents that are targeted at households earning 80% or less of the Area Median Income as determined by the U.S. Department of Housing and Urban Development ("AMI"). The maximum sale price for such a unit sold in 2026 shall be Two Hundred Eighty-One Thousand Seven Hundred Fifty Dollars ($281,750). The per unit maximum sale price in any subsequent year shall consist of the maximum price specified above plus any adjustments included in The Marshall and Swift Building Cost Index, Section 98, Comparative Cost Multipliers, Regional City Averages (the "Index") from 2025 to the year the sale is closed. The per unit maximum sale price shall be adjusted once a year with the January supplement of the Index of the sale year. In no event shall the per unit maximum sale price be adjusted to a sum less than the maximum price specified above. If the Index is not available, a reliable government or other independent publication evaluating information heretofore used in determining the Index (approved in advance by the County Director of Financial and Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the per unit maximum sale price to approximate the rate of annual inflation in the County. Maximum rents shall be determined annually by the County's Neighborhood Development department based on payment of 30% of household income toward housing costs. Unless otherwise approved by the Neighborhood Development Division, sales of all targeted for sale units shall include a soft second Deed of Trust for the benefit of the County securing a shared appreciation note in an amount equal to the difference between the sale price of a comparable market rate unit and the sale price of the proffered unit and with a term of seven years. The original note, Deed of Trust, and a copy of the Settlement Statement shall be delivered to the Neighborhood Development Division after each closing. If down payment assistance loans are authorized by the Neighborhood Development Division, the soft second Deed of Trust may be recorded in third priority. Rental units shall be made available at the targeted rents for a period of 20 years. With respect to rental units provided pursuant to this proffer, if any, Developer shall submit an annual report for each year of the required 20-year term to the Zoning Administrator on or before January 30 of the current year identifying the location of the units and the rental rates charged demonstrating such rates are within the specified income range. All affordable units provided pursuant to this Proffer shall be rented or sold to persons whose incomes fall within the qualifying income range used to determine the prices/rental rates by the County's Neighborhood Development Division.

  The proffer meets the Comprehensive Plan's guidance that at least 20% of dwelling units should be offered at prices affordable to households earning up to 80% of AMI.

  Proffer No. 6. Recreation. The County shall not be obligated to issue building permits for more than a total of 80 dwelling units on the property until the following recreational facilities shall be provided: a swimming pool 75 feet in length and 16 feet in width with a shallow area of at least 600 square feet and a bathhouse,

passive parks of at least five acres, including two playgrounds of at least 2,500 square feet and at least five activities, at least four bike racks, a pavilion/bus shelter, a grilling station and picnic area in a passive park, a deck overlook and trails/paths with a length of at least 3,000 linear feet that meet or exceed the James City County Greenway Master Plan. The exact locations of the facilities proffered hereby and the equipment to be provided at such facilities shall be subject to the approval of the Development Review Committee. The only connection between the trail/path system on the Property and the trail/path system located within the New Town development shall be adjacent to Discovery Park Boulevard unless otherwise approved by the New Town Residential Association.

The proffer ensures that recreational facilities are provided before building permits are issued for more than 80 dwelling units. While the proffer includes at least five acres of parkland, two playgrounds at least 2,500 square feet in size with five activities, and 3,000 linear feet of trails, the proffer does not include a competition-sized pool or multiuse field. However, the proffer provides additional alternative facilities as well as a second playground to offset the competition-sized pool and multiuse field categories. Therefore, the application is generally in accordance with the Parks & Recreation Development Guidelines.

- Proffer No. 7. Master Stormwater Management Plan. Developer shall submit to the County a Master Stormwater Management Plan at least three months before the initial site or development plan submittal for the Property, to include the stormwater management Best Management Practices (BMPs), for review and approval by the Stormwater and Resource Protection Division. The Master Stormwater Management Plan shall include a requirement that all outlet protection be sized for the 100-year, post-development storm and shall show the location of stream restoration/improvements needed in Powhatan Creek, Sub-watershed 208. The Master Stormwater Management Plan may be revised and/or updated during the development of the Property with prior approval of the Stormwater and Resource Protection Division. The County shall not be obligated to approve any final development plans for the Property until the Master Stormwater Management Plan has been approved by the Stormwater and Resource Protection Division. The Master Stormwater Management Plan, as revised and/or updated, shall be implemented in all development plans for the Property. All development plans for the Property shall implement the County's SSC criteria dated March, 2025.

  The proffer ensures that a Master Stormwater Management Plan is submitted at least 30 days in advance of the first development plan of the property and that the Master Stormwater Management Plan shall be approved prior to approval of development plans. The proffer also ensures that enhanced outlet protection will be included for stormwater management facilities as well as that all development plans will adhere to the most current version of the SSC.

- Proffer No. 8. Stream Channel Restoration.

  a. The Developer shall make a contribution to the County in the amount of $225,000 (the "Stream Channel Restoration Amount") for preparation of stream restoration construction plans and stream channel restoration to be conducted by the County on or in the immediate vicinity of the Property, which Stream Channel Restoration Amount shall be paid in increments of $1,451.61 per residential unit developed on the Property (the "Per Unit Stream Restoration Contribution"). The Per Unit Stream Restoration Contribution shall be payable for each residential unit developed on the Property after completion of the final inspection and prior to the time of the issuance of any certificate of occupancy for the dwelling unit in question. The County shall utilize these monies for the

restoration of stream channels located on or in the immediate vicinity of the Property or for a like project within the same watershed that is directly related to water quality.

b. The Stream Channel Restoration Amount and the Per Unit Stream Restoration Contribution (the "Proffered Amounts") shall be adjusted annually beginning January 1, 2027 to reflect any increase or decrease for the preceding year in the Marshall and Swift Building Cost Index, Section 98, Comparative Cost Multipliers, Regional City Averages (the "MSI"). In no event shall the Proffered Amounts be adjusted to a sum less than the amount initially established by these Proffers. In the event a substantial change is made in the method of establishing the MSI, then the Proffered Amounts shall be adjusted based upon the figure that would have resulted had no change occurred in the manner of computing the MSI. In the event that the MSI is not available, a reliable government or other independent publication evaluating information heretofore used in determining the MSI (approved in advance by the County Manager of Financial and Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the Proffered Amounts to approximate the rate of annual inflation in the County.

c. Notwithstanding the foregoing, any unpaid balance of the Stream Channel Restoration Amount shall be paid to the County in full on or before the date which is five years after the date of final approval by the County of the first site plan or subdivision plan for development of the Property pursuant to the Master Plan.

d. At the request of the County, the Developer shall provide one or more access easements over and across the property in a form acceptable to the County Attorney from public right of way to the stream channels located within or adjacent to the Property sufficient to allow the County to perform the stream channel restoration work and any maintenance thereof. The location of the easement(s) shall be shown on the first development plan for development on the Property.

This proffer requires the Developer to provide a total cash contribution of $225,000 to the County for the County to undertake a stream restoration project on or near the property or a like project within the same watershed. Contributions shall be made in increments of $1,451.61 per residential unit prior to the issuance of a Certificate of Occupancy for that residential unit. The total cash contribution shall be paid in full within five years of the date of the first site plan approval. The developer shall provide the County with easements necessary for the stream restoration project.

- Proffer No. 9. Stormwater BMP Upgrades/Retrofits. The Developer shall prepare plans for the (i) upgrade/retrofit of the Courthouse Green Dry Pond, BMP ID PC144 in accordance with the recommendations of the Powhatan Creek Watershed Study and (ii) repair of the outfall of the SunTrust Wet Pond, PC173, and have such plans approved by the Stormwater and Resource Protection Division. The County shall not be obligated to issue building permits for more than a total of 80 dwelling units on the Property until the BMP retrofit/repair plans have been approved by the Stormwater and Resource Protection Division and work pursuant to the approved plans has commenced, as evidenced by issuance of a land disturbance permit. The County shall not be obligated to issue preliminary plan approval for more than a total of 150 dwelling units on the Property until the BMP retrofit/repair work identified by this Proffer undertaken by Developer is substantially complete. The County will grant Developer, in form and substance acceptable to the County Attorney, the right to enter on the property on which PC144 is located to perform the work. The obligations of Developer under this Proffer with respect to PC173 are subject to Developer obtaining the permission from the

owners thereof to enter the property and perform the work. Developer shall diligently pursue such permission.

This proffer is linked to Density Bonus Item Option C: Undertaking or funding a stream restoration project or stormwater management facility retrofit within the same subwatershed. The proffer commits the applicants to fully completing the retrofit of one stormwater management facility identified in the Powhatan Creek Watershed Master Plan as well as repairing a stormwater outfall within the same subwatershed. The proffer requires the development plans for such work to be approved prior to the issuance of more than 80 dwelling units and for the work to be substantially complete prior to preliminary plan approval for more than 150 dwelling units. This will ensure that the development does not exceed the number of dwelling units which would otherwise be permissible under the base density calculations for the site until the work for the density bonus option is completed.

- Proffer No. 12. Project Phasing. The County shall not be obligated to issue building permits for more than a total of 100 dwelling units on the Property until the County has issued a building permit for construction of at least 10,000 square feet of commercial space on the Property and construction has commenced. Construction having commenced shall mean foundations have been poured and have passed inspection. The County shall not be obligated to issue building permits for more than a total of 125 dwelling units on the Property until the County has issued any Certificate of Occupancy for all or any portion of the commercial space. With all development plan submittals, Developer shall include a running tally of the number of residential building permits issued for residential units on the Property.

  The proffer requires construction of at least 10,000 square feet of commercial space to commence prior to the issuance of building permits for more than 100 dwelling units and for a Certificate of Occupancy for all or a portion of the commercial space to be issued prior to the issuance of building permits for more than 125 dwelling units.

- Proffer No. 13. Design Guidelines. Developer has submitted Design Review Guidelines prepared by Hopke/Harrison, Inc., dated January 12, 2026, to the County setting forth design and architectural standards for the development of the Property (the "Guidelines"), which Guidelines shall be kept on file in the Planning Division. Once approved as a part of the rezoning, the Guidelines may not be amended without the approval of the Director of Planning. All building plans and building elevations shall be submitted to the New Town Design Review Board ("NTDRB") for review and approval by the NTDRB for consistency with the Guidelines.

  This proffer is linked to Density Bonus Item Option K: Developing Binding Design Guidelines. The proffer would ensure that the design guidelines submitted with this application are adhered to, with any amendments requiring approval by the Director of Planning. The proffer also requires that final building plans or elevations are reviewed for consistency with the design guidelines by the NTDRB.

- Proffer No. 14. Utility Master Plan. Developer shall submit to the County an updated Water and Sewer Master Plan, including a Hydraulic Analysis and identifying any required off-site improvements necessary to serve the Property, at least three months before the initial site or development plan submittal for the Property for review and approval by the JCSA. The Water and Sewer Master Plan may be revised and/or updated during the development of the Property with prior approval of the JCSA. The County shall not be obligated to approve any final development plans for the Property until the Water and Sewer Master Plan has been approved by the JCSA. The Water and Sewer Master Plan, as revised and/or updated, shall be implemented in all development plans for the Property at the time required to serve the Property.

This proffer ensures that the applicants will provide a detailed Utility Master Plan for the proposed public water and sewer systems to JCSA prior to the submission of development plans. It also ensures that off-site improvements which may be required for the public water and sewer systems will be included with development plans for the property and the work will be completed by the applicants.

PLANNING AND ZONING HISTORY

The property was originally zoned R-3, General Residential, until 1992 when the R-3 Zoning District was redesignated to the R-2, General Residential Zoning District. The property was rezoned to PL, Public Lands, upon the creation of the Zoning District in 2007.

The property has been owned by the Commonwealth of Virginia and the location of the Eastern State Hospital facility for decades.

During the Engage 2045 Comprehensive Plan update process, two Land Use (LU) applications were submitted requesting to change the LU designations of portions of the property from Federal, State, or County Lands to Mixed Use - New Town. Specifically, Case No. LU-20-0002 aligns with the project area of this application. On April 12, 2022, the Board of Supervisors provided guidance to change the potential LU designation for the subject property from Mixed Use - New Town to Mixed Use - Eastern State. On December 9, 2025, the Board of Supervisors approved Case No. LU-20-0002 to change the Comprehensive Plan Land Use Map designation of the subject property to the Mixed Use Level 1, Small Town or Suburban Center, designation.

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-2, General Residential; R-5, Multifamily Residential; LB, Limited Business; and PL, Public Lands	Residential and commercial uses, and the JCC Recreation Center	Low Density Residential; Moderate Density Residential; and Federal, State, or County Lands
SOUTH	Mixed Use and M-1, Limited Business/Industrial	New Town, Commercial, and Industrial Uses	Mixed Use and Limited Industry
EAST	JCC: PL, Public Lands City of Williamsburg: RS-3, Single-Family Dwelling District	The College of William & Mary Facilities and Residential Uses	JCC: Federal State or County Lands City of Williamsburg: Medium-Density Single-Family Detached Residential
WEST	R-4, Residential Planned Community	Ford's Colony	Low Density Residential

IMPACT ANALYSIS

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	**Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Please note the information in the Status column indicated below does not include information from the Financial Impacts of Residential Units section of this staff report.		
Public Transportation: Vehicular	No Mitigation Required	- See discussion on Pages 5-8.
Public Transportation: Pedestrian/Bicycle	No Mitigation Required	- Pursuant to Section 24-35 of the Zoning Ordinance, pedestrian improvements for the public and private roads are required to be shown on the Construction Plan and installed as part of the development.
Public Safety	No Mitigation Required	- Fire Station 3 on John Tyler Highway is approximately 2.9 miles from this property and Fire Station 4 is approximately 3.4 miles from the property. - The proposal does not generate impacts that require mitigation to the County's emergency services or facilities.
Public Schools	No Mitigation Required	- See discussion on Page 9.
Public Parks and Recreation	Mitigated	- See discussion on Pages 9-10.
Public Libraries and Cultural Centers	No Mitigation Required	- The proposal does not generate impacts that require mitigation to public libraries or cultural centers.
Groundwater and Drinking Water Resources	Mitigated	- See discussion on Page 10. - JCSA regulations require the submittal of Water Conservation Standards to be reviewed and approved by the JCSA prior to any development on the property. **Proffers** - Proffer No. 11 requires the submittal and approval of Water Conservation Standards for the development. - Proffer No. 14 requires the developer to submit a Water and Sewer Utility Master Plan and to complete the installation of any required off-site improvements.

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	**Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Please note the information in the Status column indicated below does not include information from the Financial Impacts of Residential Units section of this staff report.		
Watersheds, Streams, and Reservoirs	Mitigated	- See discussion on Pages 10-11. **Proffers** - Proffer No. 7 requires the submission of a Master Stormwater Management Plan before the submission of a development plan for the property. The proffer also requires enhanced stormwater management facility outlet protection and that the stormwater management plan will adhere to the most recent version of the SSC. - Proffer No. 8 proposes cash contributions to the County to be used for a stream restoration project on or near the property. - Proffer No. 9 proposes a stormwater management facility retrofit of the Courthouse Green Dry Pond (BMP ID PC144) as well as the repair of an outfall for the SunTrust Wet Pond (BMP ID PC173).
Cultural/Historic	No Mitigation Required	- A Phase I Archaeological Study was completed for the project area which determined that there are no archaeological sites requiring further investigation.
Nearby and Surrounding Properties	Mitigated	- This parcel is surrounded by residential, commercial, and public lands. - This parcel is located adjacent to the New Town Master Plan Area. - A 50-foot-wide buffer is provided from the adjacent commercial properties on Discovery Park Boulevard and a 100-foot-wide buffer is provided from the adjacent residential dwellings on Rollison Drive. - The northern, eastern, and southwestern property lines are bounded by streams and required RPA buffers which will provide buffering from adjacent properties. - A 150-foot-wide buffer will be provided from the Route 199 CCC. - Staff finds this proposal compatible with the character of the existing surrounding development. **Proffers** Proffer No. 5 requires the 50-foot-wide buffer adjacent to the commercial uses along Discovery Park Boulevard and the 100-foot-wide buffer adjacent to the residential dwellings along Rollison Drive to be included in the development plan for the project.

Impacts/Potentially Unfavorable Conditions	**Status** *(No Mitigation Required/Mitigated/Not Fully Mitigated)*	**Considerations/Proposed Mitigation of Potentially Unfavorable Conditions**
Please note the information in the Status column indicated below does not include information from the Financial Impacts of Residential Units section of this staff report.		
Community Character	Mitigated	- The project includes land located inside the New Town Community Character Area (CCA). - The applicants have provided design guidelines for the development in accordance with Section 24-487(b). Staff finds that the design guidelines are generally in accordance with the County's Character Design Guidelines approved as part of the Comprehensive Plan. **Proffers** - Proffer No. 5 requires the 50-foot-wide buffer adjacent to the commercial uses along Discovery Park Boulevard and the 100-foot-wide buffer adjacent to the residential dwellings along Rollison Drive to be included in the development plan for the project. - Proffer No. 13 requires the project to adhere to the submitted design guidelines with any changes subject to approval by the Director of Planning. All building plans and elevations are required to be approved by the NTDRB for consistency with the design guidelines.

NATURAL AND CULTURAL ASSETS

The site is identified as having natural and cultural assets on the Natural & Cultural Assets Plan maps (and/or other supplemental resources such as Virginia Lands and Energy Navigator (VaLENS) as follows:

ASSET	PRESENCE	IMPACT
Habitat Core	-Present on-site (see Attachment No. 10)	-All habitat cores identified in the Natural & Cultural Assets Plan are important ecologically. Of the 1-5 ranking system used in the Plan, the core on this property is ranked in Category 3 (with 1 being the lowest priority). -The entirety of the 79.56-acre project area is designated as being within the habitat core on the property. -Some of the habitat core acreage is located within non-developable areas including the RPA and thus protected.
Corridors	-Present on-site (see Attachment No. 10)	-The portions of habitat corridors shown on the property are aligned with the RPA on the property and thus protected.
Agricultural Assets	-Present on-site (see Attachment No. 11)	-Approximately 28.66 acres or 36.0% of the property is prime farmland and approximately 9.67 acres or 12.2% of the property is farmland of statewide importance. -The proposed 5-acre passive park is sited within the areas considered to be prime farmland which will reduce the overall amount of impervious cover added to these soils.

COMPREHENSIVE PLAN

The property is currently designated as Mixed Use - Eastern State on the Comprehensive Plan Land Use Map and is adjacent to properties designated as Mixed Use to the south (New Town Mixed Use Area) and Low Density Residential to the west (Ford's Colony).

For areas designated Mixed Use on the Comprehensive Plan Land Use Map, while there is general Mixed Use Language within the plan, each geographic area that is delineated Mixed Use is then more specifically defined with guiding principles; this is in recognition that each Mixed Use area and the development planned within, is unique. Further, on any given parcel, there may be factors or property features highlighted in other Comprehensive Plan sections (e.g., historic or environmental resources) which may also influence the preferred uses, intensities and general development of the property, or determine its suitability for open space preservation.

The Mixed Use – Eastern State designation includes the following guidance for the project area:

> "For the portion of the Eastern State property located directly north of New Town and abutting Route 199, the principal suggested uses are a mixture of commercial, office, residential, and limited industrial. It is of critical importance that environmentally sensitive features such as topography, RPA features and wooded areas be protected and permanently preserved, where possible. New development or redevelopment in this area should follow consistent design guidelines and strive to integrate uses. The design, scale, and development pattern shall complement the existing New Town development located to the south."

While the application, as presented, does not fully integrate all proposed uses together, staff finds that the application adheres to the principal suggested uses, protects environmentally sensitive features, provides consistent design guidelines, and that the design, scale, and development patterns complement and is compatible with the New Town development.

Further, the Mixed Use - Eastern State designation of the project area follows the Mixed Use Designation, Descriptions, and Development Standards for the Level 1, Small Town or Suburban Center category. Specifically, the Mixed Use Level 1 designation provides the following general recommendations for the allocation of the gross land area of the Mixed Use area for different land uses, however they may be modified to better fit with the surrounding context.

Land Use	*Recommended Land Area Percentage*	*Proposed Land Area Percentage*
Residential Area	30-60%	100%
Non-residential Area	40-70%	17.3%
Civic, Open Space and Recreation Area	20%	56.4%

While the development provides more residential area and less non-residential area than the recommendations, the development provides significantly more open space area consisting of the 25.4 non-developable acres and 19.5 acres of developable land.

Additionally, the Mixed Use Level 1 designation includes the following general recommended densities and intensities of land uses and structure types, however variability may be allowed to better achieve compatibility with surrounding communities.

Land Use	*Recommended Densities and Intensities*	*Proposed Densities and Intensities*
Non-residential Floor to Area Ratio (FAR)	0.2-0.4	0.01
Residential Density (units/developable acre)	4-8	2.87
Multi-family Residential Building Stories	2-3	2-3.5 (townhomes) 2-3 (apartments)
Office Building Stories	2-3	2-3
Retail and Service Commercial Building Stories	1-2	2-3

The proposed non-residential FAR and the proposed residential density are lower than recommended. The proposed number of stories for the specified structure types are higher than recommended as well. With the above findings, while staff finds that the proposed scale and intensity of the development is not consistent with the Mixed-Use Level 1 designations, generally, staff finds the project proposes densities are compatible with adjacent residential areas in New Town and building scales that are consistent with existing multi-family and non-residential buildings in New Town.

The following development standards are applicable for Mixed Use designations:

- All developments should refer to the Residential and Commercial/Industrial Development Standards, including Affordable and Workforce Housing, Enhanced Environmental Protection, and Transportation and Mobility, along with the Mixed Use Development Standards. All developments should also refer to the Character Design Guidelines for more specific guidance on development character.

  The proposed development provides affordable and workforce housing, protection of environmentally sensitive features, mitigation of stormwater runoff, water conservation standards, multimodal transportation options, and binding design guidelines which are generally consistent with the Character Design Guidelines.

- Mixed Use developments should create vibrant urban/small town environments that bring compatible land uses, public amenities, and utilities together at various scales. These developments should create pedestrian-friendly, complete communities, with a variety of uses that enable people to live, work, play, and shop in one place.

  The development proposes to create an urban core providing a mix of residential unit types, commercial development, and amenities which will be interconnected with pedestrian accommodations.

- Mixed Use developments require nearby police and fire protection, high-capacity road access, access to public utilities, large sites, environmental features such as soils and topography suitable for intense development, and proximity or easy access to large population centers. The timing and intensity of commercial development at a particular site are controlled by the maintenance of an acceptable LOS for roads and other public services, the availability and capacity of public utilities, and the resulting mix of uses in a particular area. Master Plans are encouraged to be

submitted to assist in the consideration of Mixed Use development proposals. The consideration of development proposals in Mixed Use areas should focus on the development potential of a given area compared to the area's infrastructure and the relation of the proposal to the existing and proposed mix of land uses and their development impacts.

The transportation network and public services are adequate for the development and the proffers will ensure that public utilities will be upgraded if necessary.

- The Mixed Use developments should focus on place-making. Developments should be designed to create a sense of place and should be seen as community destinations. Focal open spaces, community-oriented gathering places, unified architectural design, and a mix of uses and design that encourages pedestrian activity are all examples of creating a sense of place.

  The development will include an urban core consisting of residential and commercial uses and amenities which will serve as a focal point for the development.

- Mixed Use developments should allow for compact development that create more efficient buildings and spaces, which can be less of a burden on the environment, creating a more sustainable community.

  The development will include an urban core consisting of compact development to include all of the single-family attached, multifamily dwelling units, and commercial uses and reducing the amount of development in the remainder of the property.

- Mixed Use developments should encourage the proximity of diverse uses to make it possible to reduce vehicle trips and vehicle miles traveled, providing for a greater potential for internal capture than with typical suburban development and should provide good multimodal networks for bicycle and pedestrian uses.

  The development will include a mix of uses that could result in more trips internal to the site and will include pedestrian accommodations.

A portion of the project area is located within the New Town CCA and is encouraged to follow New Town's architectural design and features to maintain a unifying look and feel for the area. The design guidelines included with the application will ensure a consistent design which will be administered by the NTDRB.

Character Design Guidelines

As part of the Comprehensive Plan, the County adopted a set of Character Design Guidelines to be applied to all developments requiring legislative approval to encourage development to be compatible with the overall character of the County. The proposed design guidelines submitted with the application are consistent with the County's Character Design Guidelines in many areas, including providing an interconnected street network, providing pedestrian accommodations, limiting the amount of street-facing garages, creating architectural variety and discrete facades among single-family attached units, and ensuring the design of commercial buildings are of a scale and intensity that is compatible with the surrounding residential development. Overall, staff finds the proposed design guidelines to be consistent with the County's Character Design Guidelines.

Financial Impacts of Residential Units

The Comprehensive Plan includes Goals, Strategies, and Actions (GSA) LU5, which states "continue land use planning and perform development review consistent with the capacity of existing and planned public facilities and services and the County's ability to provide such facilities and services." Land Use GSA 5.3 provides guidance for the County to ensure that developments subject to Rezoning or SUP review mitigate their impacts. Information on impacts and the mitigation provided by this application are included below.

In alignment with the Comprehensive Plan, on February 28, 2023, the Board of Supervisors adopted a resolution directing staff to use the County's Fiscal Impact Model to assess the following for proposed developments:

- The fiscal impact to the County (both Operating and Capital budget) for the residential and non-residential components of the project; and
- The incremental capital costs for public facilities for the residential component of the project.

Overall Impact (Capital and Operating)

Per the Fiscal Impact Model, the development is projected to result in a net fiscal impact to the County through the year 2050 that is positive $4,146,715 (see Attachment No. 9 for additional details).

Capital Costs

Per the Fiscal Impact Model, the following are projected public facility impacts attributable to the proposed residential component of the project through 2050.

Table 1 - Per Unit Fiscal Residential Impacts Information

Category	Residential Impact	Mitigation Through Current Application
Roadways	SFD $40.18 SFA $30.68 MF $19.35	See Note 1
Parks & Recreation	SFD $3,580.93 SFA $2,363.12 MF $2,479.11	See Note 1
Fire and Emergency Services	SFD $1,013.86 SFA $669.06 MF $701.90	See Note 1
Police	SFD $7.76 SFA $5.12 MF $5.37	See Note 1
Library	SFD $460.19 SFA $303.69 MF $318.59	See Note 1
General Government	SFD $257.25 SFA $169.76 MF $178.09	See Note 1
General Services	SFD $216.18 SFA $142.66 MF $149.66	See Note 1
Courts	SFD $1,432.37 SFA $945.25 MF $991.64	See Note 1
Schools	SFD $14,133.30 SFA $7,425.42 MF $5,640.90	See Note 1
TOTAL	SFD $21,142.01 SFA $12,054.77 MF $10,484.61	See Note 1

SFD - Single Family Detached
SFA - Single Family Attached
MF - Multifamily

Note 1: The applicants have not proffered cash contributions for community impacts to the County from the physical development and operation of the Property.

Note 2: Per Proffer No. 12, a minimum of 10,000 square feet of commercial uses are required before the construction of residential units is complete. If only 10,000 square feet of commercial uses are constructed, the net fiscal impact would remain positive with an overall impact of $3,161,021.

The applicants have provided a narrative on Pages 11-12 of the Community Impact Statement (Attachment No. 6) regarding the cumulative fiscal impact of the development.

Overall, staff finds that the application does not require mitigation for the fiscal impacts of the proposed development and is therefore consistent with the guidance in the Comprehensive Plan regarding the mitigation of impacts.

Goals, Strategies, and Actions

Staff reviewed the application to determine if the proposal aligns with the Comprehensive Plan's GSAs. The analysis is as follows.

<u>Land Use</u>

- GSA LU4 - Direct growth into designated growth areas in an efficient and low-impact manner by:
    - GSA LU4.4 - Accommodate mixed-use developments within the PSA, as further defined in the Mixed Use land use designation and development standards. Support design flexibility to promote the mixing of various types of residential and non-residential uses and structures. Encourage mixed use developments and complete communities to develop in compact nodes in well-defined locations within the PSA.

      The proposed development is within the PSA and proposed to be designated Mixed Use with a variety of residential and non-residential uses.

- GSA LU5.2 - Through the following measures, coordinate allowable densities and intensities of proposed developments with the capacities and availability of water, public roads, schools, and other facilities and services:
    - GSA LU5.2.3 - Permit higher densities and more intensive development in accordance with the Future Land Use Map where existing public facilities and services are adequately provided.

      Staff finds that the capacities of public services and facilities are adequate for this development and that impacts to public utilities have been mitigated.

- GSA LU5.3 - Ensure that developments are subject to zoning or special use permit review to mitigate their impacts through the following means:
    - GSA LU5.3.1 - Require sufficient documentation to determine the impacts of a proposed development, including but not limited to studies of traffic impact, capacity of public schools, historic and archaeological resources, water quality and quantity, other environmental considerations, and fiscal impact.

      The application includes documentation analyzing such features to determine potential impacts.

    - GSA LU5.3.2 - Ensure that the recommendations of such studies are adequately addressed prior to preparation of development plans, or in instances where a rezoning or Special Use Permit is required, as part of those applications.

Staff finds that there are several proffers which ensure potential impacts have been or will be mitigated for the development.

Transportation

- GSA T1.2 - Expect new developments to follow recommended densities, intensities, and development patterns that will maintain an acceptable level of service on the surrounding roads and intersections consistent with the land use context (rural, suburban, urban) and the functional classification of the roadway. Ensure that new developments do not compromise planned transportation enhancements.

  While some intersections studied in the TIA currently operate below LOS C, the TIA found that LOS would not decrease and that no improvements are recommended.

- GSA T1.2.3 - Concentrate commercial development in compact nodes or in Mixed Use areas with internal road systems and interconnected parcel access rather than extending development with multiple access points along existing primary and secondary roads.

  The development concentrates commercial development within the urban core with interconnection to the surrounding residential development.

Housing

- GSA H2.1 - Guide new developments to incorporate high housing quality and design.

  This development provides a range of home types and prices, including open space, recreational amenities, connections between residential developments, trails, and sidewalks.

Community Character

- GSA CC2.3 - In New Town, continue to support the design review process by working closely with the New Town Design Review Board and supporting the implementation of New Town's design guidelines.

  - GSA CC2.3.1 - For areas within the New Town CCA but not subject to the New Town Master Plan and/or proffers, ensure that new development is consistent with existing adjacent development and the New Town design guidelines.

    The proposed design guidelines include that development should be consistent with New Town and that the NTDRB will review building plans and elevations.

- GSA CC3 - Preserve and enhance neighborhood and community appearance.

  - GSA CC3.3 - Continue to improve and protect the character of the County through use of the Character Design Guidelines.

    Staff finds the proposed design guidelines to be consistent with the County's Character Design Guidelines.

Parks & Recreation

- GSA PR5.3 - Encourage new developments requiring legislative review to provide public recreation facilities consistent with standards in the Parks & Recreation Master Plan. New developments should have neighborhood parks with trails, bikeways, playgrounds, practice fields, sports courts, and open spaces.

This proposal includes a number of recreational amenities including a passive park, trails, a pool, and two playgrounds. However, a multiuse field is not provided, and the proffered pool does not meet the recommended dimensions for competition use. The application does however include additional amenities including at least four bike racks, a pavilion/bus shelter, a grilling station and picnic area within the passive park, and a deck overlook. *Overall, the application is generally consistent with the Parks & Recreation Development Guidelines.*

STAFF RECOMMENDATION

Staff finds the application to be generally consistent with the County's Zoning Ordinance, Comprehensive Plan, and adopted policies. Staff recommends that the Board of Supervisors approve this application, subject to the proposed proffers.

MR/ap
RZ23-4_MP23-1Wstwd

Attachments:
1. Proposed Ordinance
2. Proposed Proffers
3. Location Map
4. Proposed Master Plan
5. Illustrative Conceptual Plan
6. Community Impact Statement
7. Proposed Design Guidelines
8. TIA
9. Fiscal Impact Analysis
10. Exhibit - Habitat Core and Corridors
11. Exhibit - Prime Farmland
12. Exhibit - Proposed BMP Retrofit and Outfall Repair
13. Public Correspondence
14. Approved Minutes of the April 2, 2025, Planning Commission Meeting

ORDINANCE NO._____

AN ORDINANCE TO AMEND THE ZONING DISTRICT MAPS OF JAMES CITY COUNTY, VIRGINIA, TO REZONE APPROXIMATELY 79.561 ACRES AT 4601 IRONBOUND ROAD (JAMES CITY COUNTY REAL ESTATE TAX MAP PARCEL NO. 3910100152) FROM PL, PUBLIC LANDS TO PUD-R, PLANNED UNIT DEVELOPMENT RESIDENTIAL, WITH PROFFERS AS DESCRIBED IN CASE NOS. Z-23-0004 AND MP-23-0001.

WHEREAS, Mr. Jason Grimes of AES Consulting Engineers and Mr. Vernon Geddy, III, of Geddy, Harris, Franck & Hickman, LLP, have applied to rezone approximately 79.561 acres from PL, Public Lands to PUD-R, Planned Unit Development Residential, with Proffers; and

WHEREAS, the area proposed to be rezoned is a portion of the property located at 4601 Ironbound Road, further identified as James City County Real Estate Tax Map Parcel No. 3910100152, and is shown on the Master Plan titled "Rezoning for Westwood Park" dated February 15, 2023, and revised January 22, 2026 (the "Master Plan"); and

WHEREAS, the Planning Commission, following its public hearing on April 2, 2025, recommended denial of Case Nos. Z-23-0004 and MP-23-0001 by a vote of 5-1; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case Nos. Z-23-0004 and MP-23-0001; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds Case Nos. Z-23-0004 and MP-23-0001 to promote the health, safety, convenience, and general welfare of the public and further accomplish the objectives of zoning.

NOW, THEREFORE, BE IT ORDAINED that the Board of Supervisors of James City County, Virginia, that Case Nos. Z-23-0004 and MP-23-0001 is hereby approved as described therein and the voluntary proffers are accepted.

_____
John J. McGlennon
Chair, Board of Supervisors

ATTEST:

_____
Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
WAINWRIGHT	____	____	____	____
NULL	____	____	____	____
ICENHOUR	____	____	____	____
LARSON	____	____	____	____
MCGLENNON	____	____	____	____

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of February, 2026.

RZ23-4_MP23-1Wstwd-ord

Tax Parcel: Part of 3910100152

Prepared By: Vernon M. Geddy, III, Esquire (VSB No: 21902)
Geddy, Harris, Franck & Hickman, LLP
1177 Jamestown Road
Williamsburg, VA 2318

PROFFERS

THESE PROFFERS are made this __ day of January, 2026 by ABVA DEVELOPMENT, LLC, a Virginia limited liability company (together with its successors in title and assigns, the “Developer”).

RECITALS

A. The COMMONWEALTH OF VIRGINIA, DEPARTMENT OF GENERAL SERVICES (the "Commonwealth") is the owner of a parcel of land located in James City County, Virginia (the “County”), being a portion of Tax Parcel No. 3910100152, containing approximately 79.561 acres, more or less, and being more particularly described on Schedule A hereto (the “Property”), which Property has been declared to be surplus Property of the Commonwealth and which Property the Commonwealth of Virginia, Department of General Services has contracted to sell to Developer, pursuant to Virginia Code Section 2.2-1156.

B. Developer has contracted to purchase the Property from the Commonwealth contingent upon approval of the requested rezoning.

C. While property owned by the Commonwealth is not subject to local zoning jurisdiction, the Commonwealth, solely for the benefit of Developer as prospective purchase of the Property, (i) has permitted the Developer to apply to rezone the Property from PL - Public Lands to PUD-R Planned Unit Development - Residential,

with proffers, and (ii) has signed these Proffers solely for the purpose of acknowledging such permission.

C. Developer has submitted to the County a master plan entitled “Rezoning Plan for Westwood Park” prepared by AES Consulting Engineers dated February 15, 2023 (the “Master Plan”) for the Property in accordance with the County Zoning Ordinance.

D. Developer desires to offer to the County certain conditions on the development of the Property not generally applicable to land zoned PUD-R in the form of the following Proffers.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.2-2303 of the Code of Virginia, 1950, as amended, and the County Zoning Ordinance, Developer agrees that it shall meet and comply with the following conditions in developing the Property. If the requested rezoning is not granted by the County or the purchase of the Property by Developer from the Commonwealth is not consummated, these Proffers shall be null and void. Acknowledgment of these Proffers by the Commonwealth does not subject the Property to local jurisdiction, or to these Proffers, so long as the Property is owned by the Commonwealth.

CONDITIONS

1. Name. The name of the development on the Property shall not include the name “New Town” or any variation thereof.

2. Density. There shall be a maximum of 82 single family detached units on Parcel A (Master Plan Designation A) shown on the Master Plan, 53 multi-family units and 24,000 square feet of commercial uses on Parcel B (Master Plan Designations B,

C, D, E, G, and I) shown on the Master Plan and 20 multi-family units on Parcel C (Master Plan Area Designations B, C and D).

3. Owners Associations. There shall be organized an owner's association for the development (the "Association") in accordance with Virginia law in which all residential property owners in the development, by virtue of their property ownership, shall be members. Owners of residential lots or units in the development shall not be a part of any property owners association in the adjacent New Town development. The articles of incorporation, bylaws, and restrictive covenants (together, the "Governing Documents") creating and governing the Association shall be submitted to and reviewed by the County Attorney for consistency with this Proffer prior to final approval of the first subdivision plat for the Property. The Governing Documents shall require that the Association adopt an annual maintenance budget, which shall include a reserve for capital components, and all other common areas (including open spaces) under the jurisdiction of the Association, shall require each purchaser of a lot to make a capital contribution to the Association for reserves and shall require that the Association (i) assess all members for the maintenance of all properties owned or maintained by the Association and (ii) file liens on members' properties for non-payment of such assessments, and shall provide for a Design Review Board in accordance with Section 11. The Governing Documents shall provide that at such time as 75% of the Lots permitted on the Property designated on the Master Plan have been conveyed to purchasers other than builders, the declarant's right to unilaterally appoint and remove members of the Board of Directors of the Association shall terminate and the Board shall thereafter be elected by the lot owners (including the declarant). The Governing

Documents shall not include a provision granting the declarant any veto rights over actions of the Board of the Association once the Board is elected by the lot owners.

4. Affordable Housing Units. At least twenty percent of the dwelling units permitted on the Property shall be offered for sale at prices or offered for rent at rents that are targeted at households earning 80% or less of the Area Median Income as determined by the U.S. Department of Housing and Urban Development ("AMI"). The maximum sale price for such a unit sold in 2026 shall be Two Hundred Eighty-One Thousand Seven Hundred and Fifty Dollars ($281,750.00). The per unit maximum sale price in any subsequent year shall consist of the maximum price specified above plus any adjustments included in the Marshall and Swift Building Costs Index, Section 98, Comparative Cost Multipliers, Regional City Averages (the "Index") from 2025 to the year the sale is closed. The per unit maximum sale price shall be adjusted once a year with the January supplement of the Index of the sale year. In no event shall the per unit maximum sale price be adjusted to a sum less than the maximum price specified above. If the Index is not available, a reliable government or other independent publication evaluating information heretofore used in determining the Index (approved in advance by the County Manager of Financial Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the per unit maximum sale price to approximate the rate of annual inflation in the County. Maximum rents shall be determined annually by the County's Neighborhood Development department based on payment of 30 percent (30%) of household income toward housing costs. Unless otherwise approved by the Neighborhood Development department, sales of all targeted for-sale units shall include a soft second deed of trust

for the benefit of the County securing a shared appreciation note in an amount equal to the difference between the sale price of a comparable market rate unit and the sale price of the proffered unit and with a term of seven years. The original note and deed of trust and a copy of the settlement statement shall be delivered to the Neighborhood Development department after each closing. If down-payment assistance loans are authorized by the Neighborhood Development department, the soft second deed of trust may be recorded in third priority. Rental units shall be made available at the targeted rents for a period of twenty (20) years. With respect to rental units provided pursuant to this proffer, if any, Developer shall submit an annual report for each year of the required 20-year term to the County Zoning Administrator on or before January 30 of the current year identifying the location of the units and the rental rates charged demonstrating such rates are within the specified income range. All affordable units provided pursuant to this Proffer shall be rented or sold to persons whose incomes fall within the qualifying income range used to determine the prices/rental rates by the County's Neighborhood Development department.

5. New Town Buffer. There shall be a 100' wide buffer along the boundary of the Property with Section 7 of New Town in the location shown on the Master Plan and labeled "Proposed 100' Buffer" and a 50' wide buffer along the remainder of the common boundary with New Town in the location shown on the Master Plan and labeled "Proposed 50' Buffer".

6. Recreation. The County shall not be obligated to issue building permits for more than a total of 80 dwelling units on the Property until the following recreational facilities shall be provided: a swimming pool seventy-five feet in length and sixteen feet

in width with a shallows area of at least 600 square feet and bathhouse, passive parks of at least five acres, including two playgrounds of at least 2,500 square feet and at least five activities, at least four bike racks, a pavilion/bus shelter, a grilling station and picnic area in a passive park, a deck overlook and trails/paths with a length of at least 3,000 linear feet that meet or exceed the James City County Greenway Master Plan. The exact locations of the facilities proffered hereby and the equipment to be provided at such facilities shall be subject to the approval of the Development Review Committee. The only connection between the trail/path system on the Property and the trail/path system located within the New Town development shall be adjacent to Discovery Park Boulevard unless otherwise approved by the New Town Residential Association, Inc.

7. Master Stormwater Management Plan. Developer shall submit to the County a master stormwater management plan at least three months before the initial site or development plan submittal for the Property, to include the stormwater management BMPs, for review and approval by the Stormwater and Resource Protection Division. The master stormwater management plan shall include a requirement that all outlet protection be sized for the 100-year, post-development storm and shall show the location of stream restoration/improvements needed in Powhatan Creek, Sub-watershed #208. The master stormwater management plan may be revised and/or updated during the development of the Property with prior approval of the Stormwater and Resource Protection Division. The County shall not be obligated to approve any final development plans for the Property until the master stormwater management plan has been approved by the Stormwater and Resource Protection

Division. The master stormwater management plan, as revised and/or updated, shall be implemented in all development plans for the Property. All development plans for the Property shall implement the County's SSC criteria dated March, 2025.

8. Stream Channel Restoration.

a. The Developer shall make a contribution to the County in the amount of $225,000.00 (the "Stream Channel Restoration Amount") for preparation of stream restoration construction plans and stream channel restoration to be conducted by the County on or in the immediate vicinity of the Property, which Stream Channel Restoration Amount shall be paid in increments of $1,451.61 per residential unit developed on the Property (the "Per Unit Stream Restoration Contribution"). The Per Unit Stream Restoration Contribution shall be payable for each residential unit developed on the Property after completion of the final inspection and prior to the time of the issuance of any certificate of occupancy for the dwelling unit in question. The County shall utilize these monies for the restoration of stream channels located on or in the immediate vicinity of the Property or for a like project within the same watershed that is directly related to water quality.

b. The Stream Channel Restoration Amount and the Per Unit Stream Restoration Contribution (the "Proffered Amounts") shall be adjusted annually beginning January 1, 2027 to reflect any increase or decrease for the preceding year in the Marshall and Swift Building Cost Index, Section 98, Comparative Cost Multipliers, Regional City Averages (the "MSI"). In no event shall the Proffered Amounts be adjusted to a sum less than the amount initially established by these Proffers. In the event a substantial change is made in the method of establishing the MSI, then the Proffered Amounts shall be adjusted based upon the figure that would have resulted had no change occurred in the manner of computing the MSI. In the event that the MSI is not available, a reliable government or other independent publication evaluating information heretofore used in determining the MSI (approved in advance by the County Manager

of Financial Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the Proffered Amounts to approximate the rate of annual inflation in the County.

c. Notwithstanding the foregoing, any unpaid balance of the Stream Channel Restoration Amount shall be paid to the County in full on or before the date which is five years after the date of final approval by the County of the first site plan or subdivision plan for development of the Property pursuant to the Master Plan.

d. At the request of the County, the Developer shall provide one or more access easements over and across the Property in a form acceptable to the County Attorney and in a location acceptable to the Director of Stormwater and Resource Protection from public right of way to the stream channels located within or adjacent to the Property sufficient to allow the County to perform the stream channel restoration work and any maintenance thereof. The location of the easement(s) shall be shown on the first development plan for development on the Property.

9. Stormwater BMP Upgrades/Retrofits. The Developer shall prepare plans for the (i) upgrade/retrofit of the Courthouse Green Dry Pond, BMP ID PC144 in accordance with the recommendations of the Powhatan Creek Watershed Study and (ii) repair of the outfall of the Suntrust Wet Pond, PC173, and have such plans approved by the Stormwater and Resource Protection Division. The County shall not be obligated to issue building permits for more than a total of 80 dwelling units on the Property until the BMP retrofit/repair plans have been approved by the Stormwater and Resource Protection Division and work pursuant to the approved plans has commenced as evidenced by issuance of a land disturbance permit. The County shall not be obligated to issue preliminary plan approval for more than a total of 150 dwelling units on the Property until the retrofit/repair work identified by this Proffer undertaken by Developer is substantially complete. The County will grant Developer, in form and substance

acceptable to the County Attorney, the right to enter on the property on which PC144 is located to perform the work. The obligations of Developer under this Proffer with respect to PC173 are subject to Developer obtaining the permission from the owners thereof to enter the property and perform the work. Developer shall diligently pursue such permission.

10. Private Streets. Any streets on the Property may be private. Pursuant to Section 24-62 of the Zoning Ordinance, private streets within the Property shall be maintained by the Association. The party responsible for construction of a private street shall deposit into a maintenance fund to be managed by the Association an amount equal to one hundred fifty percent (150%) of the amount of the maintenance fee that would be required for a similar public street as established by VDOT - Subdivision Street Requirements or appropriate equivalent as determined by the Planning Director. The County shall be provided evidence of the deposit of such maintenance fee amount at the time of final site plan approval by the County for the phase or section which includes the street to be designated as private.

11. Water Conservation. The Developer shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority ("JCSA") and subsequently for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of drought resistant native and other adopted low water use landscaping materials and warm season turf on common areas in areas with appropriate growing conditions for such turf and the use of water conserving fixtures and appliances to promote water conservation and minimize

the use of public water resources. The standards shall be approved by the JCSA prior to first final subdivision or site plan approval.

12. Project Phasing. The County shall not be obligated to issue building permits for more than a total of 100 dwelling units on the Property until the County has issued a building permit for construction of at least 10,000 square feet of commercial space on the Property and construction has commenced. Construction having commenced shall mean foundations have been poured and have passed inspection. The County shall not be obligated to issue building permits for more than a total of 125 dwelling units on the Property until the County has issued any certificate of occupancy for all or any portion of the commercial space. With all development plan submittals, Developer shall include a running tally of the number of residential building permits issued for residential units on the Property.

13 Design Guidelines. Developer has submitted design review guidelines prepared by Hopke/Harrison, Inc. dated January 12, 2026 to the County setting forth design and architectural standards for the development of the Property (the "Guidelines"), which Guidelines shall be kept on file in the Planning Department. Once approved as a part of the rezoning, the Guidelines may not be amended without the approval of the Director of Planning. All building plans and building elevations shall be submitted to the New Town Design Review Board ("NTDRB") for review and approval by the NTDRB for consistency with the Guidelines.

14. Utility Master Plan. Developer shall submit to the County an updated water and sewer master plan, including a hydraulic analysis and identifying any required off-

site improvements necessary to serve the Property, at least three months before the initial site or development plan submittal for the Property for review and approval by the JCSA. The water and sewer master plan may be revised and/or updated during the development of the Property with prior approval of the JCSA. The County shall not be obligated to approve any final development plans for the Property until the water and sewer master plan has been approved by the JCSA. The water and sewer master plan, as revised and/or updated, shall be implemented in all development plans for the Property at the time required to serve the Property.

15. Severability. The unenforceability, elimination, revision or amendment or any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of any of the other proffers or the unaffected part of any such proffer.

16. Recitals. The Recitals to these Proffers are hereby incorporated by reference, as if fully set forth in the body of these Proffers, and constitute a binding and integral part hereof.

[*signatures appear on following pages*]

WITNESS the following signatures and seals:

APPLICANT:

ABVA DEVELOPMENT, LP, a Virginia limited partnership

By: NALD, LLC, a Virginia limited liability company, general partner

By: _____
Name: _____
Title: _____

Date: _____

COMMONWEALTH /STATE OF_____
CITY/COUNTY OF _____, to wit:

The foregoing Proffers were acknowledged before me this _____ day of _____ 20__, by _____, acting in his/her capacity as of _____, ___, a _____, on behalf of the _____.

_____
Notary Public

My commission expires: _____
My registration no.: _____

SOLELY FOR THE PURPOSE OF PROVIDING THE ACKNOWLEDGMENT CONTEMPLATED BY THE RECITALS TO THESE PROFFERS:

COMMONWEALTH:

COMMONWEALTH OF VIRGINIA,
DEPARTMENT OF GENERAL SERVICES

By: _____
Name:
Title: Director

Date: _____

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to wit:

The foregoing Proffers were acknowledged before me this _____ day of _____ 20__, by_____, acting in his/her capacity as Director of the Commonwealth of Virginia, Department of General Services, on behalf of Seller.

_____
Notary Public

Schedule A

Beginning at a point on the easterly right of way of Humelsine Parkway-State Route 199, a variable width public right of way. Said point also being a northerly property corner of the now or formerly FCD, LLC property. Thence, with the easterly right of way of Humelsine Parkway-State Route 199, the following courses and distances:

N03-26-03E 425.65 feet to a point.
N27-25-22W 117.14 feet to a point.
N03-57-37E 350.02 feet to a point.
Along the arc of a curve to the right, having a radius of 4,459.66 feet, an arc of 851.05 feet, the chord of said arc being N09-25-38W 849.76 feet to a point in the approximate center of a marshy area and stream.

Thence, departing the easterly right of way of Humelsine Parkway-State Route 199, and with the approximate center of marshy area and stream, the following courses and distances.
S70-05-17E 6.83 feet to a point.
S29-15-57E 10.30 feet to a point.
S03-15-18W 10.21 feet to a point.
S15-57-42E 12.22 feet to a point.
S62-33-27E 34.73 feet to a point.
S70-14-51E 36.32 feet to a point.
S37-29-12E 20.92 feet to a point.
S58-56-26E 30.36 feet to a point.
S81-32-24E 63.96 feet to a point.
S61-41-47E 27.94 feet to a point.
S80-32-02E 16.00 feet to a point.
N84-20-19E 32.13 feet to a point.
S86-36-05E 27.83 feet to a point.
S80-43-59E 29.86 feet to a point.
N82-12-02E 39.87 feet to a point.
S77-04-21E 37.66 feet to a point.
N79-16-37E 25.63 feet to a point.
S74-02-50E 44.17 feet to a point.
S75-50-18E 41.45 feet to a point.
S55-06-55E 32.25 feet to a point.
S71-13-12E 37.73 feet to a point.
S43-58-50E 31.31 feet to a point.
S65-36-10E 36.26 feet to a point.
S37-02-34E 27.19 feet to a point.
S73-47-42E 42.67 feet to a point.
S60-09-31E 36.42 feet to a point.

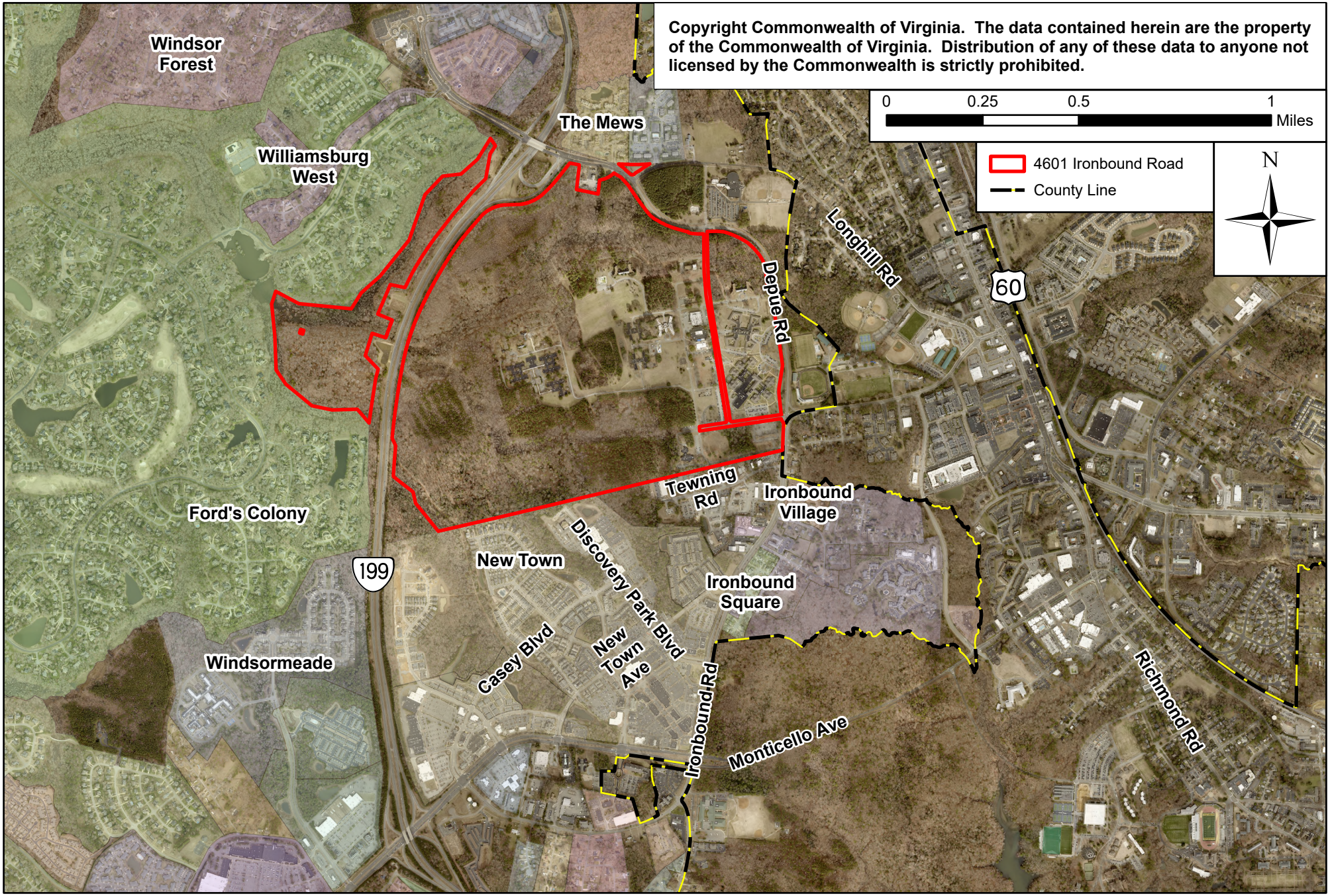
S69-19-15E 34.31 feet to a point.
S30-03-13E 32.02 feet to a point.
S44-35-21E 77.11 feet to a point.
S62-14-28E 40.98 feet to a point.
S41-17-46E 29.10 feet to a point.
S08-35-57E 38.76 feet to a point.
S01-35-26W 42.21 feet to a point.
S15-59-02E 31.09 feet to a point.
S03-44-26E 57.45 feet to a point
S24-00-21W 47.93 feet to a point.
S00-38-25E 41.10 feet to a point.
S33-29-49E 27.30 feet to a point.
S45-01-03E 28.90 feet to a point.
S00-13-17E 53.23 feet to a point.
S24-02-36E 38.52 feet to a point.
S55-13-15E 56.44 feet to a point.
S01-14-38E 38.35 feet to a point.
S58-44-59E 36.63 feet to a point.
S12-06-07E 43.35 feet to a point.
S64-56-17E 30.51 feet to a point.
S17-50-28E 23.57 feet to a point.
S62-55-13E 13.54 feet to a point.
S84-09-42E 32.92 feet to a point.
S74-18-23E 29.51 feet to a point.
S43-55-17E 64.15 feet to a point.
S55-08-53E 24.54 feet to a point.
S64-41-52E 41.57 feet to a point.
S40-44-58E 32.62 feet to a point.
S25-51-41E 54.93 feet to a point.
S02-48-12E 74.81 feet to a point.
S47-21-11E 41.11 feet to a point.
S26-02-51E 40.54 feet to a point.
S70-48-44E 34.09 feet to a point.
S84-51-39E 43.99 feet to a point.
N75-22-19E 24.05 feet to a point.
N87-39-49E 31.42 feet to a point.
N80-05-35E 81.39 feet to a point.
N62-03-23E 28.64 feet to a point.
N82-00-34E 44.32 feet to a point.
S85-33-10E 34.73 feet to a point.
S62-51-51E 48.90 feet to a point.
S23-55-49E 52.44 feet to a point.
S71-48-07E 22.51 feet to a point.
N79-40-46E 61.65 feet to a point.
N85-54-13E 27.50 feet to a point.
N59-39-41E 100.52 feet to a point.

N50-05-12E 43.79 feet to a point.
N60-35-50E 66.41 feet to a point.
N68-08-48E 47.34 feet to a point.
S82-41-10E 35.00 feet to a point.
S55-12-57E 35.87 feet to a point.
S84-16-27E 35.65 feet to a point.
N80-06-17E 40.84 feet to a point.
N61-15-26E 26.09 feet to a point.
S89-33-46E 81.06 feet to a point.
S09-25-43E 97.97 feet to a point.
S04-09-23W 186.24 feet to a point.
S03-45-14W 88.73 feet to a point.
S11-20-02E 59.16 feet to a point.
S19-34-58E 48.66 feet to a point.
S23-33-40E 77.53 feet to a point.
S09-43-59E 21.89 feet to a point.
S60-03-43E 37.84 feet to a point.
S20-05-59W 15.90 feet to a point.
S68-37-07E 8.90 feet to a point.
N59-24-41E 23.31 feet to a point.
S48-00-28E 52.72 feet to a point.
S69-59-49E 34.72 feet to a point.
S17-24-26E 48.46 feet to a point.
S59-05-45E 35.91 feet to a point.
S18-08-48E 44.29 feet to a point.
S61-53-27E 9.36 feet to a point.
N66-03-39E 35.77 feet to a point.
S61-08-08E 21.06 feet to a point on the northerly property line of the now or formerly New Town Associates, LLC property.

Thence, S76-38-09W 2,194.08 feet, running with the northerly property lines of the now or formerly New Town Associates, LLC properties and the terminus of Discovery Park Boulevard to a point.
N40-09-20W 8.01 feet to a point being a southerly property corner of the now or formerly FCD, LLC property.

Thence, with the easterly property lines of the of the now or formerly FCD, LLC property, the following courses and distances.
N40-09-20w 225.36 feet to a point.
N40-10-09W 225.48 feet to a point.
N00-29-46E 162.48 feet to a point.
N52-43-19W 337.53 feet to the point of beginning and containing 3,465,659 square feet or 79.5606 acres of land.

JCC Z-23-0004 / MP-23-0001, Westwood Park Rezoning



REZONING FOR WESTWOOD PARK

WESTWOOD, LLC

PROJECT TEAM

DEVELOPER: WESTWOOD, LLC

CIVIL CONSULTING: AES CONSULTING ENGINEERS

LAND PLANNING: HOPKE & ASSOCIATES

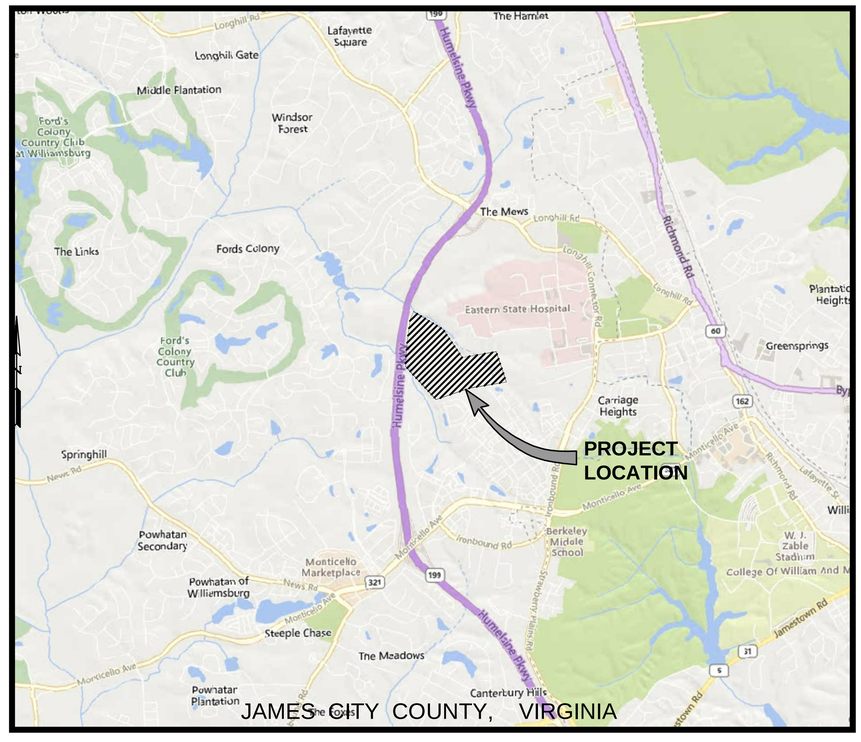
ENVIRONMENTAL: ECS LIMITED, LLC

TRAFFIC: MCPHERSON CONSULTING / VHB

LEGAL COUNSEL: GEDDY, HARRIS, FRANK & HICKMAN, LLP

SITE DATA:

PARCEL ID:	3910100152 (PORTION OF)
PROPERTY OWNERS:	COMMONWEALTH OF VIRGINIA
PROPERTY ADDRESS:	4601 IRONBOUND ROAD
PROPERTY ACREAGE:	79.56 AC. ± (PER VHB PLAT)
CURRENT ZONING:	PL (PUBLIC LANDS)
PROPOSED ZONING:	PUD-R (W/PROFFERS) UP TO 17.26 AC RESERVED FOR MIXED USE TO INCLUDE UP TO 24,000 SF OF COMMERCIAL USES



VICINITY MAP

(APROX. SCALE 1"=2000')

ORIGINALLY SUBMITTED: FEBRUARY 15, 2023

RESUBMITTED: JANUARY 22, 2026

JCC CASE # Z-23-0004 / MP-23-0001

INDEX OF SHEETS

MP1.0	COVER SHEET
MP2.0	ENVIRONMENTAL INVENTORY
MP3.0	MASTER PLAN
MP4.0	UTILITY MASTER PLAN

NOTE: THIS PROJECT LIES WITHIN THE POWHATAN CREEK WATERSHED OF THE JAMES RIVER. THE PROPERTY IS PART OF POWHATAN CREEK SUBWATERSHED 208 (LOWER CHISEL RUN)

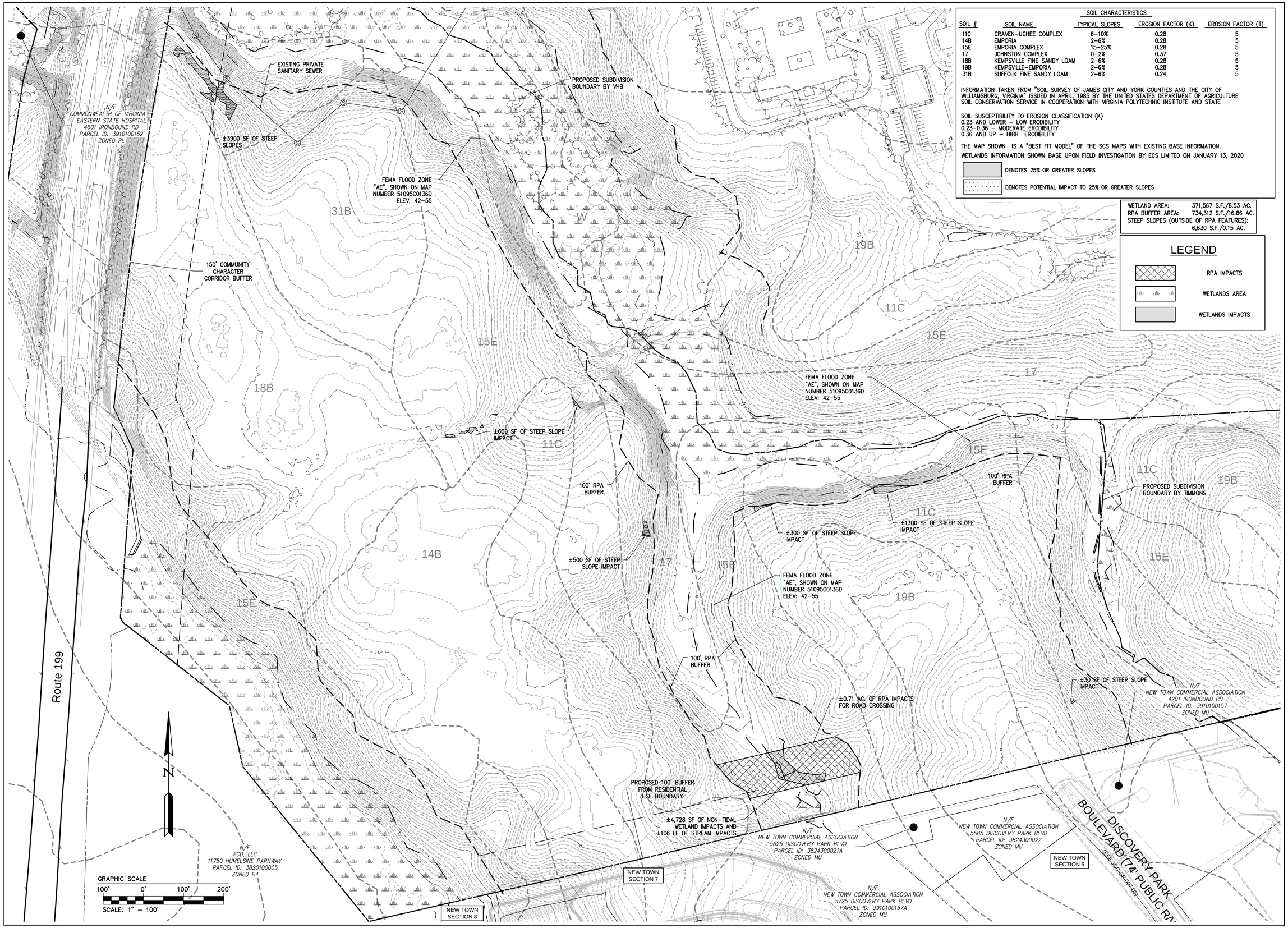
Rev.	Date	Description	Reviewed By
7	01/22/26	CORRECTIONS TO PROJECT AREA MP3.0	JAG
7	01/07/26	REVISED DENSITY PER CLIENT	JAG
6	09/16/25	REVISED PER PC MEETING COMMENTS	JAG
5	07/8/25	REVISED PER PC MEETING COMMENTS	JAG
4	02/25/25	REVISED PER JCC STAFF COMMENTS	JAG

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

REZONING PLAN FOR WESTWOOD PARK

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

Project Contacts:	JAG
Project Number:	W10634-00
Scale: AS NOTED	Date: 02/15/2023
Sheet Title:	COVER SHEET
Sheet Number	MP1.0



SOIL CHARACTERISTICS

SOIL #	SOIL NAME	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
11C	CRAVEN-UCHEE COMPLEX	6-10%	0.28	5
14B	EMPORIA	2-6%	0.28	5
15E	EMPORIA COMPLEX	15-25%	0.28	5
17	JOHNSTON COMPLEX	0-2%	0.37	5
18B	KEMPSVILLE FINE SANDY LOAM	2-6%	0.28	5
19B	KEMPSVILLE-EMPORIA	2-6%	0.28	5
31B	SUFFOLK FINE SANDY LOAM	2-6%	0.24	5

INFORMATION TAKEN FROM "SOIL SURVEY OF JAMES CITY AND YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VIRGINIA" ISSUED IN APRIL, 1985 BY THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE IN COOPERATION WITH VIRGINIA POLYTECHNIC INSTITUTE AND STATE

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER - LOW ERODIBILITY
0.23-0.36 - MODERATE ERODIBILITY
0.36 AND UP - HIGH ERODIBILITY

THE MAP SHOWN IS A "BEST FIT MODEL" OF THE SCS MAPS WITH EXISTING BASE INFORMATION.

WETLANDS INFORMATION SHOWN BASE UPON FIELD INVESTIGATION BY ECS LIMITED ON JANUARY 13, 2020

DENOTES 25% OR GREATER SLOPES

DENOTES POTENTIAL IMPACT TO 25% OR GREATER SLOPES

WETLAND AREA: 371,567 S.F./8.53 AC.
RPA BUFFER AREA: 734,312 S.F./16.86 AC.
STEEP SLOPES (OUTSIDE OF RPA FEATURES): 6,630 S.F./0.15 AC.

LEGEND

RPA IMPACTS

WETLANDS AREA

WETLANDS IMPACTS

Rev.	Date	Description	Reviewed By
7	01/22/26	CORRECTIONS TO PROJECT AREA MP3.0	JAG
7	01/07/26	REVISED DENSITY PER CLIENT	JAG
6	09/16/25	REVISED PER PC MEETING COMMENTS	JAG
5	07/8/25	REVISED PER PC MEETING COMMENTS	JAG
4	02/25/25	REVISED PER JCC STAFF COMMENTS	JAG

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
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Hampton Roads | Central Virginia | Middle Peninsula

REZONING PLAN FOR
WESTWOOD PARK
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

Project Contacts:	JAG
Project Number:	W10634-00
Scale: 1"=100'	Date: 02/15/2023

Sheet Title:
ENVIRONMENTAL INVENTORY

Sheet Number
MP2.0

STORMWATER MANAGEMENT NARRATIVE

A STORMWATER MANAGEMENT MASTER PLAN SHALL BE SUBMITTED FOR THIS SITE TO MEET THE GENERAL CRITERIA OF THE COMMONWEALTH OF VIRGINIA AND JAMES CITY COUNTY'S STORMWATER REQUIREMENTS. THE PLAN SHALL BE SUBMITTED PRIOR TO A FINAL SUBDIVISION PLAN AND SHALL PROVIDE A STORMWATER SOLUTION UTILIZING A TREATMENT TRAIN OF BEST MANAGEMENT PRACTICES AND PIPE DRAINAGE NETWORKS THAT ULTIMATELY DISCHARGE INTO DOWNSTREAM WATERWAYS. UPSTREAM BIORETENTION PONDS, FILTERRAS, DRY SWALES, AND OTHER LOW IMPACT DEVELOPMENT MEASURES WILL CONTRIBUTE TO STORMWATER QUALITY CONTROL AND WILL FEED INTO PONDS TO CONTROL FLOWS. ADDITIONAL CONSIDERATION SHALL BE GIVEN TO REACHES OF THE POWHATAN CREEEK THAT HAVE EXISTING DEGRADATION. OUTFALLS INTO DEGRADED AREAS OF THE CREEK SHALL BE LIMITED AND/OR INCORPROATE STREAM ENCHANCEMENTS AND/OR REPAIRS. ADDITIONAL STREAM ENCHANCEMENTS WILL BE CONSIDERED UNDER THE REVIEW OF THIS MASTER PLAN IN COORINATION WITH WETLANDS CONSULTANT AND JCC SRP. USE OF WATER QUALITY POLLUTANT CREDITS SHALL NOT BE PERMITTED TO ACHIEVE COMPLIANCE. ADDITIONALLY, SPECIAL STORMWATER CRITERIA SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS AT THE TIME OF SUBMITTAL OF THE MASTER PLAN FOR APPROVAL.

DEVELOPMENT TABULATION

PARCEL	AREA DESIGNATION	PROPOSED LAND USE	NUMBER OF UNITS	TOTAL AREA (AC.)	NON-DEVELOPABLE AREA (AC.)(1)	NET DEVELOPABLE AREA (AC.)	BASE DENSITY	W/ 2 DENSITY BONUS POINTS	MAX PROPOSED NET DENSITY
B	B,C,D,E,G,I	MIXED USE (MULTIFAMILY/OFFICE/RETAIL)	APPROX 53 RESIDENTIAL UP TO 24,000 OFFICE/RETAIL	±13.3 (16.7%)	±3.63	±9.67	5 UNITS/AC	10.6 UNITS/AC	5.5 UNITS/AC
C	B,C,D	RESIDENTIAL (MULTIFAMILY)	APPROX 20 RESIDENTIAL	±4.0 (5.0%)	±0.75	±3.25	5 UNITS/AC	10.6 UNITS/AC	6.2 UNITS/AC
A	A	RESIDENTIAL (SINGLE FAMILY LOTS)	UP TO 82 LOTS	±62.3 (78.3%)	±21.17	±41.13	2.0 UNITS/AC	2.66 UNITS/AC	2.0 UNITS/AC
		TOTALS	**MAX 155 RESIDENTIAL & 24,000 OFFICE/RETAIL**	**±79.6**	**±25.55**	**±54.05**	**4 UNITS/AC**		**2.9 UNITS/AC**

*DENSITY PER NET ACRE = DWELLING UNITS/ ACRE

DESIGNATED LAND USE KEY:
A: SINGLE FAMILY
B: MULTIFAMILY TOWNHOMES UP TO 4 UNITS
C: MULTIFAMILY TOWNHOMES MORE THAN 4 DWELLING UNITS
D: APARTMENTS
E: COMMERCIAL USES
G: OFFICE USES
I: INSTITUTIONAL OR PUBLIC USES

DENSITY BONUS POINTS

C. OFFSITE BMP IMPROVEMENT (SEE PROFFERS FOR SPECIFICS)	1.5
K. BINDING DESIGN GUIDELINES	0.5
TOTAL DENSITY BONUS POINTS	2.0

ANTICIPATED ENVIRONMENTAL IMPACTS

TIDAL WETLANDS:	NONE
TIDAL SHORES:	NONE
100 FT RPA BUFFER:	24,220 S.F.; 0.556 AC.
NON-TIDAL WETLANDS IN RMA:	NONE
NON-TIDAL WETLANDS IN RPA:	4,728 S.F.; 0.108 AC.
HYDRIC SOILS:	NOT MODIFIED
25% OR GREATER SLOPES:	8,000± S.F.; 0.18 AC.
NON-RPA BUFFERS:	NONE

ANTICIPATED SITE DATA:

FORESTED AREA:	± 29 ACRES	(35%)
MANAGED TURF AREA:	± 38 ACRES	(46%)
IMPERVIOUS AREA:	± 15 ACRES	(19%)
TOTAL SITE AREA:	± 81.5 ACRES	(100.00%)

DEVELOPMENT TABULATION NOTES:

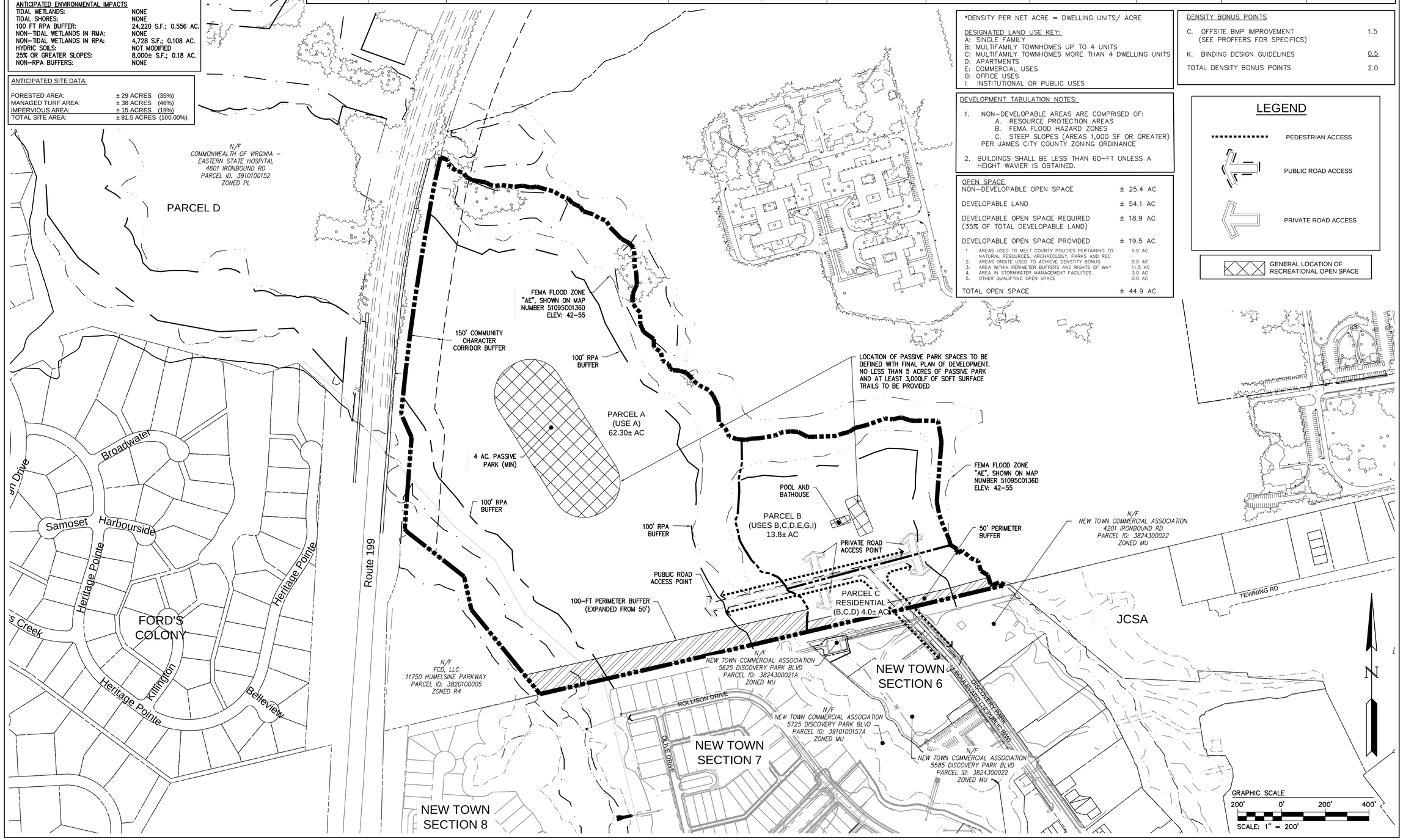
1. NON-DEVELOPABLE AREAS ARE COMPRISED OF:
   A. RESOURCE PROTECTION AREAS
   B. FEMA FLOOD HAZARD ZONES
   C. STEEP SLOPES (AREAS 1,000 SF OR GREATER) PER JAMES CITY COUNTY ZONING ORDINANCE
2. BUILDINGS SHALL BE LESS THAN 60-FT UNLESS A HEIGHT WAVIER IS OBTAINED.

OPEN SPACE

NON-DEVELOPABLE OPEN SPACE	± 25.4 AC
DEVELOPABLE LAND	± 54.1 AC
DEVELOPABLE OPEN SPACE REQUIRED (35% OF TOTAL DEVELOPABLE LAND)	± 18.9 AC
DEVELOPABLE OPEN SPACE PROVIDED	± 19.5 AC
1. AREAS USED TO MEET COUNTY POLICIES PERTAINING TO NATURAL RESOURCES, ARCHAEOLOGY, PARKS AND REC	5.0 AC
2. AREAS ONSITE USED TO ACHIEVE DENSTITY BONUS	0.0 AC
3. AREA WITHIN PERIMETER BUFFERS AND RIGHTS OF WAY	11.5 AC
4. AREA IN STORMWATER MANAGEMENT FACILITIES	3.0 AC
5. OTHER QUALIFYING OPEN SPACE	0.0 AC
TOTAL OPEN SPACE	± 44.9 AC

LEGEND

PEDESTRIAN ACCESS
PUBLIC ROAD ACCESS
PRIVATE ROAD ACCESS
GENERAL LOCATION OF RECREATIONAL OPEN SPACE



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REZONING PLAN FOR
WESTWOOD PARK
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

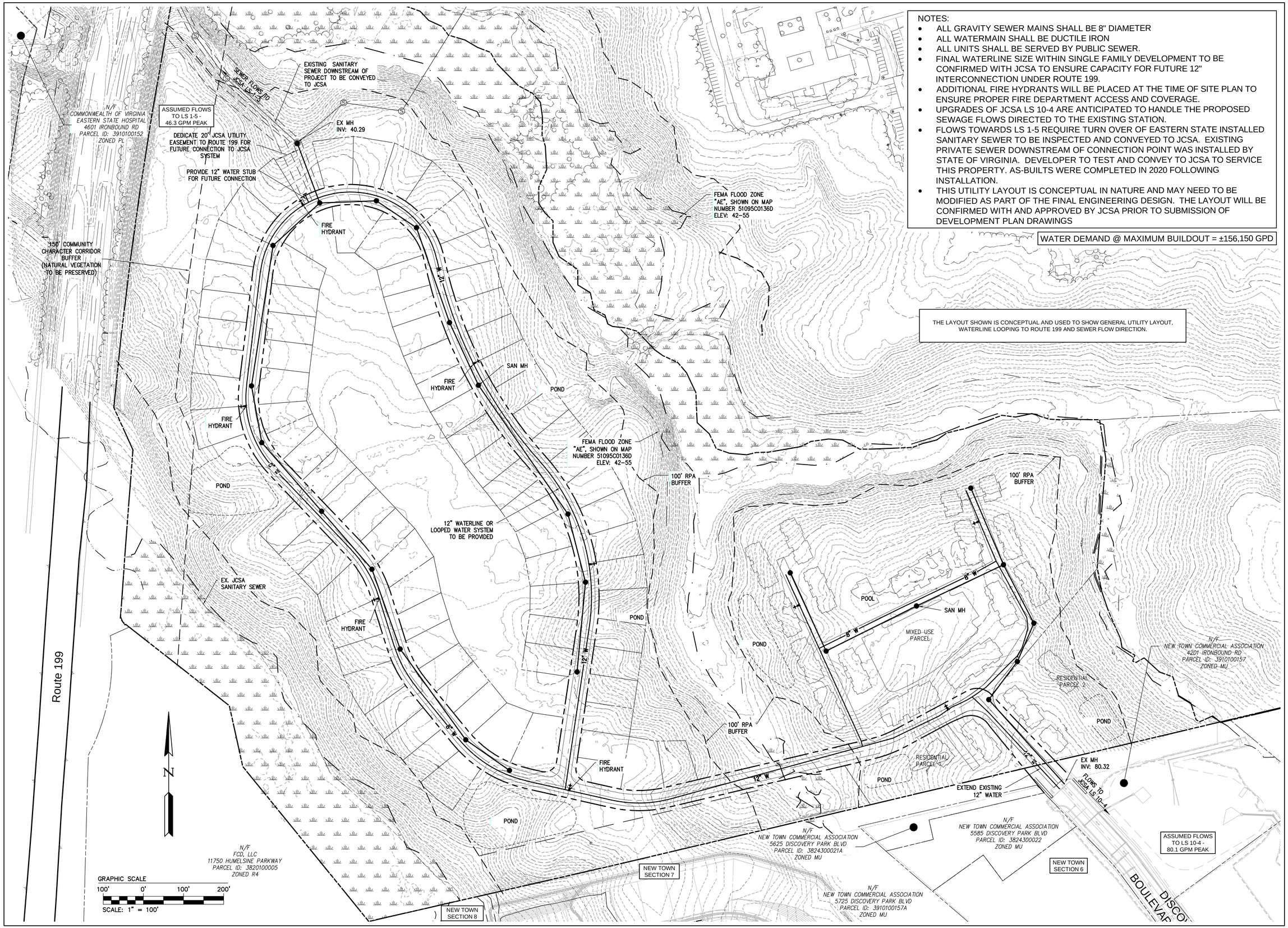
Project Contacts:	JAG
Project Number:	W10634-00
Scale: 1"=200'	Date: 02/15/2023
Sheet Title:	MASTER PLAN
Sheet Number	MP3.0

NOTES:

- ALL GRAVITY SEWER MAINS SHALL BE 8" DIAMETER
- ALL WATERMAIN SHALL BE DUCTILE IRON
- ALL UNITS SHALL BE SERVED BY PUBLIC SEWER.
- FINAL WATERLINE SIZE WITHIN SINGLE FAMILY DEVELOPMENT TO BE CONFIRMED WITH JCSA TO ENSURE CAPACITY FOR FUTURE 12" INTERCONNECTION UNDER ROUTE 199.
- ADDITIONAL FIRE HYDRANTS WILL BE PLACED AT THE TIME OF SITE PLAN TO ENSURE PROPER FIRE DEPARTMENT ACCESS AND COVERAGE.
- UPGRADES OF JCSA LS 10-4 ARE ANTICIPATED TO HANDLE THE PROPOSED SEWAGE FLOWS DIRECTED TO THE EXISTING STATION.
- FLOWS TOWARDS LS 1-5 REQUIRE TURN OVER OF EASTERN STATE INSTALLED SANITARY SEWER TO BE INSPECTED AND CONVEYED TO JCSA. EXISTING PRIVATE SEWER DOWNSTREAM OF CONNECTION POINT WAS INSTALLED BY STATE OF VIRGINIA. DEVELOPER TO TEST AND CONVEY TO JCSA TO SERVICE THIS PROPERTY. AS-BUILTS WERE COMPLETED IN 2020 FOLLOWING INSTALLATION.
- THIS UTILITY LAYOUT IS CONCEPTUAL IN NATURE AND MAY NEED TO BE MODIFIED AS PART OF THE FINAL ENGINEERING DESIGN. THE LAYOUT WILL BE CONFIRMED WITH AND APPROVED BY JCSA PRIOR TO SUBMISSION OF DEVELOPMENT PLAN DRAWINGS

WATER DEMAND @ MAXIMUM BUILDOUT = ±156,150 GPD

THE LAYOUT SHOWN IS CONCEPTUAL AND USED TO SHOW GENERAL UTILITY LAYOUT, WATERLINE LOOPING TO ROUTE 199 AND SEWER FLOW DIRECTION.



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REZONING PLAN FOR
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JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

Project Contacts:	JAG
Project Number:	W10634-00
Scale: 1"=100'	Date: 02/15/2023
Sheet Title:	UTILITY CONCEPTUAL MASTER PLAN
Sheet Number	MP4.0

AREA/UNIT COUNT:

Single Family Lots:	82
Townhomes:	57
Apartments/Condos:	16
Total Multifamily:	73
Total Residential:	155
Commercial:	24,000 sf
((4) mixed-use buildings)	

0 300 600 1200

H & A # 41067

08 JAN 2026

CONCEPTUAL SITE PLAN for WESTWOOD VILLAGE

JAMES CITY COUNTY VA

HOPKE/HARRISON, Inc
Architecture Planning Interiors

Community Impact Statement

For

Westwood Park

Prepared For

ABVA DEVELOPMENT, LP

Originally Submitted May 2023
Revised January 22, 2026
AES Project Number W10634-00

Prepared by:

AES
CONSULTING ENGINEERS

5248 Olde Towne Road Suite 1
Williamsburg, Virginia 23188
Phone: 757-253-0040
Fax: 757-220-8994
www.aesva.com

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I. INTRODUCTION/PROJECT HISTORY

ABVA DEVELOPMENT, LP, proposes to create a development consisting of a mix of residential single-family, multi-family, and neighborhood commercial/office uses. The master plan covers approximately 81 acres of vacant land currently owned by the Commonwealth of Virginia as a part of their Eastern State holdings located at the existing terminus of Discovery Park Boulevard. This proposal requests changing the zoning from Public Lands to Planned Unit Development (PUD-R).

In 2008 the Commonwealth of Virginia engaged Urban Land Associates to create a conceptual plan for the redevelopment of the Eastern State Hospital property. The plan was developed in a process that engaged a wide range of stakeholders, which included the city and county governments, mental health agencies, the business community and representatives of area neighborhoods.

With this concept plan in hand, the Commonwealth of Virginia approached ABVA Development in 2018 to develop 80 acres of the Eastern State property adjacent to the New Town Community. ABVA and affiliated entities have developed most of the residential neighborhoods in New Town, including the adjacent Charlotte Park neighborhood. They have also developed a number of commercial and mixed-use buildings in New Town.

In February 2021 ABVA Development and the Commonwealth of Virginia submitted a request to change the James City County Comprehensive Plan to designate the property as Mixed Use and to allow the subject property to be incorporated into the New Town development. During the review process, including a town meeting in New Town and a public hearing, residents of New Town, along with the Board of Supervisors provided suggestions. The Developer has modified the plans in response to these suggestions. Specifically, the Developer has made the following adjustments:

1. The new development will not use the New Town name and will not be deemed part of New Town;
2. The new development will have its own Homeowners' Association;
3. The new development will have its own design guidelines. The land planner John Hopke has created these guidelines, and there will be an architectural review process to ensure any future construction adheres to these guidelines;
4. Access to the site will be via Discovery Park Boulevard only, bringing traffic through the existing commercial corridor;
5. Olive Drive will not be extended and the land at the end of Olive Drive in Charlotte Park has been deeded over to the New Town Residential Association to ensure no future extension of the road;
6. The new development will have walking trails throughout the site;
7. The new development's trail system will only connect to the New Town trails in the vicinity of Discovery Park Boulevard;
8. The new development will have its own swimming pool and changing area;
9. The density has been reduced considerably from the plan originally shown.

In conclusion, the proposed use of the parcels considered here for rezoning results in a total residential density of approximately 1.9 residential units per gross acre (*The proposed Master Plan notes the density as 2.9 units per NET developable acre based on updated JCC calculations*), plus 24,000 square feet of commercial space. By comparison, the residential density of New Town Section 7 and 8 is 3.7 units per gross acre. Thus the proposed new development is approximately 49% less dense than the neighboring communities; providing greater open space and larger lots.

II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided with this rezoning submission are as follows:

- Developer - ABVA DEVELOPMENT, LP
- Attorney - Geddy, Harris, Franck & Hickman, LLP
- Civil Engineering - AES Consulting Engineers
- Environmental/Wetlands - ECS, Limited
- Powhatan Creek - Stantec, Inc.
- Traffic - McPherson Traffic Consulting
- Archaeological - Cultural Resources Management, LLC
- Land Planning - Hopke & Associates

III. EXISTING CONDITIONS

Master Plan Sheet 2.0 contains location information on wetlands, buffers, soils, and slopes. A pre-development site analysis revealed the following results:

Wetland areas:	*8.53 acres*
Buffers:	*16.85 acres*
Uplands Land	*54.18 acres*
Total Site Area	***79.56 acres***

Site Location:

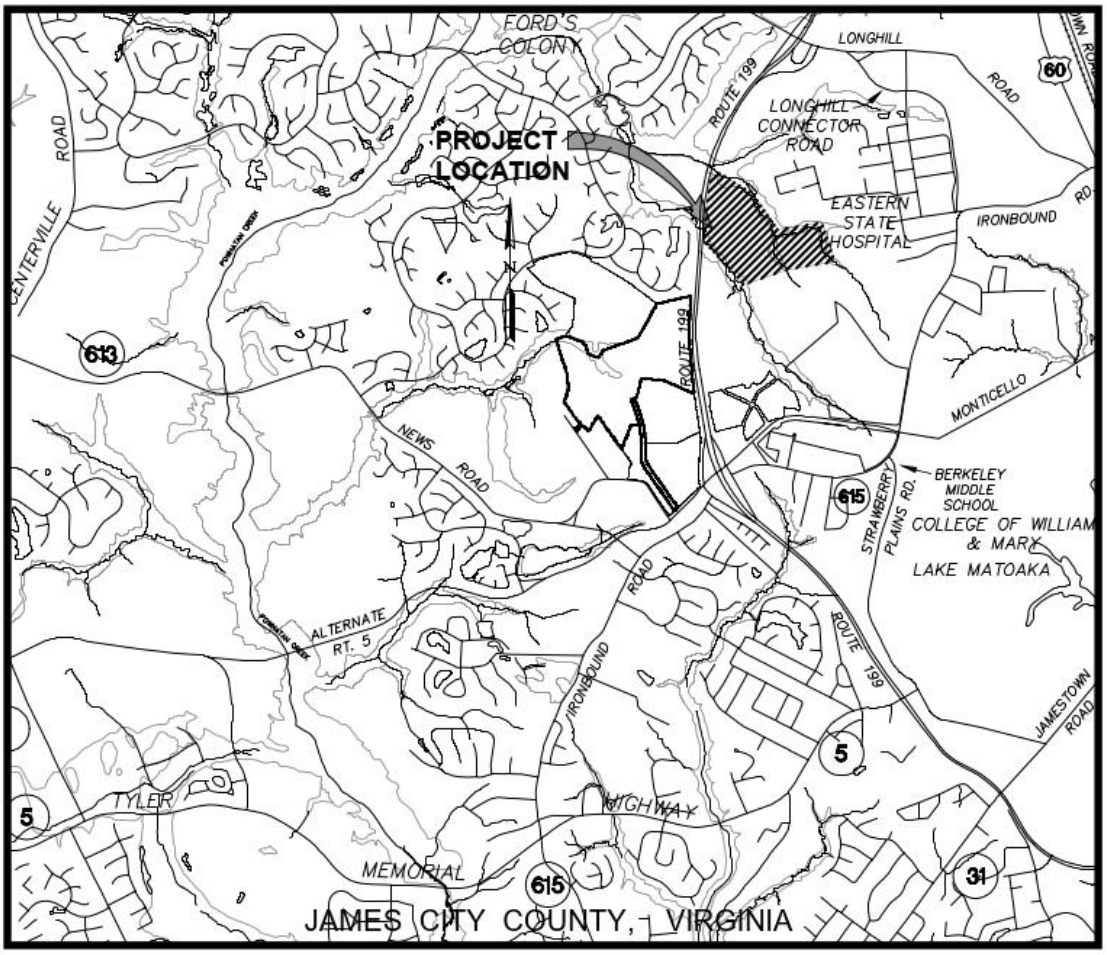

Figure 1

IV. PROJECT DESCRIPTION

Westwood Park is envisioned as an 80-acre mixed-use community located at the terminus of Discovery Park Boulevard in James City County providing 155 residential units and approximately 24,000sf of commercial uses. Approximately 70% of the site is preserved in open space, with wetlands, streams, and associated buffers being preserved in compliance with James City County ordinances and policies. Other developable lands have been provided as common open space, either in the form of buffer areas or recreation open space.

V. PLANNING CONSIDERATIONS

A. Land Use

The proposed land use for Westwood Park is consistent with the surrounding Mixed Use property zoning, and while the property is currently listed as Public Lands on the Comprehensive Plan, simultaneously with the rezoning application, the County will be considering the change in the Comprehensive Plan land use designation to a Mixed Use designation. We submit that a change to PUD-R will provide zoning regulations consistent with the Mixed Use zoning of the adjoining properties. We believe that the proposed development will fit in appropriately with the adjoining properties, allowing the development to be less dense as it moves away from the core development of New Town and Monticello/Ironbound Roads. The development furthest from Ironbound/Monticello will be solely single family residential with lots larger than found in the adjacent New Town development and the portion closest to New Town will be developed at a higher density with a mix of commercial and multi-family development.

B. Density

The overall mix of residential units results in a combined overall density of approximately 2.9 dwelling unit per net developable acre. From a comparison standpoint, the overall density is less than the adjacent sections of New Town. The base density within the proposed PUD zoning is for 2 single family residential units per acre and up to 12 multifamily units per acre (depending on the unit types). The proposed densities within the identified use areas are around the cap at 2.0, 5.5 and 6.2 units per developable acre respectively, however as some of the development pods slightly exceed the limits we are proposing additional offsite BMP enhancements as a Density Bonus. The offsite BMP enhancements are proffered and also discussed further in the Section 8: Stormwater Analysis. *Note: The developable areas are listed and density calculated as noted on Sheet MP3.0 on the Master Plan.*

C. Environmental

A environmental site analysis was conducted on this property. The proposed portion of the Eastern State property is a hardwood forest. Recent work performed by the Environmental Services Division of ECS Limited, identified roughly 10.5 acres of wetlands and streams. ECS also conducted a perennial stream analysis on the property and is in the process of coordinating a review with the James City County Environmental Department. The master plan anticipates impacts to both wetlands and the Resource Protection Area (RPA) buffers; these are associated with a required roadway crossing to access the western portion of the property (to avoid access through New Town Section 7 residential development). ECS also provided an evaluation of endangered species on the property which was included in the application, with no noted species of concern.

Additionally, Stantec was added to the project team to provide input on the Powhatan Creek tributary and minimizing the impact of the development on the creek. Areas of the streams that are already impacted were reviewed (as previously noted in the Powhatan Creek study prepared by Stantec for James City County). As part of this

project we are proffering funds to make improvements to address existing concerns and committing to stormwater management measures that will protect the creek from future development on the property.

D. Parks and Recreation

The developer proposes to provide both active and passive recreational amenities designed to meet the needs of the anticipated residents while exceeding James City County policy standards. The main active amenities for the project will be in the mixed-use designated section of the development. Additionally, the residential section of the development is envisioned with large swaths of passive open space containing soft surface trails and seating areas. The active amenities are to include a pool, bathhouse, natural trails and sidewalks.

E. Natural and Cultural Resources

A large portions of the forested area within Eastern State and the subject property has been identified as a wildlife habitat core. Our conceptual master plan has attempted to address maintaining a large swath of the residential area to maintain a wildlife corridor through the center of the project and maintaining large buffers around the perimeter to preserve natural open space. Outside of the wildlife habitat we also reviewed endangered species (plant and animal) and while noting isolated areas of potential habitat did not determine that any species at the time of review. Additional studies shall occur based on time of year requirements.

Additionally, we have reviewed cultural resources through an archeological study on the property. The study did not identify any areas of significance within the limits of the property.

VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

The subject property is located within the Primary Service Area of James City County. Parcels and subsequent land development activities within the Primary Service Area are required to connect to public water and sanitary sewer service provided by the James City Service Authority (JCSA). Sheet 4.0 of the Master Plan, *The Master Utility Plan* is intended to supplement this report for information on public water and public sanitary sewer.

A. Public Water Facilities

The subject property will be served with public drinking water by the existing JCSA water distribution system in the area. JCSA currently maintains an existing 12-inch water main within Discovery Park Boulevard. This line is supported by loops throughout the existing New Town development from Monticello Avenue and Ironbound Roads. The system facilities in this area are anticipated to be adequate for this development based upon previous flow data taken within the New Town development. This would indicate adequate pressures and flows will be present throughout the proposed development. **Additionally, the developer is making accommodations to provide**

JCSA with a future redundancy loop through the project via Route 199. This loop is not envisioned to be necessary to service the proposed project.

A detailed phased water distribution system model will be completed and submitted as part of the subdivision review process. The model will examine flow rates and pressures throughout the immediate water system area to ensure adequate flow and pressure to accommodate the required fire flows.

Table 1 – Projected Water Flows from *Westwood Park*

Type of Development	No. of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
RESIDENTIAL						
Single-family	82	310	25,420	24	17.65	70.60
Multi Family	73	310	22,630	24	19.38	77.52
Subtotal	155		48,050		37.89	148.12
NON-RESIDENTIAL						
Retail/Office	24,000	0.2	4,800	12	6.67	26.68
Total			**52,850**		**44.56**	**174.80**

B. Public Sewer Facilities

Sanitary sewer service is provided to the subject property via two different sewer sheds. A newly upgraded private sewer within the Eastern State property will service the site and drain to Lift Station 1-5 (located within Ford's Colony). It is understood that the existing private sewer will need to be inspected prior to JCSA acceptance. Additionally, we are aware that there is a JCSA sewer line (and easement) that runs along the western boundary of the property towards LS 1-5, however, that sewer run is near capacity and would not be able to accept significant flows from the proposed development.

The mixed-use portion of the property drains towards LS 10-4 located on Discovery Park Boulevard. This station will need minor upgrades to accept the additional flows from this development. We anticipate pump modifications should be achievable to accommodate the newly proposed flows and to elevate existing flow issues at that station.

Table 2 – Projected Wastewater Flows from *Westwood Park*

Type of Development	No. of Units	Flow (GPD/Unit)	Average Daily Flow (GPD)	Duration (hrs)	Avg. Flow (GPM)	Peak Flow (GPM)
RESIDENTIAL						
Single-family	82	310	25,420	24	17.65	46.28
Multi Family	73	310	22,630	24	19.38	48.45
Subtotal	155		56,660		40.04	94.73
NON-RESIDENTIAL						
Retail/Office	24,000	0.2	4,800	12	6.67	20.00
Total (to LS 1-5)			**25,420**		**17.65**	**46.28**
Total (to LS 10-4)			**27,430**		**26.5**	**68.45**

C. Fire Protection and Emergency Services

There are currently five fire stations providing fire protection and Emergency Medical Services (EMS) to James City County. The closest fire station to the subject site is Station #3 at 5077 John Tyler Highway, approximately 2.9 miles south of this project. From this station, an estimated response time will be less than nine minutes. A similar distance away are both Station #4 (Olde Town Road) and Station #5 (Monticello Avenue). These three fire stations, and the emergency medical staff available at these stations, will provide a more than adequate response to potential emergencies. In addition, through cooperative agreements between Williamsburg, James City County, and York County, and the City of Williamsburg Station on Lafayette Street is only 3 miles away.

D. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Reputable, private contractors, hired by the Homeowners Association will handle the collection of solid waste. Both trash and recyclable material will be removed from this site to a solid waste transfer station.

E. Utility Service Providers

Virginia Natural Gas, Dominion Virginia Power, and Cox Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the

development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

F. Schools

Westwood Park is located within the Clara Byrd Baker Elementary School, James Blair Middle School, and Lafayette High School districts. This development will generate 46 school age children per James City County methodology: 19 elementary students, 10 middle school students, and 14 high school students.

VII. ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Preliminary Wetland Determination

Investigations were conducted by ECS Limited, LLC in January of 2020. The extent of wetland features is shown on the existing conditions map included in the master plan (Sheet 2). The U.S. Army Corps of Engineers confirmation of delineated wetlands is currently underway.

Based on the investigation, approximately 10.5 acres of wetlands are present on the property. In the Master Plan for the proposed development, we have attempted to avoid all impacts to the wetlands, but there is a known need to cross the wetlands with a roadway to access the single-family lots within the development. In addition, there may be some stormwater outfalls with disturbances to steep slopes, buffers and wetlands. All of the above-described items may require proper state and federal permits prior to the issuance of James City County Land Disturbance Permits.

B. Resource Protection Areas

The property contains Resource Protection Areas (RPA) and associated buffers which are shown on Master Plan Sheet 2- Existing Conditions. Also illustrated is an expanded Powhatan Creek buffer as previously coordinated with James City County.

C. Soils

The Soil Survey of James City and York Counties and the City of Williamsburg, Virginia (USDA 1985) shows several soil types within the property boundary. This property is predominantly situated on well-drained soils of Craven-Uchee, Emporia Complex, Emporia, and Slagle soil types. Detailed soils breakdown are noted on sheet 3 of the master plan.

VIII. ANALYSIS OF STORMWATER MANAGEMENT

The project will implement water quality controls that exceed State stormwater requirements, in accordance with James City County policy to protect the natural resources of the watershed. These measures, which align with the County's Special Stormwater Criteria (SSC), will enhance the quality of stormwater runoff from the development and assist in the preservation of pre-development hydrology. Water quality measures to be implemented include manufactured filtering devices, bioretention facilities, enhanced outlet protection at all piped outfalls, and enhanced slope stabilization measures applied site-wide.

As the property falls within the Powhatan Creek Watershed, our team has reviewed the recently prepared Powhatan Creek Watershed Management Plan (PCWMP, September 2023). The plan identifies concerns with stream channels ST3-49-G and ST3-48-G, which are located along the boundaries of the property. While the project team considered undertaking direct repairs, discussions with Stantec and other stakeholders made it clear that a financial proffer would be a more effective solution. This is primarily because the channels are significantly impacted by flows from the larger, upstream Eastern State property, making isolated repairs impractical. By proffering funds, we can contribute to a holistic restoration effort for the entire creek, help activate State matching funds, and ensure the improvements are coordinated with surrounding developments.

The proposed proffer amount of $1,433.12 per unit is based directly on the cost estimates within the PCWMP. The plan identifies the repair costs for the specific stream reaches abutting our project being between $750,000 and $1 million. Using the $1 million figure as a conservative estimate, we calculated our proportional contribution. Our 80-acre project constitutes 20% of the total 400-acre project area, resulting in a base contribution of $200,000. In good faith, we increased the total amount being proffered to $225,000 even following a reduction in overall residential density for the project. We believe this contribution is appropriate, as the damage to these channels is the result of historic watershed manipulation and not our proposed development. This proffer represents our commitment to a shared, amicable goal where developers, James City County, and the Commonwealth of Virginia all play a role in improving the watershed's condition.

Additionally, as part of our commitment and in keeping with the Stantec study, we propose a separate proffer to provide enhancements to existing ponds identified in the PCWMP within the subwatershed to improve water quality upstream of our property. This proffer is in addition to the stream restoration funds and the general stormwater controls being provided onsite.

Recognizing the complexities of the watershed, the applicant proffers to prepare a detailed Project Stormwater Management Plan prior to the submission of any final engineering plans. This additional step will ensure the following design commitments are met:

- The locations of ponds and other stormwater management features will be placed to discharge into field-identified impacted areas of the surrounding creek.
- Protection of existing forestland and unimproved areas will be prioritized. Large, natural perimeter buffers will be preserved to the greatest extent possible.
- Within the single-family section, a large wooded passive park will be maintained, providing benefits for both stormwater management and wildlife habitats.
- The applicant will restrict the impervious cover for the entire site at full buildout. The reduction in commercial building area has reduced the need for surface parking lots and permitted a reduction in impervious cover.

In summary, the comprehensive stormwater management plan and associated proffers for Westwood Park are specifically crafted to protect and enhance the Powhatan Creek. The on-site design will preserve the watershed's natural hydrology, while the proffered funds will address existing, off-site problem areas. This dual approach ensures the project will be a positive contributor to the long-term health of the watershed.

IX. ANALYSIS OF IMPACTS TO TRAFFIC

A traffic study memo has been prepared by McPherson Traffic Consulting to review the major intersections associated with the Monticello Avenue and Ironbound corridors and additionally looked at significant internal intersections within New Town. In summary of that study, the impacts associated with the rezoning are well within the safe operating limits of the surrounding roadway network and do not propose any undue time increases for turning motions that would result in failing turning motions.

X. FISCAL IMPACT STUDY

County Staff performed a fiscal impact analysis of the project for a 25-year period using the County's proprietary software program and County generated standard assessed values based on average data for the applicable fiscal analysis zone within the County that estimated total revenues of $25,599,435 which is a combination of General Fund Revenues and Schools Revenues ($19,625,120 + $5,974,314).

Total projected expenditures were calculated by James City County were unchanged at $21,452,720 which is a combination of Operating Expenditures ($5,108,276), Schools Operating Expenditures ($13,709,221), and Capital Expenditures ($2,635,223).

County Staff also performed a fiscal impact analysis of the Project using the projected assessed values provided by the Applicant (note this analysis excludes units being provided at below market rates). The Applicant believes these projected assessed values are more realistic than those used by the County. This analysis estimated total revenues of $33,020,242 which is a combination of General Fund Revenues and Schools Revenues ($27,045,928 & $5,974,314).

Total projected expenditures were calculated by James City County were unchanged at $18,817,497 which is a combination of Operating Expenditures ($5,108,276), Schools Operating Expenditures ($13,709,221), and Capital Expenditures ($2,635,223).

A simple subtraction of revenues minus expenditures equates to a positive net fiscal impact of $11,567,522.

XI. CONCLUSIONS

In summary, the Community Impact Statement for the rezoning and subsequent development of *Westwood Park* highlights the following conclusions and public benefits:

- This project will provide a significant financial benefit to James City County; with a net positive contribution of approximately $166k per year based upon County Base Pricing and $463k per year using Applicant projected unit pricing. [confirmed by JCC analysis]
- The rezoning is consistent with the surrounding land uses designated on the current Comprehensive Plan for this area. Further, the proposed residential development is less dense than the adjacent neighborhoods.
- Density has been reduced from previous applications to directly address impervious cover within the watershed.
- The project provides enhanced buffers and provides reduced impacts from the adjoining developments.
- There is adequate capacity in the system of roads serving this project.
- Adequate public services (water and sewer, fire) and utility services (gas, electricity, cable television, and telephone) are available for development.
- A detailed Stormwater Master Plan will be filed and reviewed prior to initiating the construction plans for this project.
- Additionally a proffer addressing the Powhatan Creek has been provided to address existing degradation within the stream reaches surrounding the project.

Design Guidelines for Westwood Park

Discovery Park Boulevard
James City County, Virginia

Draft: January 12, 2026

prepared by

HOPKE | HARRISON, Inc.
Architecture|Planning|Interiors
1156 Jamestown Road, Suite C
Willliamsburg, VA 23185
757-229-1100
www.hopke.com

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INTRODUCTION and DEFINITIONS

Westwood Village is a proposed development, adjacent to the New Town development, which will anchor Discovery Park Boulevard. Westwood Village is located on an 81 acre parcel being purchased from The Commonwealth of Virginia as vacant surplus property of Eastern State Hospital by ABVA Development, LP who proposes to create a development consisting of a mix of residential single-family, multi-family, and neighborhood commercial/office uses.

Although not a part of New Town, the developer proposes to develop the property with the enforcement of design guidelines which will maintain a consistency of fundamental principles undergirding New Town itself. To that end, these guidelines borrow heavily from design guidelines which were proposed, approved and adopted for Sections 7 and 8 in New Town as well as guidelines from the commercial sections of New Town, Sections 5 and 6. At the same time, these guidelines will not duplicate the existing housing and land planning patterns, in an effort to make the offerings in the vicinity of New Town more diverse.

Figure 1 East Parcel: mixed uses of commercial and multifamily residential

The proposed development is best understood as two complementary parcels: the East Parcel, which strictly single-family lots, and the West Parcel, which is more urban in character.

Definitions

We wish to note that the terminology used in these guidelines is intended to be consistent with the James City County Zoning Ordinance. In particular, the meanings of the following terms shall be as follows:

> **Single-family detached dwelling:** A detached structure arranged or designed to be occupied by one family, the structure having only one dwelling unit.
>
> **Multi-family dwellings:** A building or structure including, but not limited to, townhouses, duplexes, and triplexes that are arranged or designed to be occupied by more than one family living in separate dwelling units with separate cooking, toilet facilities, and entrances.
>
> **Apartments:** A building or structure arranged or designed to be occupied by three or more families living in separate dwelling units but sharing the entrance to the building.

Other terms that are or may be used within this document, or in discussions of its application for evaluation of designs, are listed below. *(Please note, some terms may not be consistent with definitions used in the Virginia Construction Code.)*:

> **Commercial Structures**: buildings that are primarily used for Assembly, Retail, Office or Restaurant.
>
> **Multifamily Structures**: buildings that are composed of attached dwelling units. These structures can take the form of "Multi-family dwellings" or "Apartments" as defined by the zoning ordinance.
>
> **Flats**: "Apartments", as defined by the zoning ordinance.
>
> **Townhomes**: dwelling units which are organized horizontally such that each dwelling reads as a separate unit with a separate main entrance for each unit, including "Multi-family dwellings" as defined by the zoning ordinance.
>
> **Multiuse Structures**: buildings which contain more than one use, typically apartments over commercial functions.

East Parcel

Discovery Park Boulevard will be extended into the development and will terminate in an intersection designed as a point of transition to those traveling by car, bike or foot. The intersection shall be designed to "calm" traffic, and create a sense of arrival into Westwood Park.

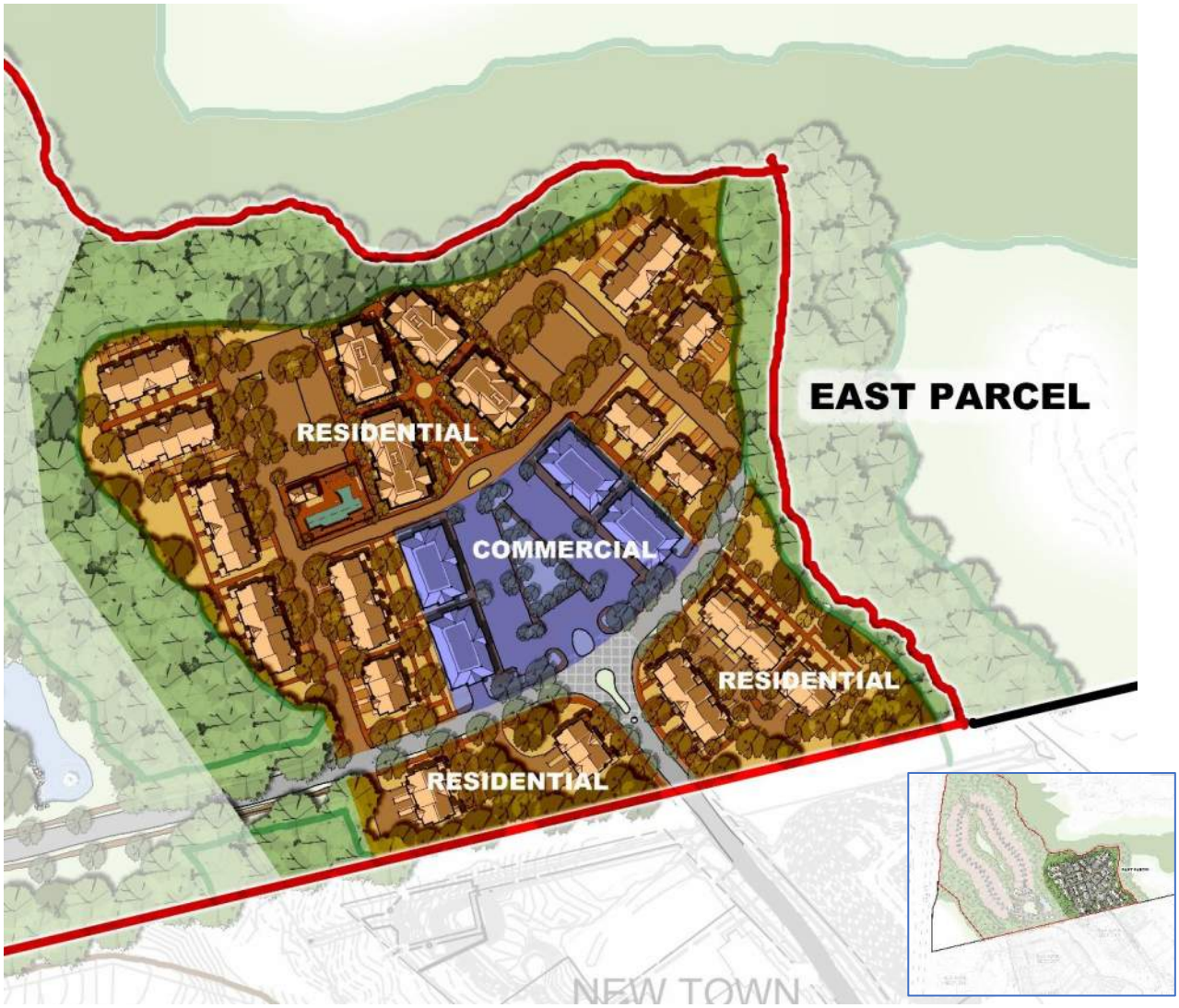

Figure 2 East Parcel: mixed uses of commercial and multifamily residential

The two quadrants of that intersection which border New Town are reserved for multi-family residential development. Beyond the intersection is a parcel of land surrounded on three sides by wetlands, which is to be developed as mixed-use, with multi-family housing that is urban in character and may include townhomes, multi-story apartments, or low-rise apartments. The building forms are to be arranged about a network of streets and parking lots to reinforce a sense of a walk-able village-like community. Interwoven with the multi-family buildings will be up to 40,000 square feet of commercial space disbursed among multiple buildings of similar scale and character as the residential buildings. The commercial structures may also be mixed-use, with apartments on upper floors. Structured parking is encouraged but not required.

West Parcel

To the west of this parcel, a spine road will extend to an adjacent parcel of land which itself is bounded by New Town to the south, Route 199 to the west, and wetlands to the north and east. This neighborhood will be developed with individual single-family homes on individual lots, each facing onto the spine road. These lots are to be somewhat larger than those in the adjacent Charlotte Park in New Town and an enlarged landscape buffer between the two is proposed. Here forward we will refer to this area as the "west parcel".

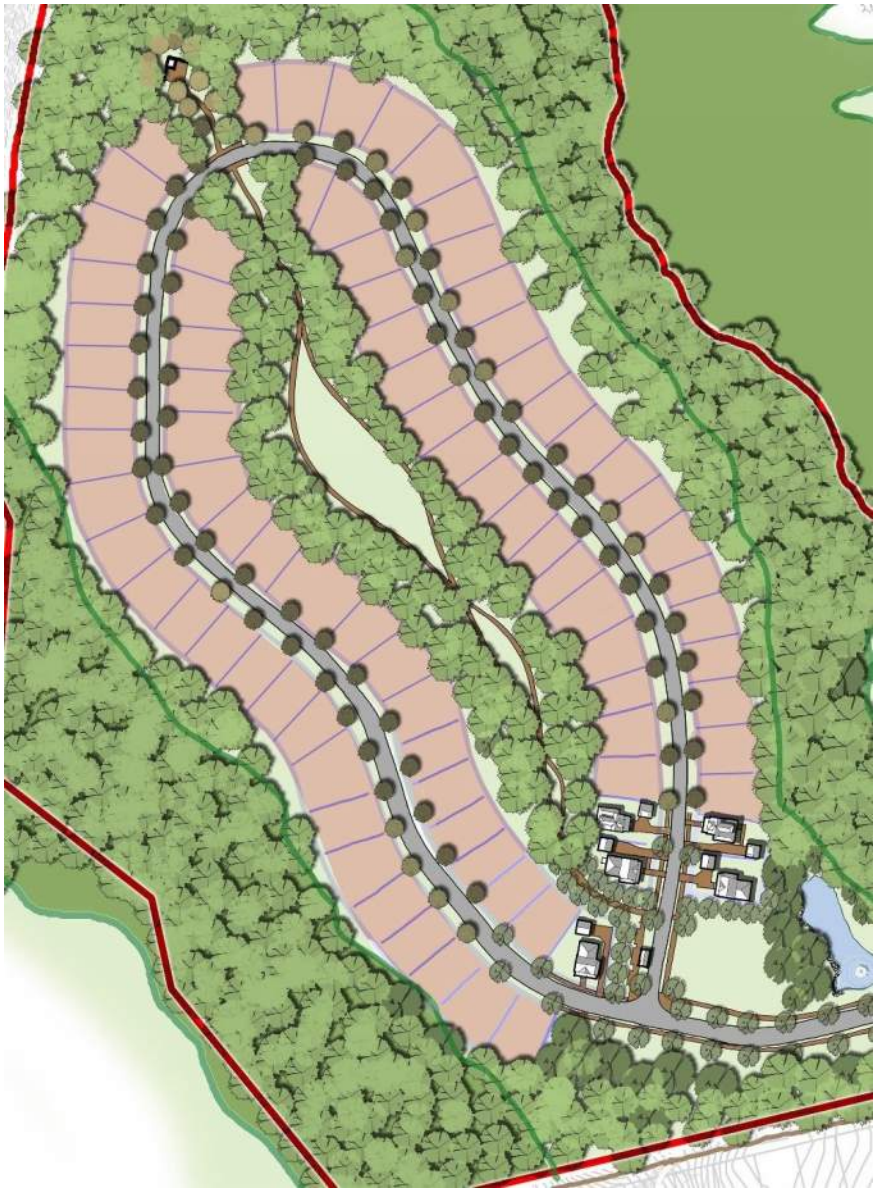

Figure 3: West Parcel: single family residential

GENERAL STREET DESIGN, BUILDING PLACEMENT AND PEDESTRIAN CONNECTIONS

Street design and walking trails are constrained by wetlands and grades. However, the intention of these guidelines is to provide an appropriate terminus to Discovery Park Boulevard and transition to street patterns appropriate for residential neighborhoods. Therefore, the following applies to both the east and west parcels and both residential and commercial uses.

Arrival by automobile is to be organized by an intersection designed to calm traffic. Arrival by bicycle and by foot will also be anticipated and promoted. Natural connectivity with adjacent pedestrian ways is to be a part of the landscape/hardscape plan. As well, a bike rack is to be included at commercial locations and amenities, convenient to appropriate services and within 50' of the main entrance of each building. Bicycle racks should be an ornamental design that will support the bicycle in two places, is durable and securely anchored. Paths should be provided to and from bicycle storage to ensure safe travel throughout the site.

Pedestrian Circulation

Pedestrian circulation is to be emphasized. Following are specific concepts and measures which shall be drawn from in the specific site design:

Curb design should accommodate pedestrian safety and reduce pedestrian conflicts with vehicles. Where sidewalks cross a drive lane, a demarcated and ADA accessible crosswalk shall be provided.

Pedestrian circulation routes shall be physically separated from the flow of vehicular traffic. Protection from weather elements is also encouraged. Methods and techniques include:

- Arcades, porticos, or other shade structures;
- Pedestrian light features;
- Curbs or curbing;
- Bollards;
- Seat walls or benches;
- Drinking water fountains; or
- Landscape planters.

Pedestrian walkways shall be a minimum width of five feet and connect:

- Entrances to each building on the site, including outparcel buildings;
- Between buildings on site and form buildings to the main pedestrian ways.
- Sidewalks located on the perimeter of the site.

When located within a parking area or vehicle right of way, clearly demarcate pedestrian walkways and crosswalks. Methods and techniques include:

- Changing paving material, patterns, or color;
- Changing paving height;
- Decorative bollards;
- Raised median walkways with landscaped buffers; or

- Stamped asphalt.

General Building Placement and Massing

Fundamentally, building masses are to be broken down into smaller, pedestrian scaled elements. Architectural elements, businesses and services with street activities such as sidewalk-dining and balcony overlooks are strongly encouraged. There should be a mix of sloped roof elements and/or parapet-roofed facades. Buildings are to have a predominantly 1-1/2 to 3-1/2 story expression.

The sense of scale of proposed commercial buildings shall be in keeping with existing adjacent developments. The total square footage of commercial buildings will be limited to 40,000 sf (gross), comprised in two or more separate buildings. Large floor plates (exceeding 10,000 sf) are generally not preferred, but if such a use is offered requiring a larger floor plate, building masses are to be visually broken down into smaller elements to give the appearance of an assembly of multiple smaller buildings.

Figure 4: Example Design Concept for commercial building massing and organization

Front building façades of more than 50 feet in length shall be articulated into a series of evenly-spaced storefronts to increase visual interest and pedestrian orientation. Incorporate two or more of the following design elements on each façade visible from a street:

- Changes in wall plane (such as projections or recesses) with an offset or depth of at least one foot, a width of at least ten feet, located a minimum of every 25 feet;
- Distinct changes in texture and color of wall surfaces;
- Variations in roof form and parapet heights;

- Vertical accents or focal points; or
- Features such as arcades, display windows, entry areas, or awnings.
- Step-back upper floors to reduce visual impact at the pedestrian scale, also permitting balconies in the step-back.
- Whenever possible, develop with smaller lot increments not to exceed one hundred feet in width.

Building massing shall prioritize human scale. Building massing shall not detract from the pedestrian experience, but rather enhance it. Visual rhythm of massing shall relate as closely as possible to existing massing, creating similar visual masses throughout the block. This rhythm and articulation across the massing helps relate to both the people that use the buildings and the other adjacent buildings.

Building Entrances: each building shall have at least one primary entrance onto a main street. Entrances shall be visibly prominent and shall include features such as changes in building materials or color, projection or recesses of at least 5 feet, outdoor spaces, canopies, porticos, archways, etc..

Building materials for walls shall promote visual interest. Large, monolithic structures with a single material should be avoided. Building walls shall prioritize the use of brick, wood, stucco, and glazing.

West Parcel Single Family Structures

The west parcel is intended to provide, in the terminology of New Urbanism, a suburban zone of the "Urban-Rural Transect". As such, the street pattern is less geometric and responds to the natural contours of the site. The homes are to face onto a single spine road which loops around onto itself. The street is to be edged with a sidewalk on both sides to promote pedestrian activity along it. Simultaneously, an informal walking trail is to traverse the site through common green spaces, connect to a passive park to create a symbolic entrance to the neighborhood, and then connect to the sidewalk system extending into the east parcel.

Figure 5: Example of single family sites and streetscape development

Homes along the spine road should be planned to reinforce the integrity of the street. To do so, they are required to accomplish the following:

- Engage a build-to line of 15'-0" from edge of right-of-way to the face of a structure. Structure may be the house façade, porch façade, face of freestanding garage or office, formal fencing, or some combination.
- Stoops and steps may encroach into the space between the build-to line and front property line by no more than 10'-0". Stoops may be covered with a roof element, if the roof element is substantially subordinate to the main façade of the house.

- Where fencing alone is utilized at the build-to line, fencing design must be substantial and turn back along side lot lines. Fencing alone, as the build-to line engagement, is not to be allowed for multiple contiguous lots.
- Side setbacks and rear setbacks are generally 5’-0” minimum. Reductions to not less than 3’-0” may be allowed on a case-by-case basis, if justified by unusual lot shape or grade.
- Garages shall comply with a 5’-0” side setback and are to be one of the following types:

    - Front/courtyard loading type
    - located to the rear of the rear façade of principle structure of the house, either attached or free-standing*
    - Located under the principle structure of the house (and accessed from the side or rear).

- Garage doors may not face the street unless the garage is detached and behind the rear façade of the principle structure of the house. Exceptions, due to specific site constraints, will be considered on a case-by-case basis.

At right are examples of possible siting configurations to be regarded as illustrative only. Other configurations are possible and acceptable where complying with the guidelines above:

A. House with rear-loading garage below, retaining wall small covered stoop forward of the build-to line, and well screened side patio.

B. House with recessed front porch, freestanding garage to rear of property.

C. House with substantial front porch (complying with build-to line) and rear-courtyard loading garage.

D. House with front courtyard loading garage and rear deck.

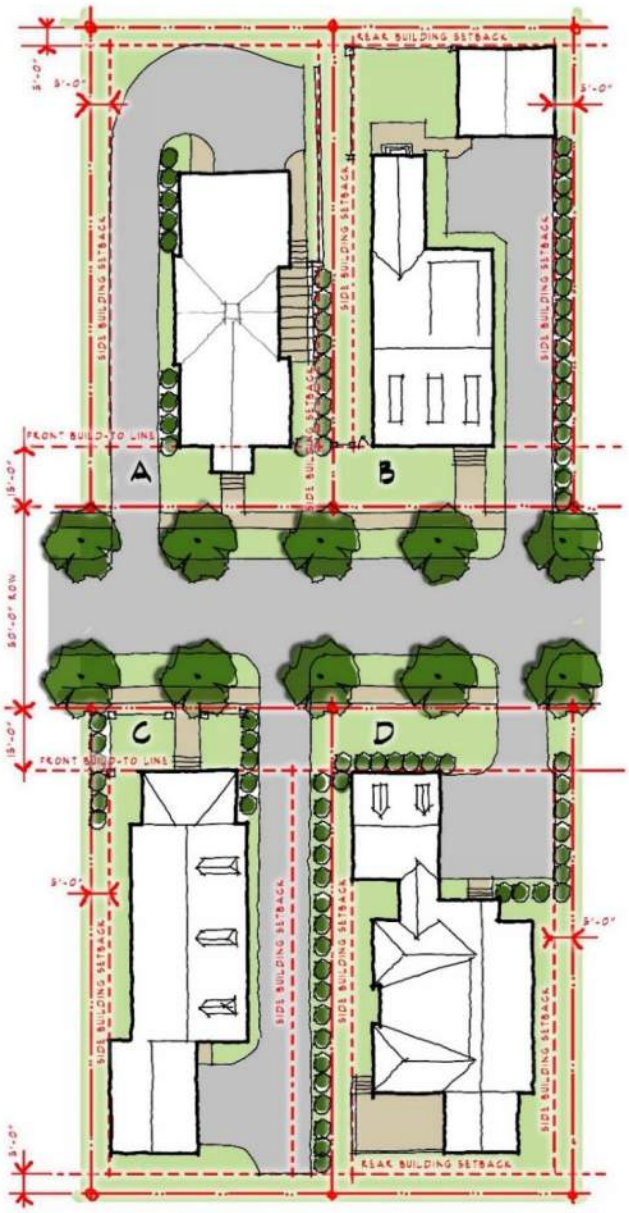

Figure 6: Examples of acceptable single- family lot/house configurations

Figure 7: Conceptual Design for acceptable single family homes

East Parcel Townhomes

This parcel is to be developed in the spirit of a “General Urban” edge zone, where street layout is geometric in character, while still responding to the unique grade and wetland challenges. Streets should read as streets - with or without parallel parking - and parking areas should read as alleys or courtyards – separated from the streets and not conducive to through-traffic..

The residential development along the roads and parking lots shall likewise be sited to reinforce the integrity of streets, courtyards and promenades. Streets are to include on-street parallel parking where possible and appropriate and sidewalks on both sides.

Figure 8: Conceptual Elevation of Townhomes showing acceptable facade development

Alley-loaded Townhomes

Alleyways should be utilized as the preferred means of access to garages and parking areas.

The use of rear alleys and front porches facing onto a pedestrian plaza, courtyard or “promenade” are required for at least 75% of the total number of units..

Along the front façade, variation is required. This includes a clearly discernable “bay rhythm” (e.g. ‘ABA’, ‘ABBA’, ‘BAAB’, ‘ABCBA’), and a balanced mix of external wall materials (simple color changes do not suffice). Design features that differentiate the individual dwelling units are also required. Examples of such design features include: offsets and (min.) 16” step backs in facades and rooflines, entry door/porch variation, variation in roof forms and pitch, etc..

Front-loaded Townhomes

Although not represented in the conceptual design developed for these guidelines, front loaded (ie units with a garage on the front façade) are permitted. These twnhomes shall be a minimum of 20’ to 24’ wide. No less than 3 units and no more than 6 units shall be attached in a row of townhomes. Along the front façade, variation is required. This includes a clearly discernable “bay rhythm” (e.g. ‘ABA’, ‘ABBA’, ‘BAAB’, ‘ABCBA’), and a balanced mix of external wall materials (simple color changes do not suffice). Design features that differentiate the individual dwelling units are also required. Examples of such design features include: offsets and

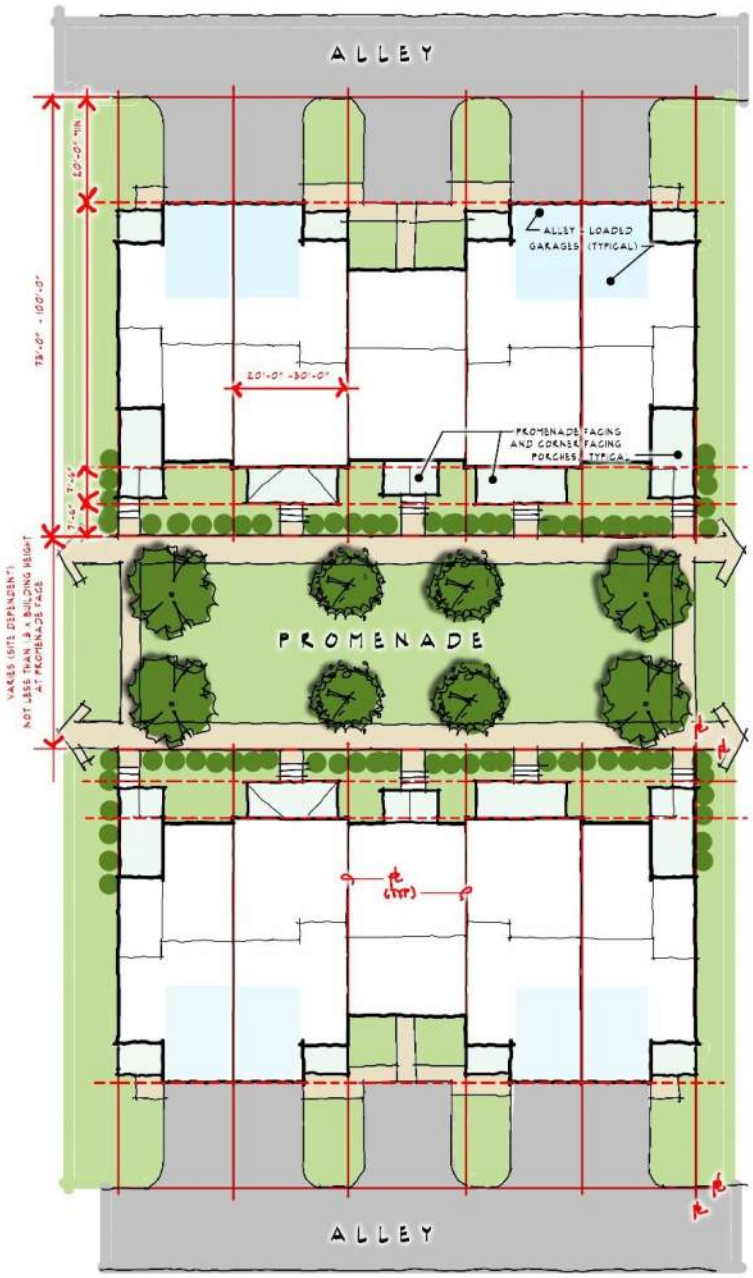

Figure 9: Townhomes oriented to Promenades

(min.) 16” step backs in facades and rooflines, entry door/porch variation, variation in roof forms and pitch, etc

Garages shall not be located side-by-side unless doors are kept to a maximum of 9’ width with a minimum of 24” between them. No more than two doors in a row shall appear in a single wall plane.

Where the townhome faces a street (as opposed to an alley), the garage driveway is to be 20’ clear beyond the sidewalk, to allow for off-street parking that does not conflict with pedestrian ways. In such cases, parallel spaces on-street are not required.

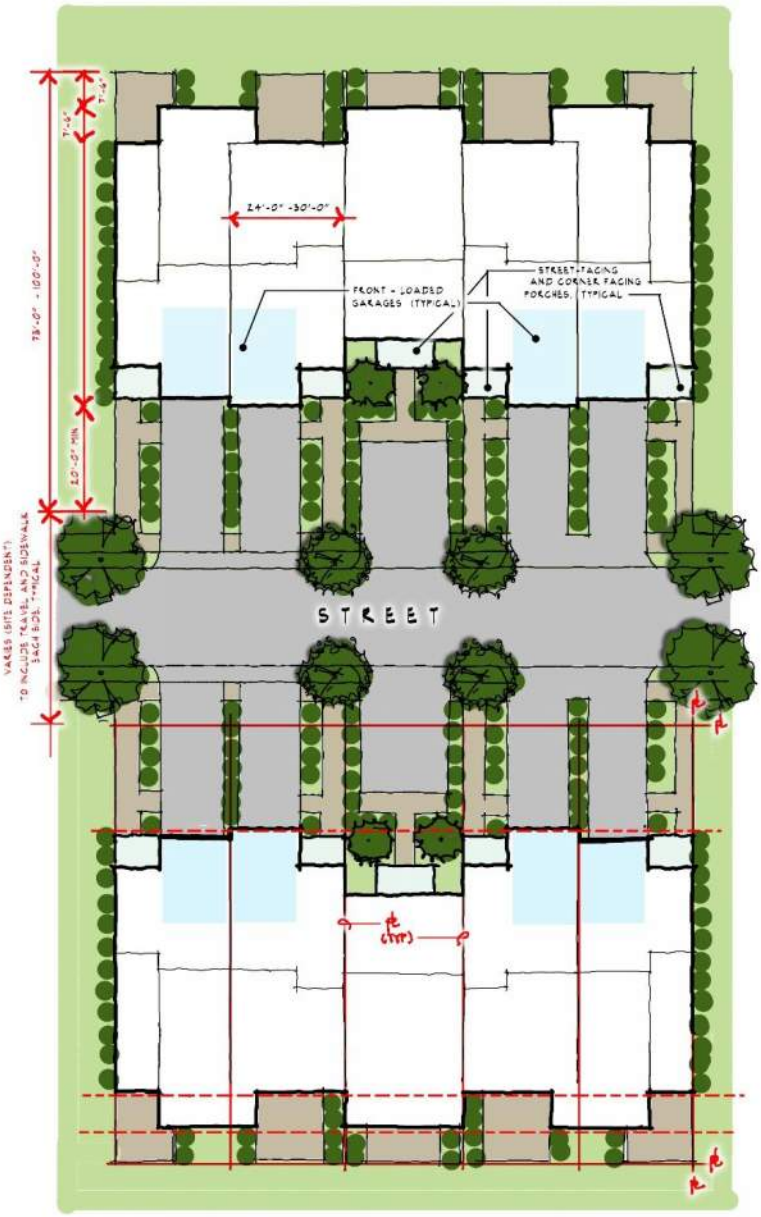

Figure 10: Front-loaded Townhomes (oriented to a Stree)

East Parcel Multifamily Structures

Parking for multifamily structures may be located on street, in parking lots or in parking structures. Parking lots shall be designed to appear as formal public spaces where pedestrian areas are identified by changing paving patterns and raised cross walks. Parking spaces against the residential buildings are discouraged. Large parking lots are to be avoided, and small parking lots separated by landscaping is encouraged. Parking structures shall be architecturally designed and arranged to be consistent with the design standards for multifamily structures.

Multifamily residential structures should be designed to reinforce shared outdoor spaces in each unit. Units should include private and shared outdoor spaces, such as balconies and porches, that promote observation of shared spaces, yet provide privacy by way of landscape buffers and vertical elevation.

Figure 11: Example of multifamily building bordering car court

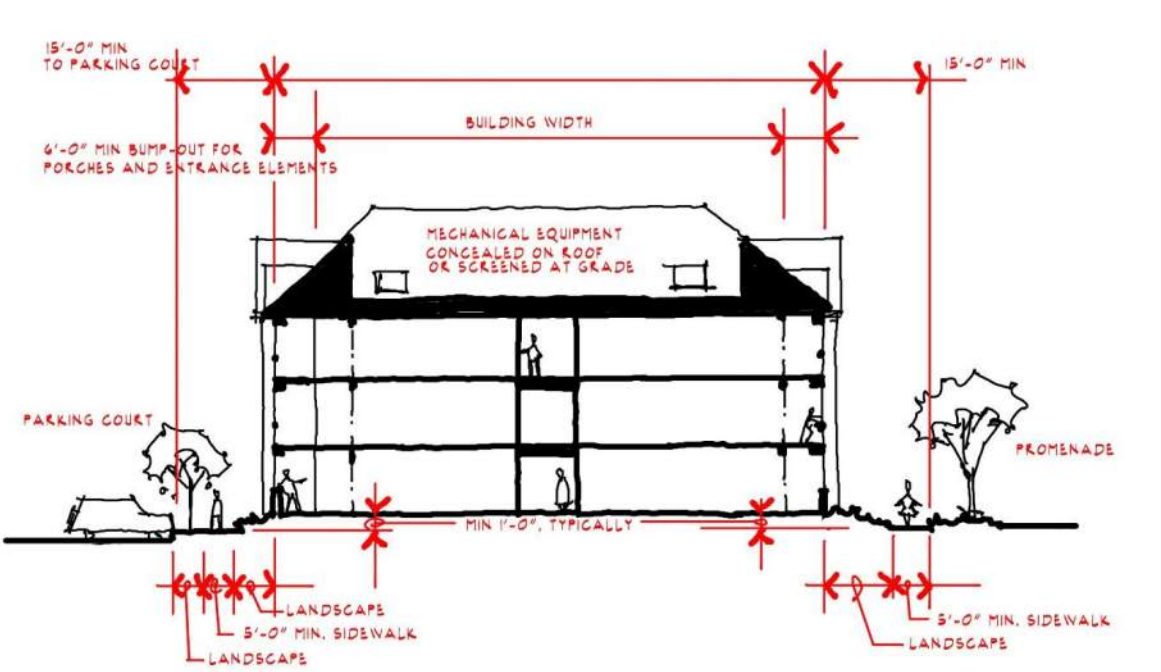

Figure 12: Apartment building site considerations

Figure 13: Conceptual Design Elevations: apartment facades

Figure 144: Conceptual Design Elevations: commercial/mixed-use facades

East Parcel: Commercial

Commercial buildings are to be interwoven with the multifamily buildings and are to be developed consistent with the other commercial properties in mixed use sections of New Town. As such, we wish to propose those buildings be developed consistent with the spirit of the existing design guidelines for those sections of New Town, with the following emphasis:

- The terrain may be steep where these buildings are sited. Use of the terrain for parking below the buildings is encouraged to preserve greenspace.
- The commercial buildings should be clustered to create a commercial district, with logical and walkable connections to the multifamily buildings.
- Mixed Use buildings, where multifamily is planned above commercial on the lower level(s), is not prohibited but not required. The scale of the development and conceptual plan anticipates the more likely scenario of mixed uses horizontally.

Figure 155: Commercial buildings in foreground with multi-family apartments beyond

VISUAL CHARACTER

Both parcels are to be developed with architecture which extends the urban fabric of New Town. To that end, the following requirements are to be incorporated. Please note that unless noted as “special requirements” or “exceptions”, these provisions apply to all portions of the project and building types.

Edge Definition and Screening

Fences, walls and hedges are to be used to define street edges and parking areas or to conceal utilities and mechanical equipment.

Fences and walls should be architecturally consistent with the buildings they serve. Walls should be of stucco concrete block or brick. Fences are to be made of wood pickets, wrought iron, vinyl, pvc or painted metal. Chain link fencing is not permitted. Landscaping may be used in conjunction with fences and walls to better define edges or screen views. Landscaping alone may be deemed acceptable where retained buffers provide natural screening.

Use of fences, walls and landscape along property lines is encouraged. Fences and walls are to be a maximum height of 6’-0”, except those located along public rights-of-way, along a shared public way, or forward of the “front” or main body of a structure, which are to be a maximum of 42” in height. Where fences or walls intersect, they should be consistent in height.

Ground mounted mechanical equipment, solid waste collection, recycling collection, and loading spaces shall be located in an area that minimizes the view of such areas from adjacent buildings and roadways and shall be screened with walls or opaque fences combined with plantings.

All roof mounted mechanical equipment is to be screened from public view.

Dumpsters are to be screened by a fully enclosing wall and/or opaque fencing. Trash cans shall be screened by a fence or wall of adequate height to conceal from them from view from the street or public pedestrian way.

Scale and Articulation

Generally

Buildings with large volumes should be designed to appear smaller through the articulation of the overall massing as a collection of smaller elements. The use of architectural elements such as bays, balconies, porches, loggias and arcades add interest to building facades and aid in relating the proportions of any building to the human form (ie makes the scale more humane). Roofs may be articulated through use of dormers, lanterns, monitors, widow’s walks, cupolas and other like elements. Roof elements should be designed to transmit light to the attic story, vent air, or be openings to habitable spaces. The appearance of false stories with faux windows should be avoided. However, bricked-in openings, closed operable shutters and other devices to articulate an otherwise bland façade are acceptable devices.

The building designs will make use of architectural elements which add interest to building facades and aid in relating the scale of any building to human dimensions, such as canopies, columns, pilasters and reveals. Roofs may be articulated through the use of varying parapet heights, mansard roofs, and/or other building forms. Such devices are intended to add character and interest to the buildings of the development which, in turn, will reinforce the site character envisioned by these guidelines.

All buildings should conform to the nature of the streets and/or open spaces which they front. Variations in the building facades are required to express multi-tenant occupancies. Each building shall be designed to look attractive from all "public" sides – i.e. facades visible from Discovery Park Blvd or the Spine Road or public pedestrian ways. Building facades not exposed to public view shall nevertheless be articulated by architectural relief, material changes and landscape screening.

With these general requirements in mind, there are special requirements for the various building types anticipated:

Single Family Dwellings

Single Family Dwellings may range from 1-1/2 stories to 3-1/2 stories and should utilize simple geometric shapes in plan and elevation. The overall massing of the house should be a collection of simple volumes All houses should have pitched roofs except at porches and bays where a shallow pitch is acceptable. Minimum roof slope for the main body of the house is 6:12.

Townhomes

Townhomes may range from 2 to 3-1/2 stories and should be individually expressed through window patterns, roof massing, porch expression or placement relative to the front build-to line. Townhomes may be constructed as duplexes and, when so designed, shall have a secondary entrance to the lower dwelling unit from the exterior which is formally expressed.

Apartments

Apartment Buildings may be 2 to 3 stories in height, plus a walk-out basement level on no more than 50% of the perimeter of the foundation if finish grades allow. They should be articulated through use of multi-story porches, covered balconies or multi-story recesses or bays to articulate end bays, wings, or entrance elements. Each unit must have direct access to the exterior (e.g. a porch or balcony). Apartments may also occur on the upper floors of a mixed-use (commercial on the lower floors) building, but should always appear "residential" in character, as communicated through the scale of fenestration and use of roof forms.

Commercial and Mixed-use Buildings

These buildings may be 2 to 3 stories and should differentiate themselves from residential buildings, through the use of a grander sense of scale, window treatments, arcades, canopies, etc.. which are common elements in retail and office design. Nevertheless, the overall scale of the commercial buildings should live comfortably within the development of residential structures. For additional guidance, the designer may wish to review the New Town Design Guidelines of Sections 5 and 6 (Discovery Park Boulevard) and/or the completed buildings for compatible commercial buildings' scale and articulation.

Amenities

Buildings and structures associated with amenities (e.g. Bathhouse at Pool) which are to be shared by residents of the west and east parcels shall be designed with an architectural and hardscape character that blends those of both parcels such that the amenities read as a community asset belonging to all.

Figure 166: Example of amenities architecture in keeping with character of development

For all buildings it must be noted that the change in natural grade on these sites is a particular challenge.. and an opportunity. Design review will provide flexibility for design solutions which are environmentally sensitive.

Roofs and Parapets

Generally

Roof forms shall be evocative of a traditional small-town commercial quality and convey the use (commercial versus apartments versus townhouse and single-family residential) that they shelter.

Sloped roofs can be gabled, hipped, hipped gables, gabled hips or gambrel in a symmetrical fashion. Generally, the minimum roof slope of a 1 or 1-1/2-story building should be 9:12 and a 2-story or greater shall be 6:12. Secondary sloped roofs which are a shed type shall have a minimum slope of 2:12. Secondary roofs which are a gabled type shall have a minimum slope of 9:12 or 6:12 if “Classical” or “Federal” in character. Deviations from these minimums will be considered on a case-by-case basis.

- Exception: Buildings which have long front-to-back dimensions may deviate from the minimum roof slope, if complying would create a disproportionate amount of roof. In such cases, designer may utilize a “Bastard Hip” with a shallow front-to-back slope if coupled with steep side-to-side hips and intersecting gables, creating the illusion of a steeper pitches throughout.

Commercial, Apartments and Mixed-use Buildings

- Buildings with parapets are acceptable, but must be broken up to appear as an assembly of smaller buildings. Utilizing some pitched-roof elements to relate to the scale and quality of the residential district are encouraged.

- Articulations in the roof form should follow the form of the façade, breaking roof spans over 50 feet in length into a series of roofs with variations in shape, size, and height to create visual interest and better integrate with surrounding building masses.

- Flat roofs are to have horizontal parapets. Roofing shall be designed to drain efficiently without water pooling on the surface of the roof. Parapets shall be used to create cohesion between masses.

- Building materials for roofs shall match context. Buildings with fat roofs shall prioritize the use of reflective colored roofing materials to help reduce the heat absorbed into the buildings from the roof. These include light colored roofing membranes such as PVC, EPDM or TPO. Building with pitched roofs shall prioritize the use of asphalt or slate, both of which exemplify the traditional and historic character of the massing.

- Special roof-top elements shall be symmetrically situated or aligned with the rhythm of structural bays and fenestration. Roof-top mechanical enclosures must be concealed from view by sloped roofs or parapets.

Windows and Doors

Generally

Windows and doors shall help dictate the organization of masses, articulating entries, pedestrian pathways, and other massing features. Provide fenestration that conveys the use (commercial versus residential) by the use of appropriate scale and detail.

Commercial buildings

- Retail Windows shall have storefront elements that break up glazing into panes of no more than 16 square feet or otherwise articulate the surface with other architectural devices.
- Office Windows shall be rectangular with a minimum proportion of 1.5 vertical to 1 horizontal.
- Bay windows may be rectangular or chamfered.
- Doors shall be rectangular with rectangular transoms, if used. Glazing within doors shall be consistent with window glazing.

Residential Buildings (single-family homes, townhomes and apartments)

- The front façade of buildings should include windows oriented to the street. Ground floor windows should be minimum 48 inches tall.
- Windows shall be rectangular (except where arched or ocular are appropriate to the architecture) with a minimum proportion of 1.5 vertical to 1 horizontal, proportions of 2:1 per window are preferred.
- Picture windows and projecting bay windows are also suitable and may have wider proportions.
- Dormers can be pitched or eyebrow. Use dormers to break-up large roof masses and to provide additional animation of façades in the vicinity of entrances, and to bring light and ventilation to living spaces.
- Bay windows are suitable and may be rectangular or chamfered.
- Doors shall be rectangular. Transoms shall be rectangular (or arched if appropriate to the architecture), if used. Glazing within doors shall be consistent with window glazing.
- Garage doors shall be 16 feet maximum in width, articulated to appear as multiple doors where possible.

Frontage and Façade Treatments

Generally

Building facades and frontage should have an appropriate scale and treatment in accordance with their use (e.g. residential vs. retail, public vs. private, etc..). Following are requirements and guidance based upon different categories of building use anticipated:

Commercial buildings and Apartments

- Frontage conditions shall prioritize a pedestrian scale on the ground floor. Front façades and entrances shall be scaled appropriately for pedestrian use. If the height or width of a front façade is too large, the façade shall be broken up into smaller façades, which can relate much better to pedestrians who use them. Provide one or more of the following elements at the primary facade:

    - Plaza;
    - Placement of primary pedestrian entry;
    - Distinctive roof form; or
    - Other architectural features.

- The building façade containing the primary entrance is considered as the primary façade and shall face a public street, parking lot or courtyard. Public entrances shall feature no less than three of the following:

    - Canopies or porticos;
    - Overhangs;
    - Recesses/projections;
    - Arcades;
    - Raised corniced parapets over the door;
    - Peaked roof forms;
    - Arches;
    - Outdoor patios;
    - Display windows;

- Architectural detail such as tile work and moldings integrated into the building structure and design; or
- Integral planters that incorporate landscaped areas and places for siting.

- The front façade of buildings shall have high fenestration. Include glazing for at least 40 percent of the ground floor façade area between 2 feet above grade to 8 feet above grade towards the street that the front façade faces.

- All street-level widows shall be visually permeable between a height of three feet and eight feet above the walkway grade. Reflective or tinted glass that obstructs views into the building should not be used on 1st floor building façades adjacent to sidewalks.

- The use of porches, balconies, bays, loggias, arcades, chimneys, cupolas, dormers, and operable windows are encouraged as devices that help reduce the scale of buildings, making them more approachable and village-like.

- Mechanical units and building utilities, such as electrical meters and panels, are to be located so as not to detract from the architecture and are to be screened. Roof-top equipment should be architecturally screened and not visible from major roads, Generally, screens should be constructed of permanent materials that relate to the building architecture, such as stone and stucco. Where located against the property buffers, or otherwise not plainly visible from adjacent

streets, utilities and mechanical units may be screened with landscaping alone. Drainage from building roofs should be channeled underground to the storm water system unless "spilling at grade" can be engineered without compromising landscaping or pedestrian areas.

Single-family Residential and Townhomes

- The entrance must face a public street and be accessed via a porch or stoop.
- Corner lots should prioritize the frontage on the more primary or public street.
- Provide one or more of the following elements:
    - Placement of primary pedestrian entry;
    - Distinctive roof form; or
    - Other architectural features (e.g. porches, canopies).
- Porches must be a minimum of 8 feet deep and 12 feet wide except where serving only to cover a stoop. Single story porches are preferred.
- Stoops must be a minimum 5 feet deep and 6 feet wide.
- More ornate door styles are recommended with stoops to clearly indicate the entrance. A door with transom, tall molding or gabled profle are recommended styles.
- Any monolithic or stark appearance resulting from building design and materials is prohibited.
- Building design, rooflines, and materials should be used to add detail and relief from large blank walls. Blank lengths of wall exceeding 15 linear feet are prohibited on all front façades and side façades on a corner lot.
- Fenestration shall comprise at least 25%, but not more than 70% of all façades.

Townhomes

- In addition to the above, variation along the front façade of the entire building is required. This includes a clearly discernable “bay rhythm” (e.g. ‘ABA’, ‘ABBA’, ‘BAAB’, ‘ABCBA’), and a balanced mix of external wall materials (simple color changes do not suffice). Design features that differentiate the individual dwelling units are also required. Examples of such design features include: offsets and (min.) 16” step backs in facades and rooflines, entry door/porch variation, variation in roof forms and pitch, etc..

Exterior Materials

Following are general requirements of all building forms, independent of use.

Wall Cladding

- Building walls: brick, stucco, hardie-plank, clad wood, wood shingle, wood clapboard, wood board and batten, fiber cement siding are acceptable. Limited use of Vinyl may be approved on a case-by-case basis.
- Exposed foundation walls: Brick, stone, brick veneer, stucco over concrete/concrete block are acceptable.
- Material transitions should occur appropriately so as not to allow masonry to appear “paper thin” by terminating at an outside corner. Where possible, masonry should terminate at an inside corner. Where masonry terminates at an outside corner of a façade, the façade must be a gable and framed with a substantial corner board (as a customary masonry end-wall in local vernacular colonial architecture).

- Thin-stone or cultured stone veneer is also acceptable if corner units are utilized to wrap the corners to give the appearance of a depth of 4 inches or more.
- Each façade shall have a balance of two or three siding materials. One material, such as lapped weatherboard shall be primary to establish consistency while the others are secondary and utilized to provide interest and variation.

Roofing

- Roofs may be wood shingles, galvanized or painted metal seamed roof, copper, lead-coated copper, slate, synthetic slate or 30# fiberglass asphaltic shingles.
- Gutters and downspouts: galvanized or painted aluminum, painted or zinc coated steel, or copper.

Other Building Elements:

- Chimneys: brick, brick veneer, stucco.
- Arcades and colonnades: brick, stucco, wood, polystone, fiberglass
- Porches/Columns: painted wood, painted metal, polystone, fiberglass
- Posts, spindles, balusters: painted wood, painted metal, polystone, fiberglass
- Stoops and exterior stairs: brick, concrete or wood where adequately detailed to provide non-utilitarian appeal.
- Decks: wood, composite lumber or high-quality synthetic decking. Shiny plastic decking is not acceptable.
- Awnings and Canopies: canvass covered metal framing only.
- Signs: Wood, painted metal, hard foam, or as otherwise allowed by James City County ordinances.

Roof Forms

All buildings should have a varied character of traditionally shaped roofs:

- Principal Roofs: Gabled, hipped, hipped gables, clipped hips, gambrel roof in symmetrical fashion with a slope of 6:12 to 16:12. 10:12 to 12:12 pitch is appropriate for Colonial roof forms whereas 6:12 to 12:12 is more appropriate for Georgian structures. Parapeted, low slope roofs may be deemed acceptable if properly detailed to provide architectural character and interest.
- Secondary Roofs: Shed with minimum 2:12 slope or low-slope with parapet or balustrade.
- Flat roofs: Where allowed for above or as required for mechanical equipment, should be concealed by false mansard or other building element.
- Dormers: shed, gabled, eyebrow, etc.. as appropriate to complement the architecture of the building on which they reside.
- Narrow/Deep Lots: Where a building form may be limited in width, a shallower roof pitch for the primary roof form may be acceptable if hipped or intersected with cross gables of a steep pitch, giving the illusion of a steeper slope for the entire structure.

Fenestration

Generally

All buildings should have fenestration treatment that convey a sense of authenticity and attention to proportion, scale and detail. Except for necessary “back of house” functions, which are to be screened, all facades should be treated as “public facades”. Side and rear facades, which may properly have less detail than the front façade, shall nevertheless be designed with a similar attention to proportion, scale and cladding material quality.

Residential Buildings

Generally, the following apply to all residential buildings (multi-family, apartments, and residential portions of mixed-use buildings):

- Windows may be metal, wood, wood clad with metal or vinyl, or fiberglass.
- Bay windows: wood or metal with metal roofing.
- Shutters: wood, fiberglass resin or cellular pvc; shutters should be equipped with shutter hardware and be operable or give the appearance of being operable.
- Doors: wood, metal, or glass; utility doors should be metal or fiberglass.
- Windows shall appear as “punched openings” in façades. The horizontal dimension of the opening may not exceed the vertical dimension.
- Windows may be ganged horizontally if each grouping (maximum five per group) is separated by a mullion, column, pier or wall section that is at least seven inches wide.
- Windows may be no closer than 30 inches to building corners (excluding bay windows).
- Rectangular and ocular windows: a vertical orientation (ie width less than or equal to height).
- Rectangular window grilles: a vertical orientation (ie width of lites less than or equal to height).
- Garage doors: 9’-0” width maximum or articulated to appear as multiple doors.
- Shutters: operable or equipped with hardware to appear operable, sized to fully cover and only cover the fenestration opening.

Commercial Buildings

In addition to the above, the following apply to all commercial and apartment buildings:

- Residential portions of multi-story buildings should comply with the above section “Residential Buildings”.
- When occupying floors above the ground level, office and retail functions should comply with the above section “Residential Buildings”, or be designed so as to complement adjacent apartment structures.
- Storefront window mullions should not exceed 48" in the horizontal dimension or should be mullion-less “all glass” window systems.
- Where clear windows are not useful to the function with portions of buildings, a false window (with “spandrel glass”, for example), closed shutters, or masonry recesses may be utilized to add interest to a façade’s fenestration.
- Ground story fenestration shall comprise 40% to 90% of the surface area on public facing walls of retail buildings. Upper stories and other uses shall have fenestration comprising 20% to 70% of the surface area of public facing walls.
- For storefront windows, a minimum of 80% of the window surface shall allow a view into the building for a depth of at least 15 feet.

Color and Material Palettes

Generally, the use of different materials and colors should be done with the intent of creating a balanced façade in the context of a streetscape with adequate variation to stir visual interest, but adequate consistency to convey a strong sense of order. For all buildings, there should be no more than three different materials for exterior cladding and no more than two different colors for painted surfaces. More than those maximums will only be considered on a case-by-case basis and only with a strong rationale from the designer.

Single Family Residential

It is anticipated that the West Parcel may be developed by a single builder or multiple builders (as opposed to a lot-by-lot basis). Whether one or several builder/developers, a limited set of optional colors and materials, complying with the guidance of the requirements above, is to be submitted and approved. All subsequent homes shall utilize selections from that palette of options.

Amendments to the palette of options will be considered on a case-by-case basis; however, additional colors must be compatible and/or complementary.

Townhomes

Townhomes are to be designed within a single palette of materials approved at the time of design submission. All exterior materials must be selected for compatibility with Apartments, Commercial and Mixed-use Buildings.

Apartments, Commercial and Mixed-Use Buildings

Larger buildings are to be designed with a single palette of materials. Materials should express a more monumental and permanent character (e.g. brick v. siding; cast stone v. brick) than the residential construction, and yet be compatible with it (see above).

LANDSCAPE AND OPEN SPACE STANDARDS

Whenever possible, existing natural features such as wetlands and ravines, high points of topography or special groupings of trees, should serve as neighborhood open space. Designed open spaces should possess individual character in their scale and articulation and by the uses that adjoin them. Landscaped open spaces should have emphasis placed on their edges either with buildings or plantings to create "outdoor rooms".

Preserve existing specimen and mature trees. Prioritize preserving existing tree canopy as much as possible. All development plans shall contain tree protection/preservation plans.

Using natural elements to create privacy between spaces is preferred. Grooming is important. Remove underbrush and maintain or "limb" trees to permit better visibility into a site. Incorporate a good balance of trees and shrubs, including a balance of evergreen and deciduous trees.

When possible, existing mature trees should be retained in the open space areas of the west parcel. The use of hedges, shrubs, ground cover and ornamental trees is encouraged throughout these lots.

Landscape, Hardscape and Planting

Building Perimeters - Landscaping at buildings shall meet or exceed the requirements as specified in the James City County Zoning Ordinance, Section 24-97. The use of trellis and landscape structures to facilitate the growth of live plant material immediately in front of or on the buildings is encouraged.

Parking layout and landscaping is to comply with the requirements of the relevant landscape standards of the James City County Zoning Ordinance (Article II, Division 4). Hedges planted to screen the parking lots from the perimeter shall be planted at an installed height of 30". The predominant tree type used within parking lots shall be deciduous shade trees. Evergreen trees shall be provided where additional screening is desirable. All deciduous trees in parking lots shall be 2-1/2" caliper at installation

Landscaped open spaces, parking areas and pedestrian ways shall have emphasis placed on their edges either with buildings or plantings to create the effect of "outdoor rooms." Walk-ways adjacent to buildings shall reinforce the sense of a public street. Walk-ways adjacent to open spaces shall be lined with trees or plants to reinforce the edge of the open space. Landscaping along residential areas should provide visibility into the development while creating an effective buffer for parking and "back of house" building elements. Other property edges should retain natural buffers, to the extent practical, to maintain a character consistent with the surrounding area

Landscape plantings shall be selected to reinforce a purpose, based on their location:

- Plantings for the purpose of screening will occur to screen the building and parking areas from the adjacent residential properties to the south. These planting are to be primarily evergreen with the intent of screening the view of automobiles and reduce the scale of the rear building façade. Evergreen hedges are to be used adjacent to parking spaces which face Discovery Park Blvd or the Spine Road.
- Foundation plantings will be selected and provide a natural base to the service side facade of the building and enhance the public facades. Public side plantings will be chosen to complement the architecture without limiting visibility of building face signage.
- Transitional landscaping will occur along the east and west property lines to augment existing natural landscaping, or replace existing landscaping which must be removed to accommodate construction.

- Street-side landscape will be provided along Discovery Park Blvd or the Spine Road, selected to create a lush setting for the building, while promoting the pedestrian character of the corridor and ensuring adequate visibility into the development from the street.
- Landscaping with vertical elements of a minimum 10 feet high should be included on sides adjacent to residential uses to provide screening. Tree rows or groups of trees are appropriate, and/or lower bushes and vegetation combined with berming, natural topographic features, and fencing. Fences should not occur within the front 10 feet of the lot so as to not impede pedestrian connectivity and visibility along the sidewalks between uses

Street Furnishings, including street and parking lot light fixtures, benches, trash receptacles, bike racks and bollards, shall include selections from or comparable to those items identified and/or illustrated in the New Town Streetscape Package prepared by Cooper Robertson & Partners dated May 5, 2003 and/or present within the nearby Courthouse Commons development

Streets

The street within the west parcel is to be planted with trees spaced a maximum of 40'-0" on center. Shade/Canopy type trees are preferred; however ornamental trees may be used for areas of interest, pedestrian ways and minor streets.

Streets within the east parcel should be selected to create a formal rhythm of shade trees along main streets. Smaller ornamental trees may be selected to articulate alleys, minor streets and pedestrian ways.

Discovery Park Boulevard and the commercial sites flanking it are required to comply with the New Town open space standards articulated in the New Town Discovery Park Boulevard guidelines.

Parking Areas

On street parking is to be parallel and integrated with the building configurations and pedestrian ways to create a coordinated network that prioritizes pedestrian circulation and safety and/or reinforces building entrances.

Parking fields or lots should be arranged in groupings of no more than 40 parking spaces without a landscaped edge separating it from an adjacent street or parking field. Landscaping along the perimeter of each field should be designed to screen the front grilles of vehicles, such as hedges with a minimum height of 30".

Landscaping of attached and multifamily structures, commercial, public and mixed use buildings shall contain landscaping per James City County ordinance standards, but may be considered for reductions or modifications to these standards on a case-by-case basis. Waivers may be granted to minimum landscape quantities when provisions are made for the addition of outdoor furnishings, site structures and hardscaping that would offset the need for additional landscaping.

Neighborhood, urban and pocket parks

Whenever possible, existing natural features such as wetlands and ravines, high points of topography or special groupings of existing trees should serve as the basis for neighborhood open space. Designed open spaces should possess individual character in their scale and articulation and by the uses which front them. The landscape of each open space should reflect its internal character and use. In general, the landscape of open spaces should define its edges, acting to define an "outdoor room".

A pedestrian trail is to be provided that is punctuated by resting areas at locations with particular views or features, designed for the use of residents of the east and west parcels. These areas should include site furniture and screening landscaping where needed.

As one of these resting areas, the west parcel shall contain a passive park of open space size equal to or greater than approximately two residential lots.

Where possible, storm water retention facilities should be incorporated in the park planning to provide natural features (such as ponds) and landscaping to complement the open spaces and/or provide an edge for the pedestrian trail.

Smaller urban and pocket parks are to be incorporated in the east parcel. To complement the land planning of this parcel, these parks should be more formal in character, incorporating formal geometry and perimeter edges that create the sense of an “outdoor room”.

The pedestrian trail should integrate with the sidewalk system in the east parcel such that a continuous pedestrian route can be traversed along the trail and sidewalks, and through (or by) the urban and pocket parks without utilizing vehicular streets except for crossing.

A transitional buffer provided between Sections 7 and 8 and this proposed develop is to be maintained and enhanced. The existing 50’ buffer within Sections 7 and 8 is to be complemented with a minimum 100’ buffer within the proposed development. The existing forested vegetation, which is well established, is to be retained. Where needed by adjacent clearing for site development, understory plantings may be required at the edge of clearing. No pedestrian connection to Sections 7 and 8, planned or informal, is to be allowed along this buffer.

SITE LIGHTING

All lighting is to be designed and/or selected to meet the requirements of James City County Standards. Architecturally, site Lighting shall consist of two different types of fixtures:

- Lighting for parking and security - this lighting is for general visibility and security and should be tall and pole-mounted (30' maximum). These fixtures may be contemporary in nature and are not intended to be architectural elements in-and-of themselves.
- Lighting for pedestrians should consist of decorative building-mounted fixtures, bollard-type fixtures and/or landscape mounted. These fixtures are intended to reinforce the overall architectural expression of the buildings and landscaping and should be arranged to help guide pedestrian movement about the site.

SIGNAGE

All signage recommendations shall be subject to the provisions of Article II, Division 3 of the James City County Zoning Ordinance.

Building mounted signs and free-standing signs will comply with the James City County Zoning Ordinance for sign location and construction. Wall mounted signage should be integrated with and/or be properly proportionate to the architecture of the building. They are to be mounted flat upon the facade or with "stand-offs" no greater than 6".

A free-standing sign for the development, if provided, is to be located at the end of Discovery Park Boulevard. This sign is to be monument style and designed to promote visual unity within the development. Individual letters in signs may be internally lit. Its size and scale should be in keeping with established monument signs on the corridor (e.g. Settlers Market and Courthouse Commons).

Other signs, when illuminated, must be externally lit. "Halo" lighting of individual letter signs (where the letters are opaque but an internal light washes the background of the letters) are acceptable as externally lit signage.

Way-finding signage is encouraged, but subject to regulation by the zoning administrator per James City County Zoning Ordinance, Section 24-73. Lettering and mounting height should be sized to assist the pedestrian in finding a building entrance, or a driver of a vehicle to find a parking space. Number and size of such signage is not specifically dictated but should be kept to the minimum number necessary and clearly subservient to other site signage. Generally, lettering should not be over 4" in height, and logos of that same size are permissible but shall not dominate the message of the sign. Street signs and traffic control signs within State right-of-way will utilize the New Town models, subject to VDOT approval.

Figure 17: Example of acceptable signage and site lighting

Traffic Impact Analysis

Westwood Park Development

James City County, Virginia

PREPARED FOR

AES Consulting Engineers, LLC
5248 Olde Towne Road Suite 1
Williamsburg, VA 23188

PREPARED BY

Vanasse Hangen Brustlin (VHB), Inc.
4500 Main Street, Suite 400
Virginia Beach, VA 23462

8/12/2024

COMMONWEALTH OF VIRGINIA
KAREN C. McPHERSON
Lic. No. 025738
PROFESSIONAL ENGINEER

McPherson, Karen L. Digitally signed by McPherson, Karen Date: 2024.08.12 16:26:00-04'00'

Karen C. McPherson, PE
McPherson Consulting, LLC

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Executive Summary

The proposed Westwood Park mixed use development is located in James City County on the northern termini of Discovery Park Boulevard. This proposed development is an extension to an overall Newtown Development where the site is located on Eastern State Parcel C. **Figure 1** illustrates the study area and the five study area intersections that were agreed upon during the scoping meeting that occurred on July 22, 2022. **Figure 2** illustrates the proposed Westwood Park Development site plan.

McPherson Consulting, LLC (McPherson) was retained to perform a traffic impact analysis. In May 2024, McPherson Consulting merged with VHB. This updated TIA is being prepared by VHB to addressed minor changes to unit counts along with VDOT comments. The Virginia Department of Transportation (VDOT) maintains the roadways within James City County; therefore, this report has been prepared for review and approval by both James City County and VDOT based on criteria outlined in the Chapter 527 guidelines. The study will evaluate existing and future traffic conditions, and make recommendations to mitigate traffic impacts, if necessary, within the proposed study area.

Based on the level of development, the following recommendations are proposed for the study area:

Ironbound Road / Discovery Park Boulevard

- Maintain existing laneage.
- Provide optimized signal timings.

Ironbound Road / Monticello Avenue

- Maintain existing laneage.
- Provide optimized signal timings.

Monticello Avenue / Courthouse Street

- Maintain existing laneage.
- Provide optimized signal timings.

Monticello Avenue / Casey Boulevard / Ironbound Road

- Maintain existing laneage.
- Provide optimized signal timings.

Discovery Park Boulevard / Casey Boulevard

- Maintain existing laneage.

1

Introduction

1.1 Project History and Background

The proposed Westwood Park mixed-use development is located in James City County on the northern termini of Discovery Park Boulevard. **Figure 1** illustrates the study area and the five study area intersections that were agreed upon during the scoping meeting that took place on July 22, 2022. **Figure 2** illustrates the proposed Westwood Park Development site plan. For this study, Ironbound Road and Casey Boulevard are oriented in a north/south direction, and Monticello Avenue and Discovery Park Road are oriented in an approximate east/west direction.

VHB was retained to perform a traffic impact analysis for the proposed development. VDOT maintains the roadways within James City County; therefore, this report has been prepared for review and approval by both James City County and VDOT based on criteria outlined in the Chapter 527 guidelines. The study will evaluate existing and future traffic conditions, and make recommendations to mitigate traffic impacts, if necessary, within the proposed study area.

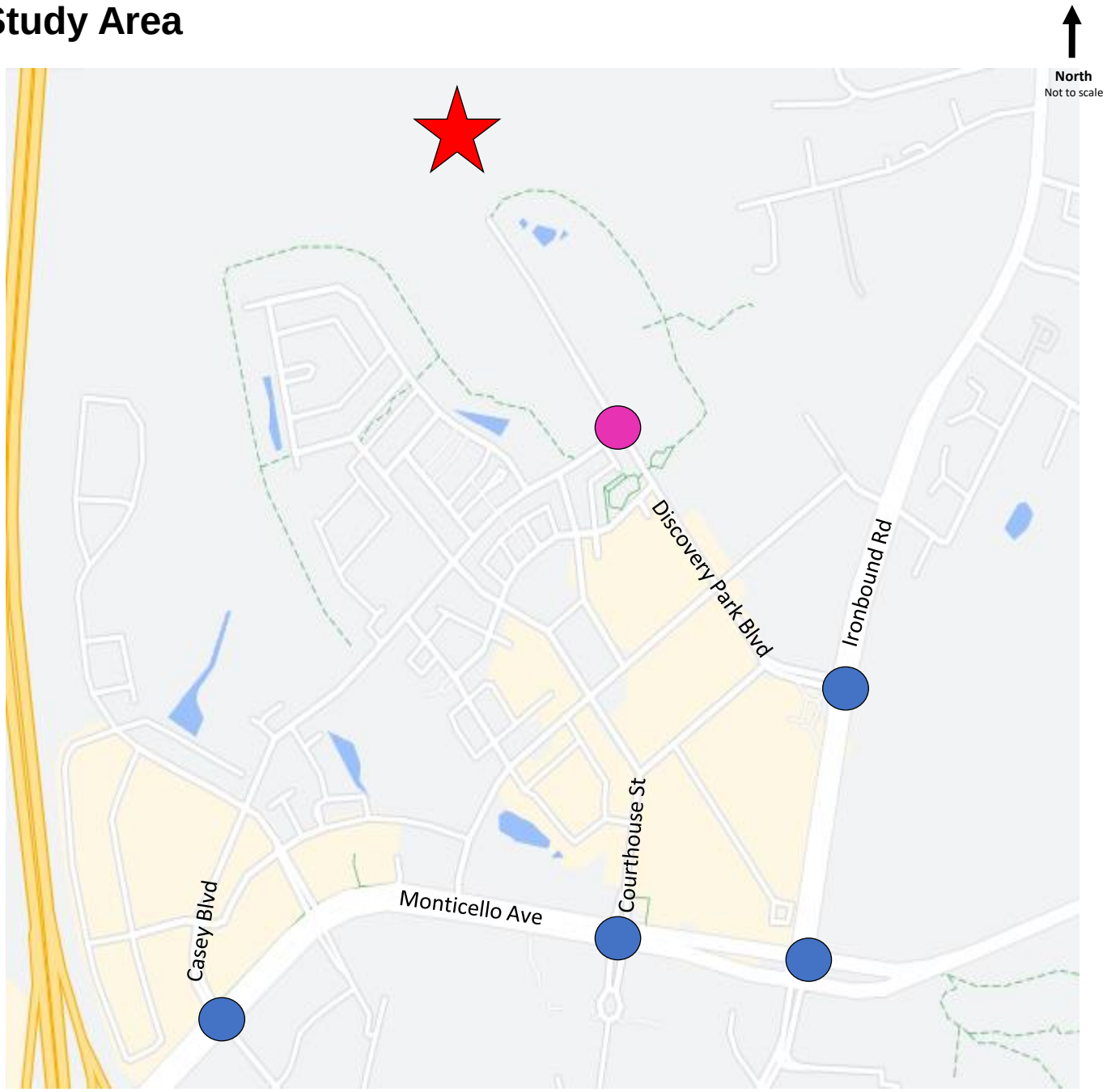
Assumptions regarding the study area, count data, traffic generation, trip distribution patterns, and analysis scenarios were discussed with VDOT and James City County and are documented in the Scoping Meeting documents included in the **Appendix**. The scoping meeting occurred on July 21, 2022. Since, several revisions have taken place on assumptions with the initial proposal to include the following:

Updated Scoping form included in appendix to reflect internal capture at 20%, no change to analysis

Background developments updated to include Ironbound Crossing Development site traffic.

Background developments updated to include unbuilt Sections 7,8,9 of New Town Development.

Study Area



Legend

- Site Location
- Study Area Intersection Signalized
- Study Area Intersection Unsignalized

SITE DATA (BASED UPON CONCEPT):
TOTAL SITE AREA=
3,551,447 S.F.; 81.53 AC±
ANTICIPATED DISTURBED AREA=
2,069,100 S.F.; 47.5 AC±
(58.3% OF TOTAL SITE)
ANTICIPATED IMPERVIOUS COVER=
763,561 S.F.; 17.5 AC±
(21.5% OF TOTAL SITE)
COMMERCIAL=
326,700 S.F.; 7.5 AC±
SINGLE FAMILY IMPERVIOUS COVER=
435,600 S.F.; 10.0 AC±
UNDISTURBED OPEN AREA =
1,507,176 S.F.; 34.03 AC±
(41.7% OF TOTAL SITE)

Rev.	Date	Description	Revised By
2	6/3/24	REVISED PER JCC STAFF COMMENTS	JAG
1	1/11/24	REVISED PER JCC STAFF COMMENTS	JAG

HOPKE / HARRISON, Inc.
Architecture • Planning • Interiors

AES CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

REZONING PLAN
FOR
WESTWOOD PARK
JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

Project Contacts:	JAG
Project Number:	W10634-00
Scale: 1"=100'	Date: 02/15/2023

Sheet Title:
CONCEPTUAL MASTER PLAN

Sheet Number
MP 3.1

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1.2 Study Area

The study area for this analysis includes the following roadways and intersections as illustrated in **Figure 1**:

Roadways:

- Casey Boulevard
- Discovery Park Boulevard

Intersections:

- Ironbound Road / Discovery Park Boulevard (signalized)
- Ironbound Road / Monticello Avenue (signalized)
- Monticello Avenue / Courthouse Street (signalized)
- Monticello Avenue / Casey Boulevard / Ironbound Road (signalized)
- Discovery Park Boulevard / Casey Boulevard (unsignalized)

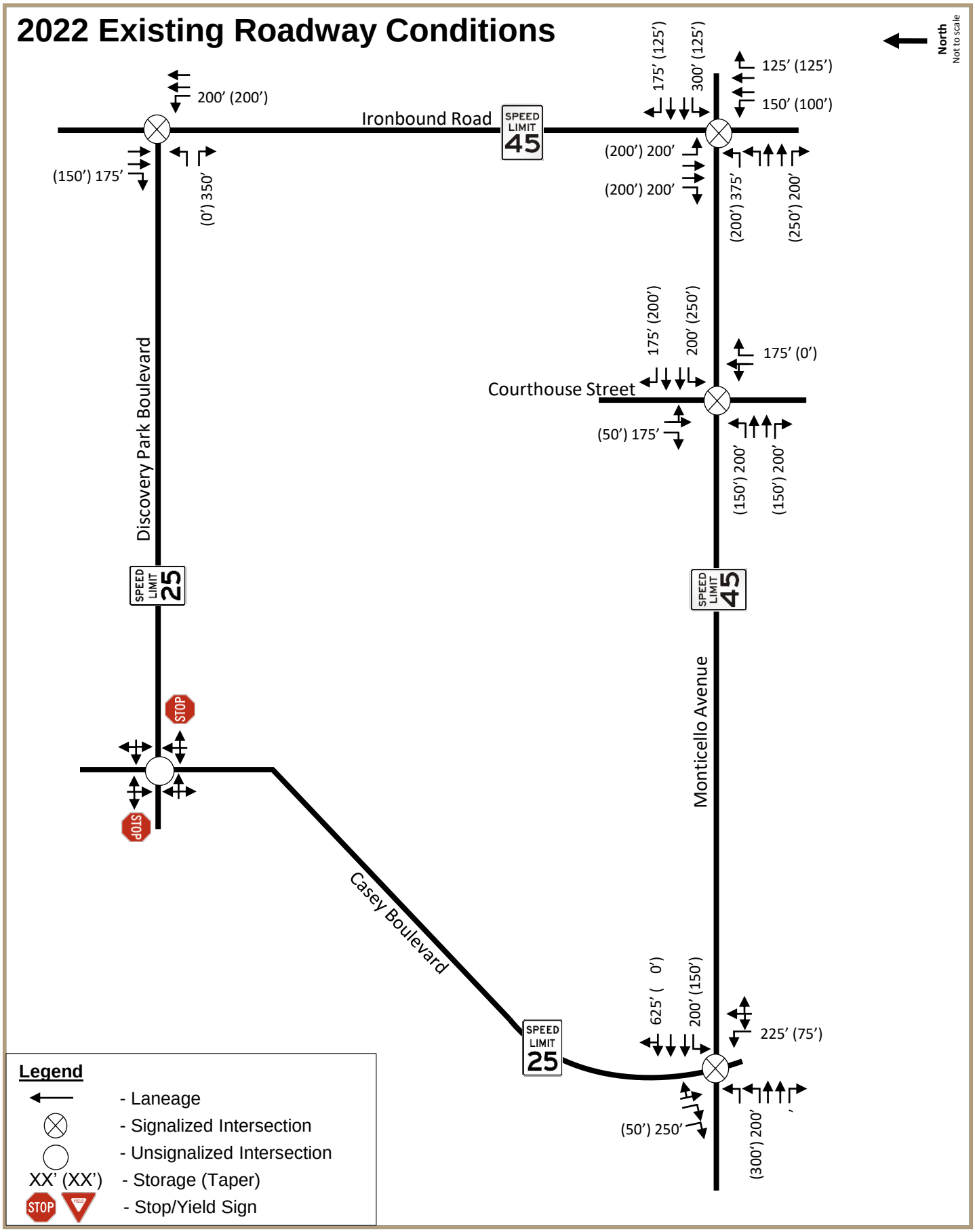
Study area roadways and intersections were identified and agreed upon by VDOT and James City County staff during the scoping meeting.

1.3 Existing Land Use

The Westwood Park Development is currently zoned as PL-Public Lands and is currently vacant. Within the immediate area of the Westwood Park Development is an established mixed-use development with numerous residential several local commercial and office developments, various retail businesses, medical offices, banks, and restaurants.

1.4 Existing Conditions

Discovery Park Boulevard will serve as the local direct roadway connection to Westwood Park with multiple connections to the external roadway network. Discovery Park Boulevard creates a signalized T-intersection with Ironbound Road. Within the Westwood Park Development, Discovery Park Boulevard has an unsignalized intersection with Casey Boulevard. Casey Boulevard extends south to a signalized intersection with Monticello Avenue. Approximately 1,100' east of this signalized intersection is Monticello Avenue has and interchange with Route 199. Existing roadway conditions (laneage, storage, taper, and speed limits) are illustrated in **Figure 3**.


2022 Existing Roadway Conditions
North
Not to scale
Ironbound Road
SPEED LIMIT 45
200' (200')
(150') 175'
(0') 350'
175' (125')
300' (125')
125' (125')
150' (100')
(200') 200'
(200') 200'
(200') 375'
(250') 200'
Discovery Park Boulevard
SPEED LIMIT 25
175' (200')
200' (250')
175' (0')
Courthouse Street
(50') 175'
(150') 200'
(150') 200'
SPEED LIMIT 45
Monticello Avenue
STOP
STOP
Casey Boulevard
SPEED LIMIT 25
625' (0')
200' (150')
225' (75')
(50') 250'
(300') 200'
Legend
- Laneage
- Signalized Intersection
- Unsignalized Intersection
XX' (XX') - Storage (Taper)
STOP
YIELD
- Stop/Yield Sign

The following provides a short description of the study area roadways:

Discovery Park Boulevard – has a varying cross section; west of Casey Boulevard, Discovery Park Boulevard is a two-lane, undivided roadway with on-street parking. East of Casey Boulevard, Discovery Park Boulevard has a 3-lane section with dedicated bicycle lanes. Discovery Park Boulevard has a posted speed limit of 25 miles per hour (mph) with an average daily traffic (ADT) of approximately 3,800 vehicles per day (vpd) as obtained from actual study area counts.

Ironbound Road – is a four-lane, divided major arterial north of Monticello Avenue. This section of Ironbound Road has a posted speed limit of 45 mph and an ADT of 12,000 vpd per *VDOT 2022 Annual Average Daily Traffic Volumes Estimate*.

Monticello Avenue – is a four-lane, divided major arterial in the immediate vicinity of the proposed project location that extends form Route 199 (Humelsine Parkway) to Ironbound Road in the eastern end of this study area. This roadway has a posted speed limit of 45 mph and an ADT of 30,000 vpd per *VDOT 2022 Annual Average Daily Traffic Volumes Estimate*.

Casey Boulevard – is a two-lane, undivided local roadway within the Westwood Park Development that connects Discovery Park Boulevard to Monticello Avenue. On-street parking and dedicated bicycle lanes are provided in some sections where space is available. Casey Boulevard has a posted speed limit of 25 mph and an ADT of 2,900 vpd as obtained from actual study area counts.

2

Analysis of Existing Conditions

2.1 Capacity Analyses at Critical Points

Intersection turning movement counts were used in conjunction with the number of lanes and traffic operations at each study intersection to determine existing and future levels of service. Level of service (LOS) describes traffic conditions—the amount of traffic congestion—at an intersection or on a roadway. **Table 1** shows the LOS and delay range for signalized and unsignalized intersections.

Table 1 Levels of Service and Ranges of Delay

LOS	Delay per Vehicle (seconds per vehicle)	
	Signalized	**Unsignalized**
A	≤ 10	≤ 10
B	> 10 - 20	> 10 - 15
C	> 20 - 35	> 15 - 25
D	> 35 - 55	> 25 - 35
E	> 55 - 80	> 35 - 50
F	> 80	> 50

2.2 Turning Movement Counts (TMCs)

TMCs were collected by Data Collection Group at each of the following study area intersections on June 2, 2022, during the AM (7:00 to 9:00) and PM (4:00 to 6:00) peak periods:

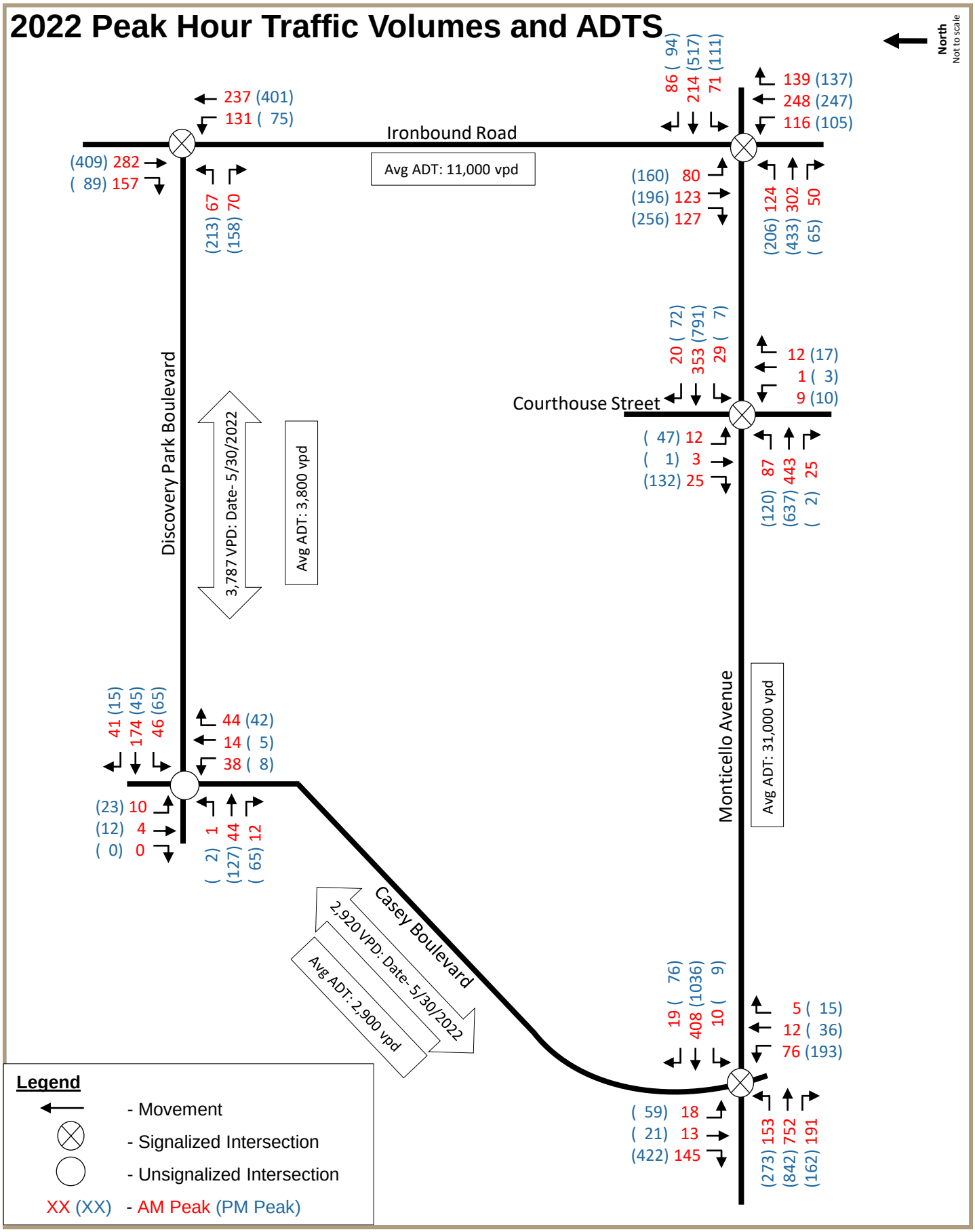
- Ironbound Road / Discovery Park Boulevard
- Ironbound Road / Monticello Avenue
- Monticello Avenue / Courthouse Street
- Monticello Avenue / Casey Boulevard / Ironbound Road
- Discovery Park Boulevard / Casey Boulevard

2.3 Average Daily Traffic (ADT) Counts

Historic ADT counts from the VDOT *2021 Historic Average Daily Traffic Counts book* were collected for both Ironbound Road and Monticello Avenue. ADT counts were collected along Casey Boulevard and Discovery Park Boulevard to capture current travel patterns within the internal roadway network.

The TMC collected data is illustrated in **Figure 4** for the AM and PM peak periods at the study area intersections along with the location of the ADT data.

2022 Peak Hour Traffic Volumes and ADTS



2.4 Capacity and Levels of Service Analyses at Critical Points

Capacity analyses for the AM and PM peak hours were performed for the existing conditions for each study area intersection. Analyses were completed to determine the operating characteristics using *Synchro Professional 11.1*, which uses methodologies contained in the *2000 Highway Capacity Manual (HCM) [TRB Special Report 209, 2000]* and *HCM 6th Edition*.

Level of service analyses for the study area intersections were performed using optimized signal timings assuming coordination along Ironbound Road and Monticello Avenue. To compare operations among various scenarios, detailed analyses are illustrated in Chapter 6 to provide a side-by-side comparison.

3

Future Conditions without Development

Background traffic growth is the increase in traffic volumes due to usage increase and non-specific growth throughout an area. One method of determining reasonable growth rates for an area is to research past traffic counts for a roadway or intersection and review historical data or use knowledge of the surrounding area. After reviewing VDOT historical count data, it was noted that the traffic growth was relatively flat. However, based on discussion during the scoping meeting, stakeholders agreed to use a 1% annual growth rate to project the 2026 and 2032 Background traffic volumes.

3.1 Approved Development

In addition to an annual growth rate, VDOT requested approved developments be considered and then combined with annual growth to establish background conditions. Traffic generated from the following development is included in the background condition.

- Ironbound Crossing Development
- New Town- Sections 7,8 and 9

The trip generation and assignment for these two developments were obtained from the County.

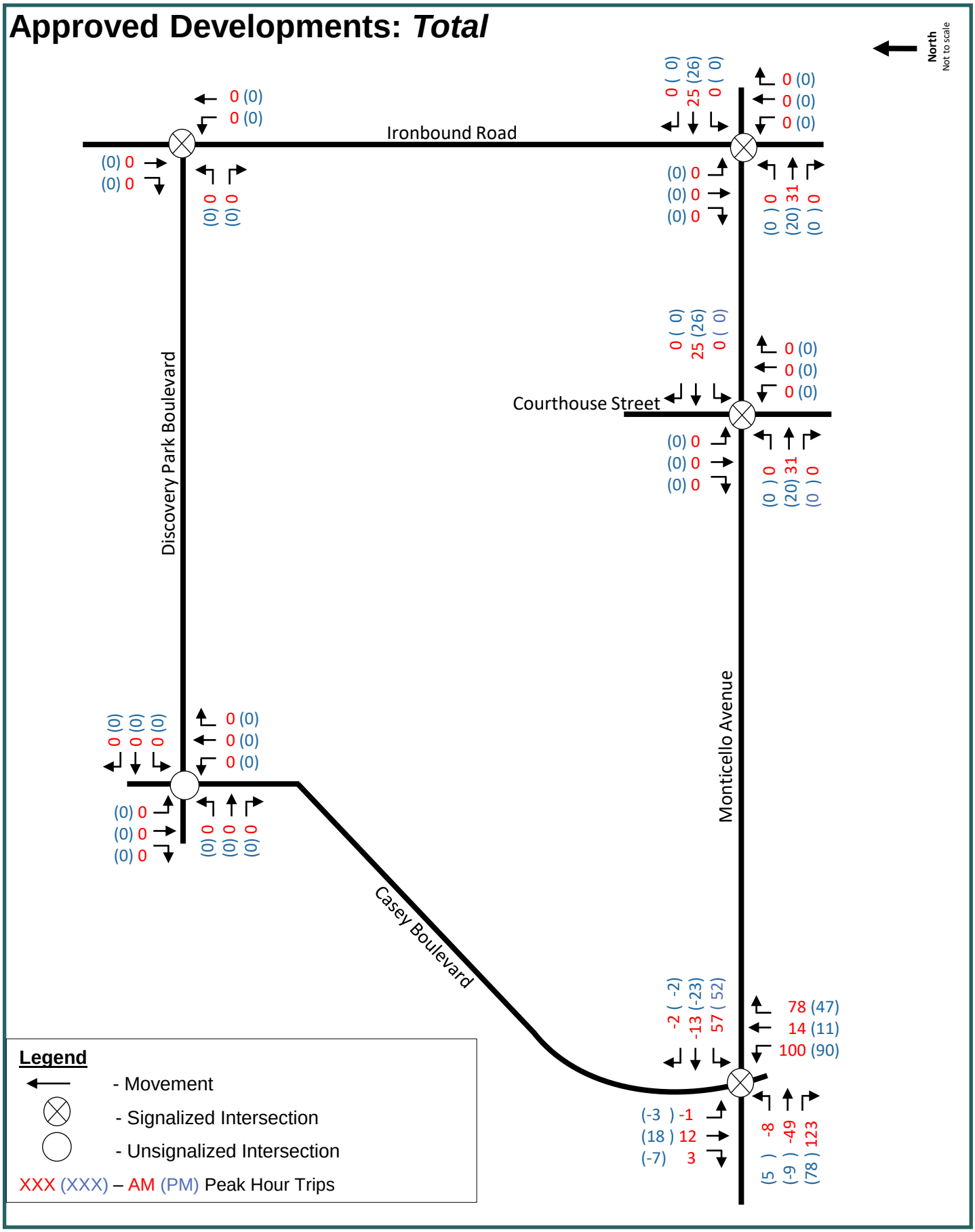
3.2 Growth Rate

The agreed upon 1% annual growth rate was applied to the 2022 data over a period of four years and 10 years, resulting in a factor of 1.04 and 1.10 to generate the 2026 and 2032 background year volumes, respectively when combines with the approved developments site generated traffic. The assignment from each study is provided in the **Appendix** and the total approved development traffic is illustrated in **Figure 5.**

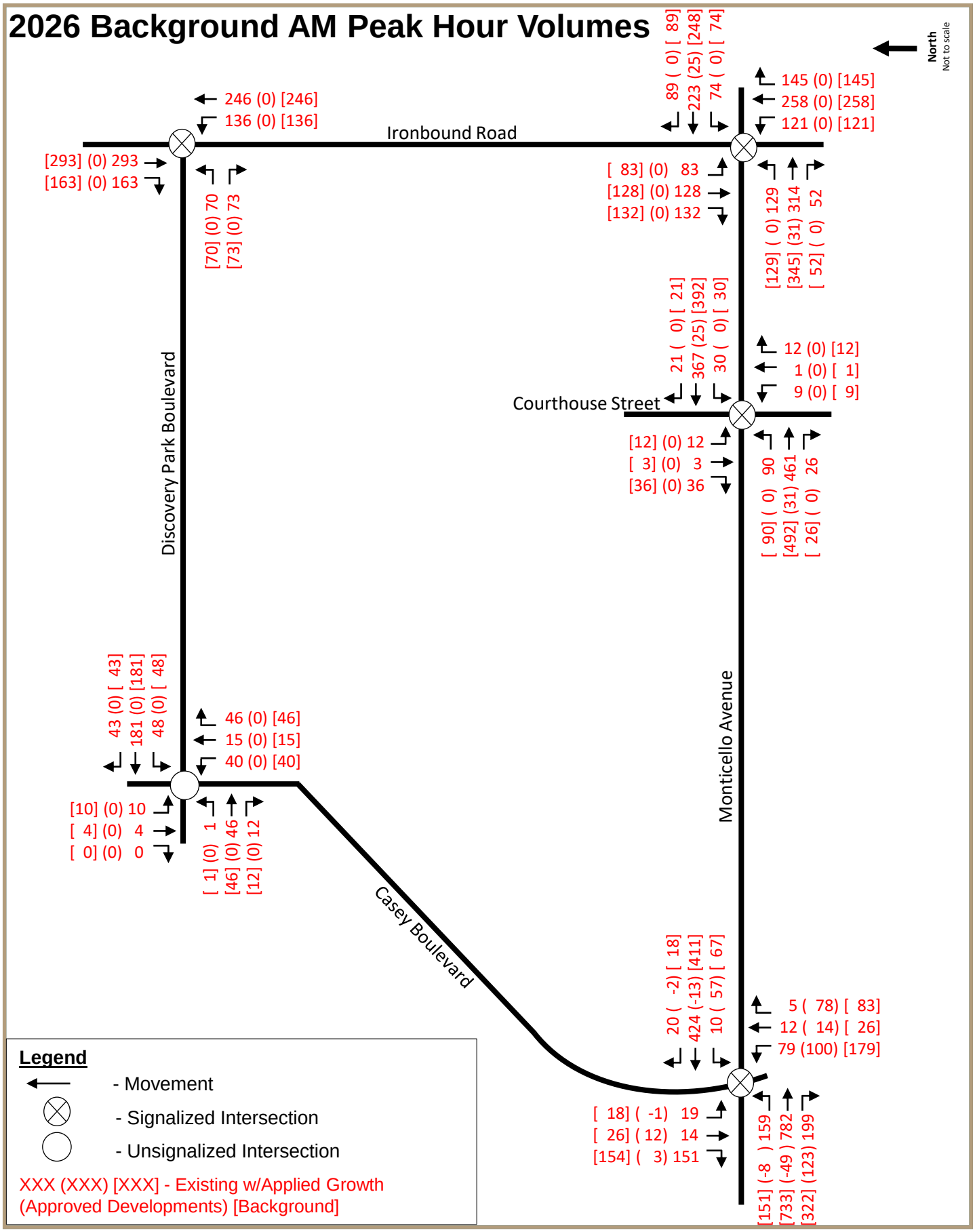
The following figures illustrate the study intersections background condition volumes for the AM and PM peak hours:

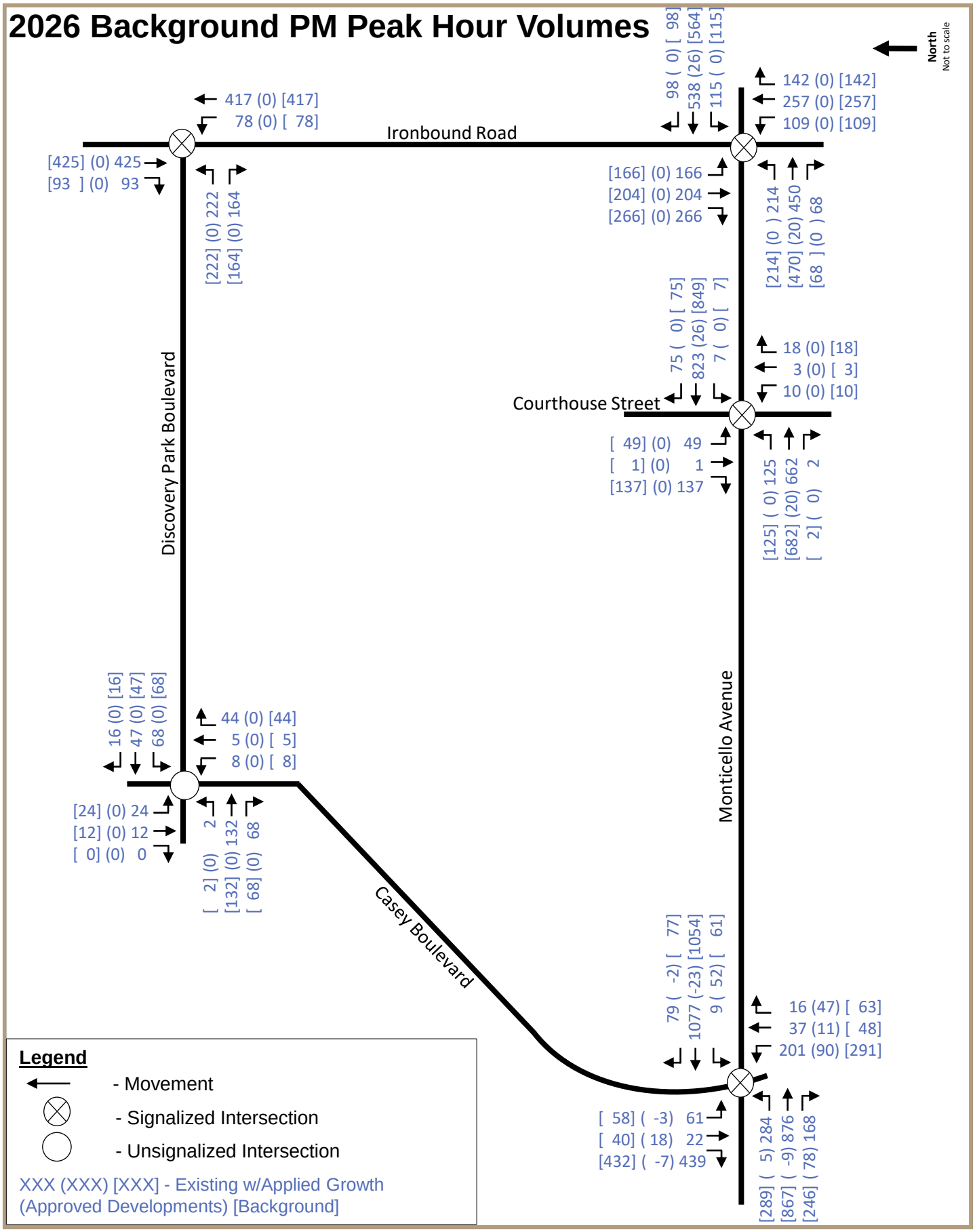
- **Figure 6** – 2026 Background Traffic Volumes (AM)
- **Figure 7** – 2026 Background Traffic Volumes (PM)
- **Figure 8** – 2032 Background Traffic Volumes (AM)
- **Figure 9** – 2032 Background Traffic Volumes (PM)

Approved Developments: *Total*

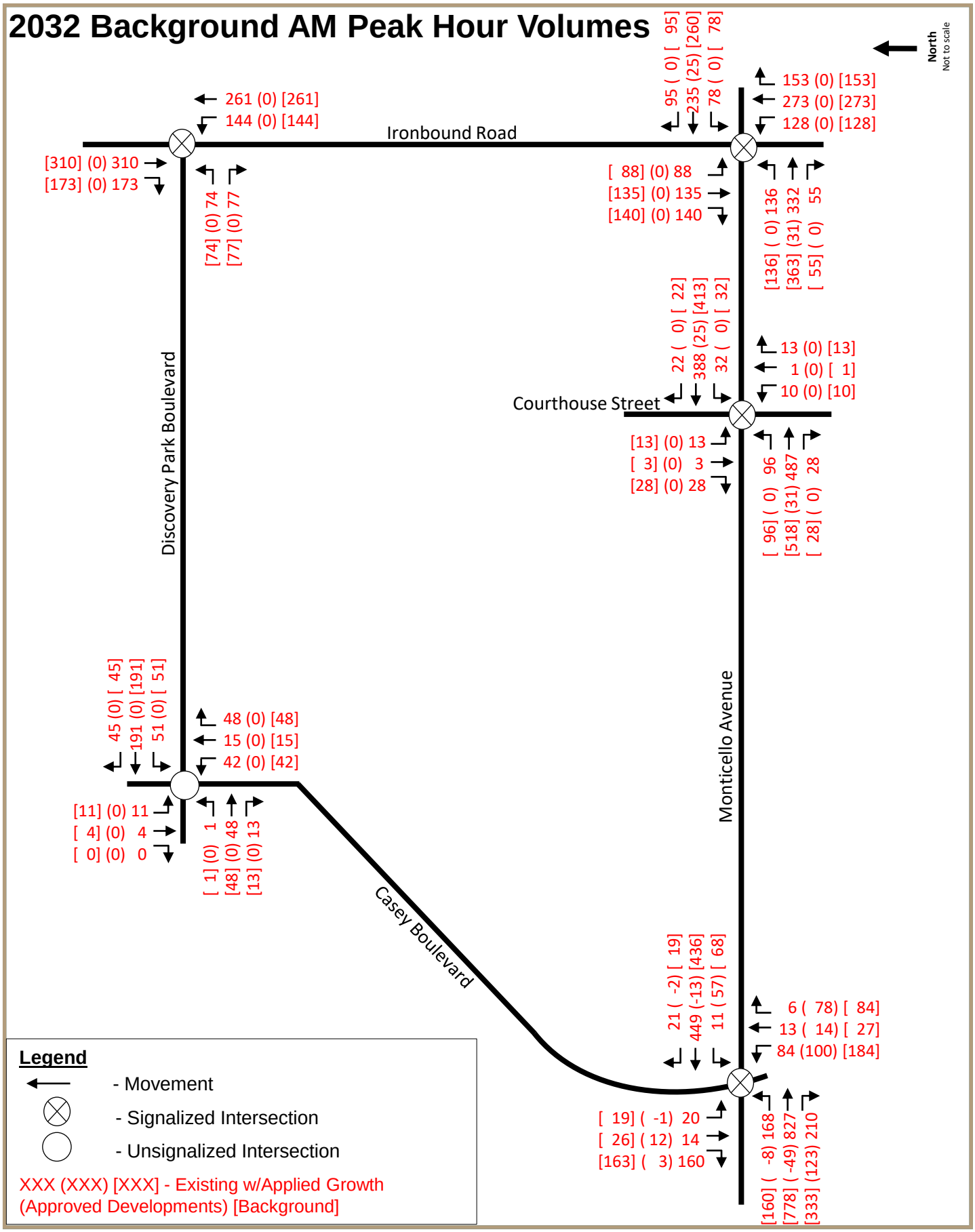

North
Not to scale
Ironbound Road
Courthouse Street
Discovery Park Boulevard
Monticello Avenue
Casey Boulevard
0 (0)
0 (0)
0 (0)

2026 Background AM Peak Hour Volumes

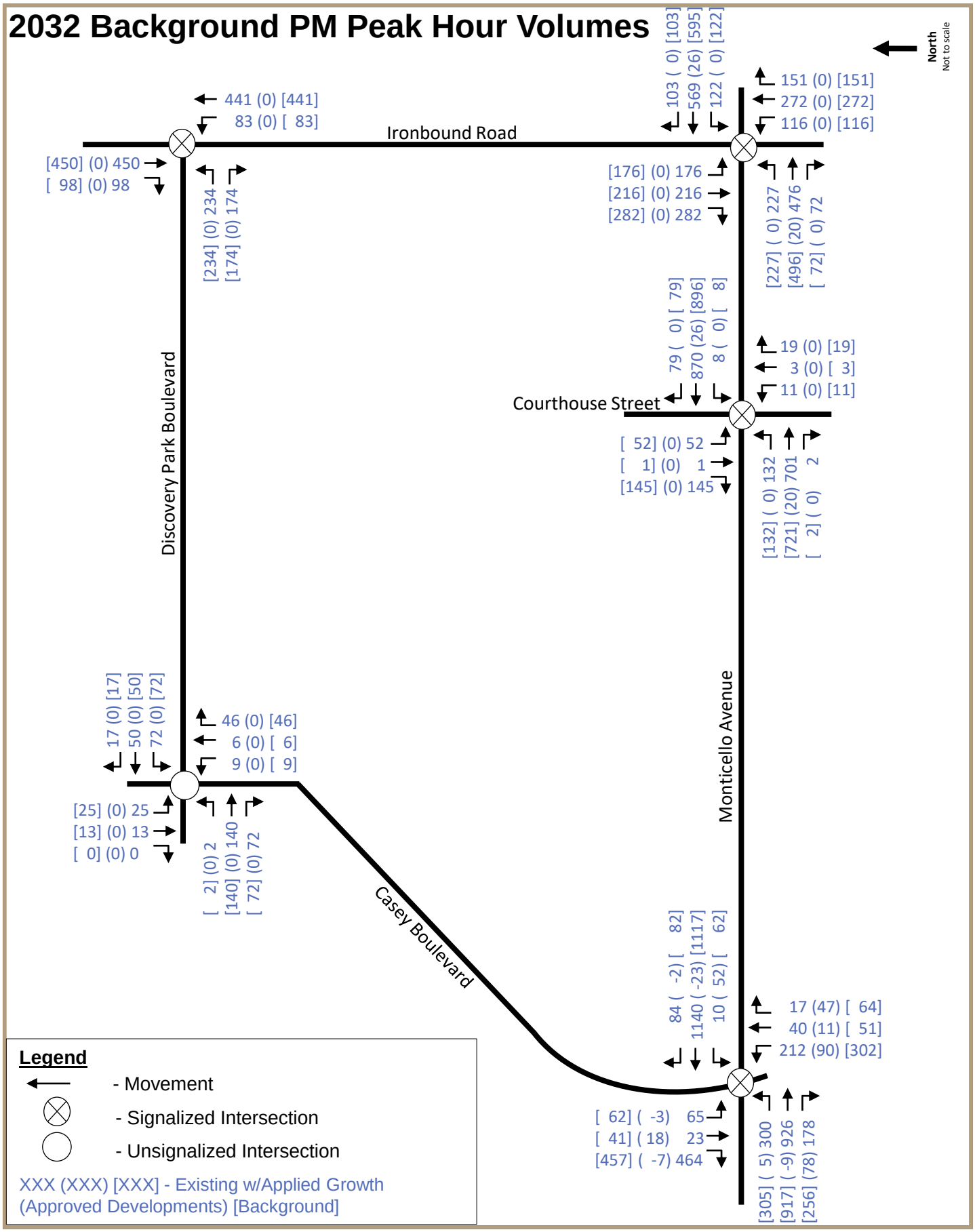



2026 Background PM Peak Hour Volumes
North
Not to scale
Ironbound Road
Discovery Park Boulevard
Courthouse Street
Monticello Avenue
Casey Boulevard
417 (0) [417]
78 (0) [78]
[425] (0) 425
[93] (0) 93
[222] (0) 222
[164] (0) 164
98 (0) [98]
538 (26) [564]
115 (0) [115]
142 (0) [142]
257 (0) [257]
109 (0) [109]
[166] (0) 166
[204] (0) 204
[266] (0) 266
[214] (0) 214
[470] (20) 450
[68] (0) 68
75 (0) [75]
823 (26) [849]
7 (0) [7]
18 (0) [18]
3 (0) [3]
10 (0) [10]
[49] (0) 49
[1] (0) 1
[137] (0) 137
[125] (0) 125
[682] (20) 662
[2] (0) 2
16 (0) [16]
47 (0) [47]
68 (0) [68]
44 (0) [44]
5 (0) [5]
8 (0) [8]
[24] (0) 24
[12] (0) 12
[0] (0) 0
[2] (0) 2
[132] (0) 132
[68] (0) 68
79 (-2) [77]
1077 (-23) [1054]
9 (52) [61]
16 (47) [63]
37 (11) [48]
201 (90) [291]
[58] (-3) 61
[40] (18) 22
[432] (-7) 439
[289] (5) 284
[867] (-9) 876
[246] (78) 168
Legend
- Movement
- Signalized Intersection
- Unsignalized Intersection
XXX (XXX) [XXX] - Existing w/Applied Growth
(Approved Developments) [Background]

2032 Background AM Peak Hour Volumes



2032 Background PM Peak Hour Volumes



4

Trip Generation

4.1 Trip Generation

Traffic generated by the proposed development was determined using trip generation methodology contained in the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition,* 2021.

Per the VDOT TOSAM, trip generation is calculated using, the Average Rate (R), provided by the ITE Trip Generation Manual, when the R squared value was greater than or equal to 0.80. When the R squared value was less than 0.80, the Fitted Curve Equation (E), provided by the ITE Trip Generation Manual was utilized.

Table 2 summarizes the site generated traffic with the proposed rezoning.

Table 2 Westwood Park Trip Generation

Land use (code)	Variable (units)	Daily			AM Peak			PM Peak		
		E/R	In	Out	E/R	In	Out	E/R	In	Out
Single Family Detached Housing (210)	86 units	R	406	405	R	15	45	R	51	30
Senior Adult Housing | Multifamily (252)	100 units	R	337	337	E	13	41	R	32	19
Residential Total		**-**	**743**	**742**	**-**	**28**	**86**	**-**	**83**	**49**
General Office Building (710)	162 empl.	R	270	270	R	70	9	R	12	61
Office Total		**-**	**270**	**270**	**-**	**70**	**9**	**-**	**12**	**61**
Variety Store (814)	7 ksf	R	223	223	R	12	9	R	24	23
Fast Casual Restaurant (930)	4 ksf	R	195	194	R	3	3	E	31	25
Fast Casual Restaurant (930)	4 ksf	R	195	194	R	3	3	E	31	25
Fast-Food Restaurant without Drive-Through (933)	3 ksf	R	676	675	R	75	55	E	47	47
Commercial Total		**-**	**1,289**	**1,286**	**-**	**93**	**70**	**-**	**133**	**120**
Total		**-**	**2,302**	**2,298**	**-**	**191**	**165**	**-**	**228**	**230**

4.2 Internal Capture

Internal capture accounts for those motorists who access multiple land uses during a single trip and do not access the external roadway network.

The Westwood Park Development is envisioned as a mixed-use development with neighborhood commercial land uses. Based on the site's locations and existing commercial developments located along the primary external roadways (i.e., Ironbound Road and Monticello Avenue), a 20% internal capture will be applied to the number of vehicle trips to/from the external network but will be originating from the Newtown Development. This internal capture was agreed upon by VDOT and James City County during the scoping meeting.

4.3 Pass-by

Based on the nature of this development, no pass-by reductions were applied to the network as part of the trip assignment.

5

Site Traffic Distribution and Traffic Assignments

5.1 Trip Distribution

The directional distribution and assignment of trips generated by the proposed development is based on a review of existing intersection traffic volumes, an understanding of travel patterns within the study area, and discussions with VDOT and James City County staff during the scoping meeting.

Due to the different land use types, separate distributions were applied to the Residential/Office uses versus the Commercial uses. The overall external distribution applied to each land use illustrates how trips are distributed within the limits of study area as agreed upon during the scoping meeting and is outlined below:

Table 3 Westwood Park Trip Distribution

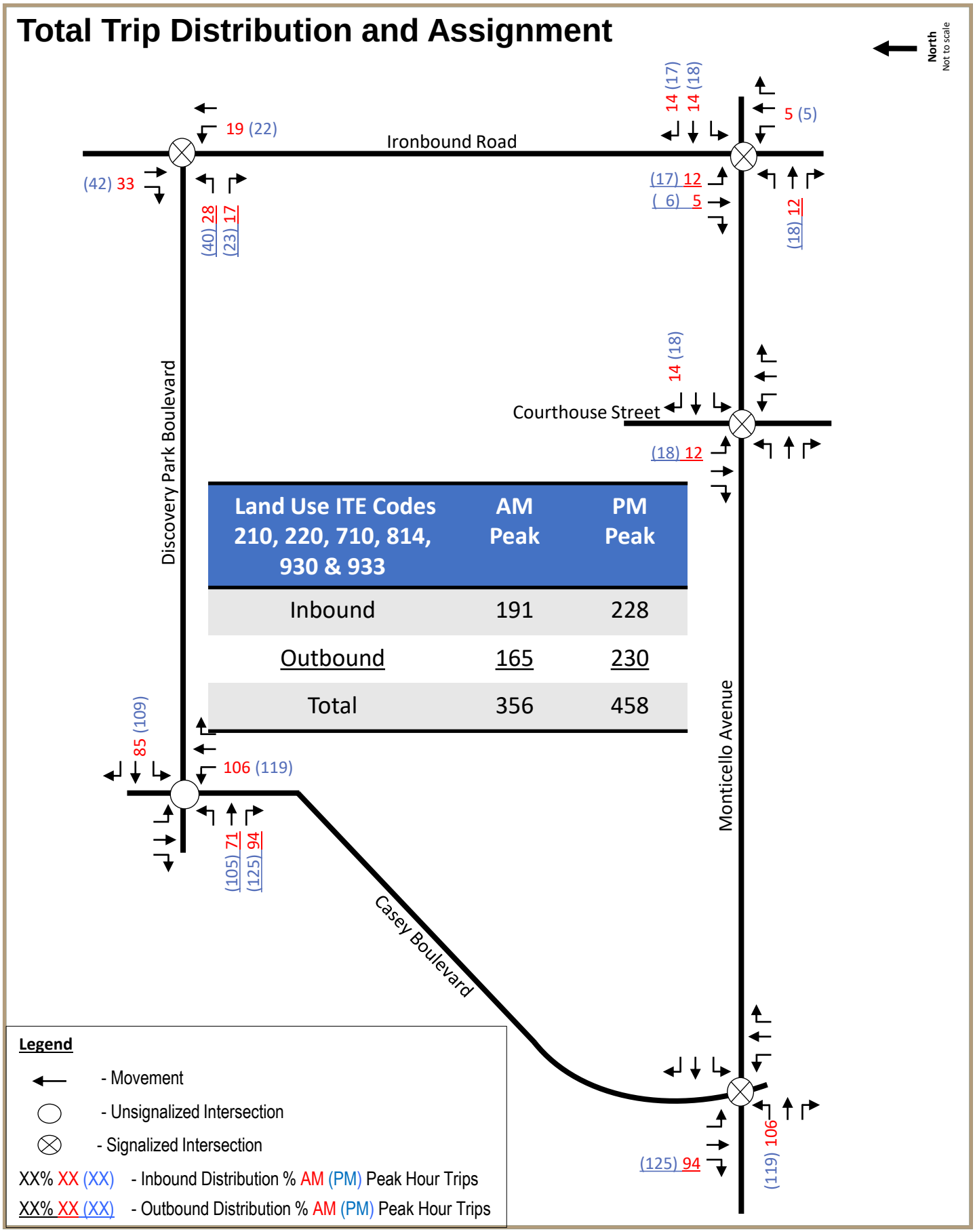
Origin/Destination	Residential	Office	Commercial
To/From North	15%	15%	20%
To/From South	5%	5%	0%
To/from East	10%	10%	20%
To/From West	70%	70%	40%
Internal Capture	0%	0%	20%

Detailed trip distribution for each land use type illustrating how trips are distributed beyond the study area to the regional network is included in the **Appendix**.

5.2 Trip Assignment

The trip distribution percentage outlined in **Table 3** for each land use was applied to the proposed trip generation outlined in **Table 2**. The detailed AM and PM peak hour trip assignments for each land use are provided in the **Appendix**. These trips were then combined to reflect the overall site generated traffic for the AM and PM peak periods for each of the study area intersections and are illustrated in **Figure 10**.

Total Trip Distribution and Assignment



Land Use ITE Codes 210, 220, 710, 814, 930 & 933	AM Peak	PM Peak
Inbound	191	228
Outbound	165	230
Total	356	458

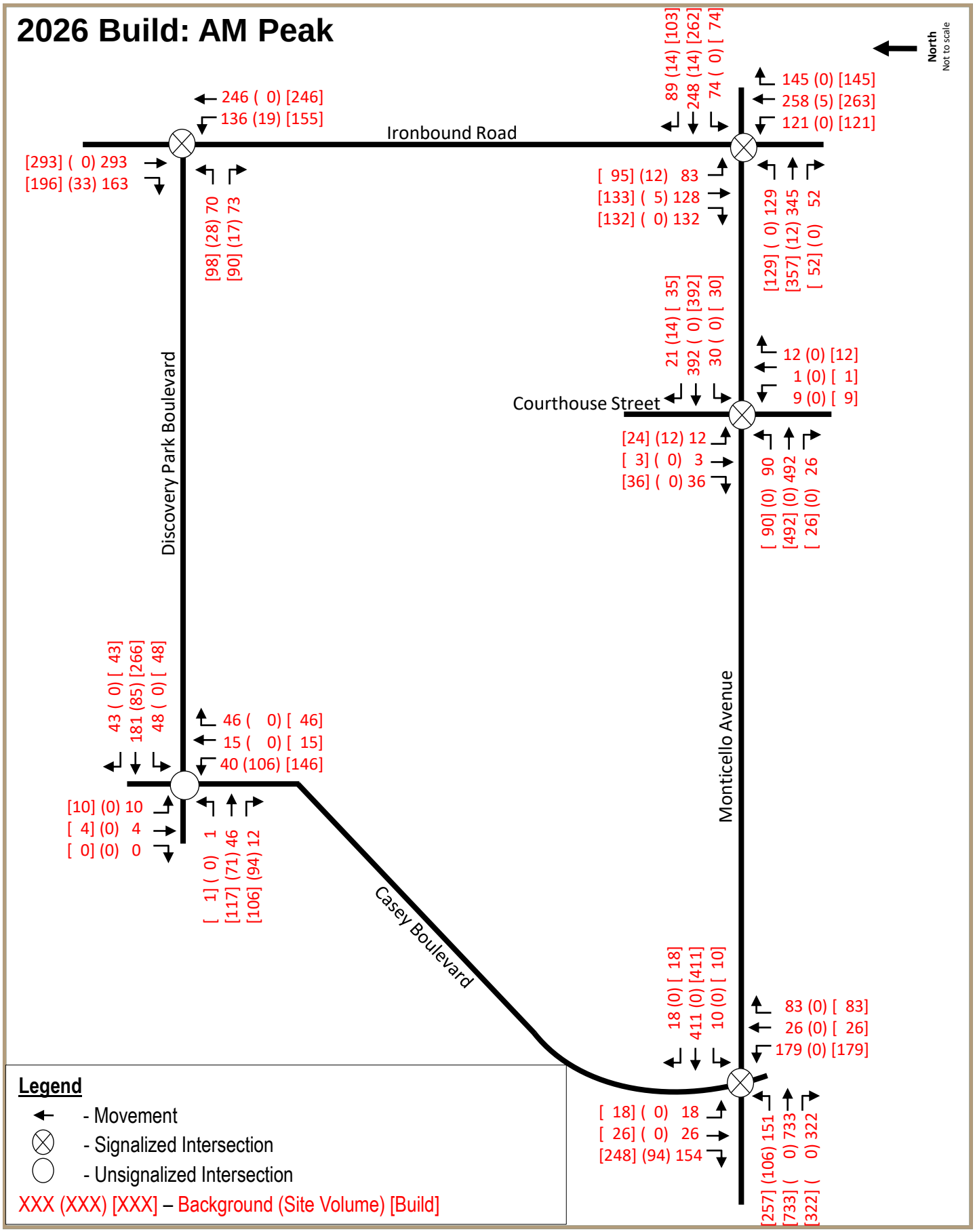
6

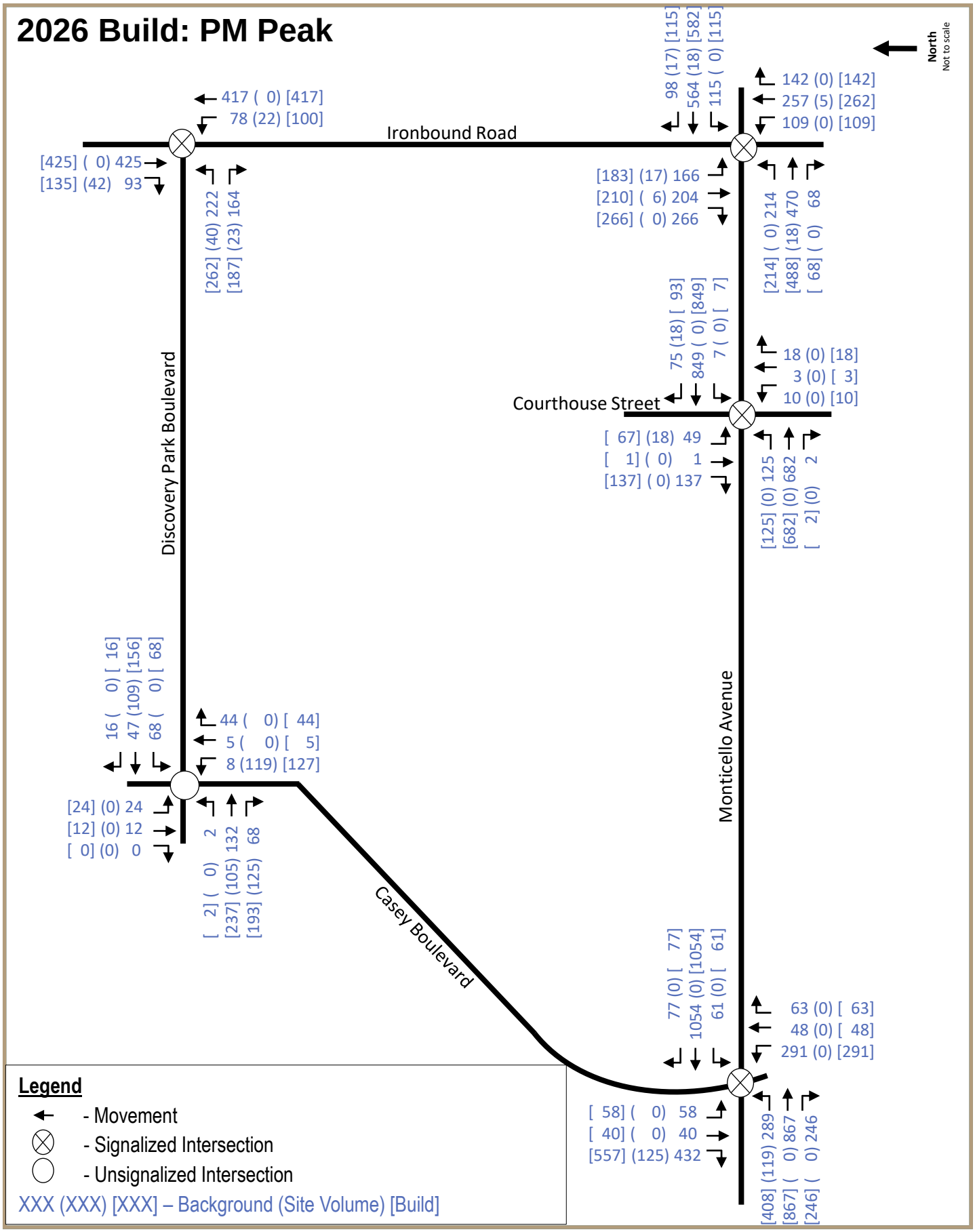
Future Conditions with Development

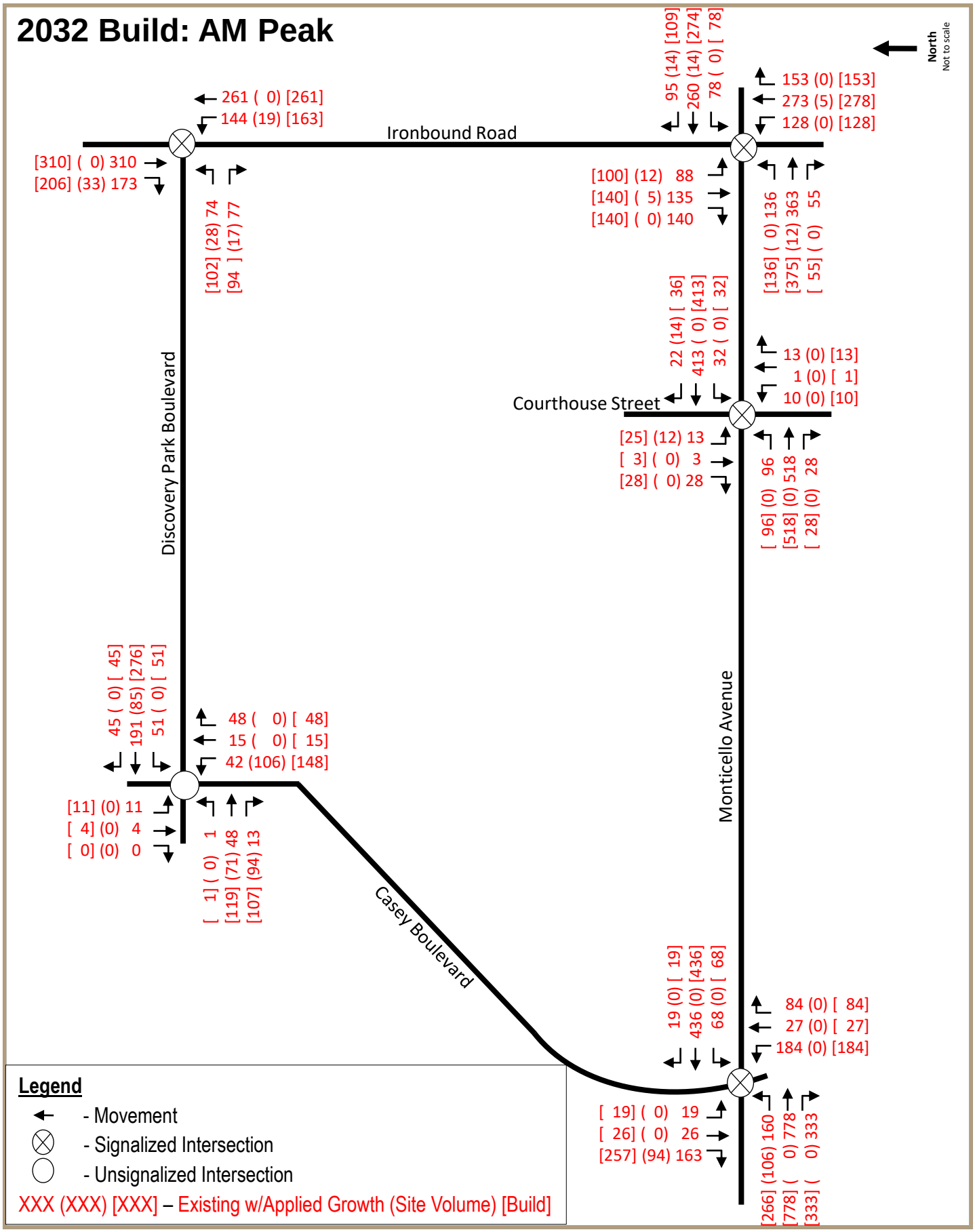
6.1 Future Traffic Volume

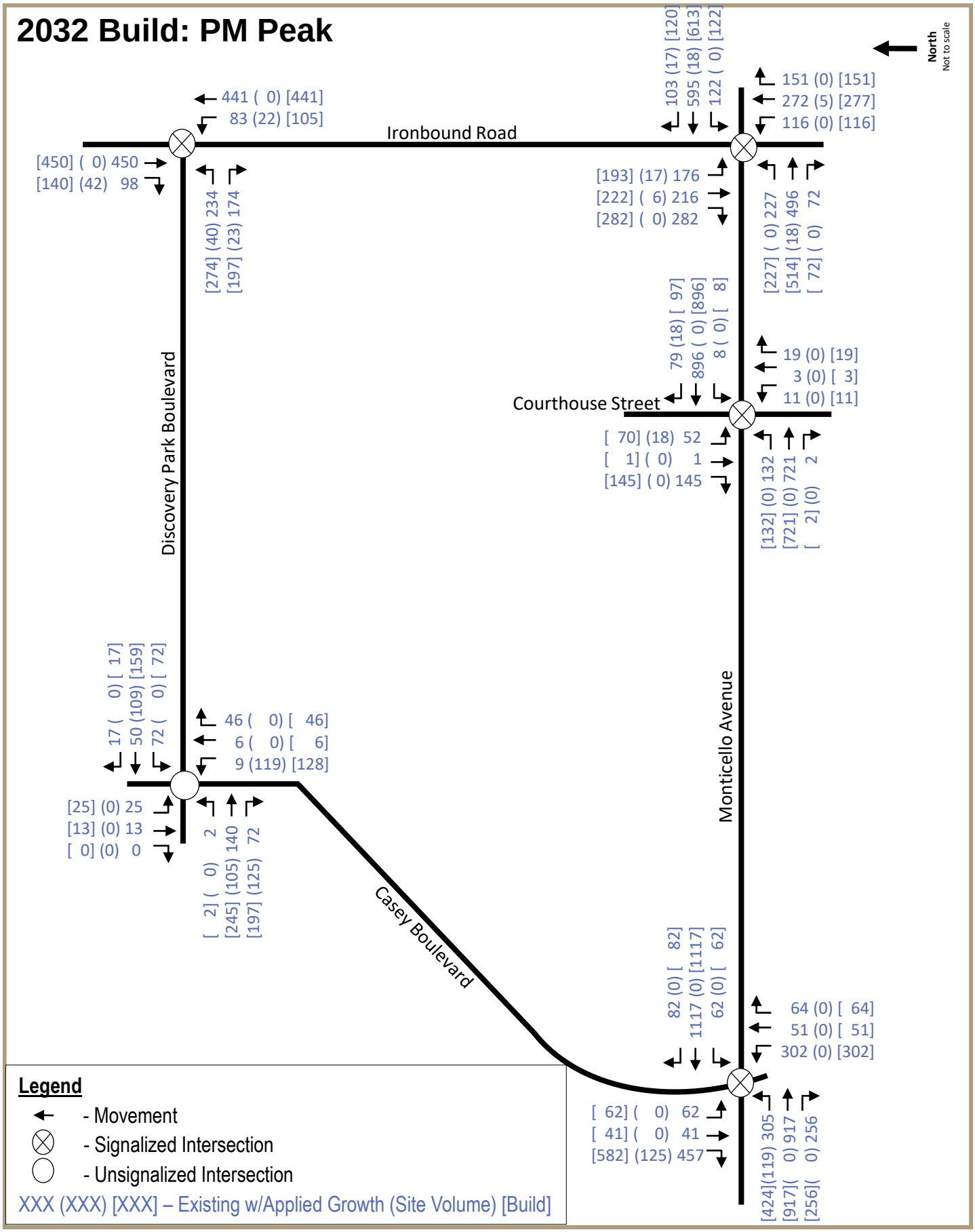
Total future traffic volumes represent the addition of traffic generated by the proposed Westwood Park Development in addition to the background traffic volumes. These resulting volumes are also referred to as "build" volumes. The future build conditions were generated by combining the 2026 and 2032 background conditions with the proposed volumes and are illustrated in the following figures:

- **Figure 11** – 2026 Build: AM Peak
- **Figure 12** – 2026 Build: PM Peak
- **Figure 13** – 2032 Build: AM Peak
- **Figure 14** – 2032 Build: PM Peak


2026 Build: AM Peak
North
Not to scale
Ironbound Road
Discovery Park Boulevard
Courthouse Street
Monticello Avenue
Casey Boulevard
246 (0) [246]
136 (19) [155]
[293] (0) 293
[196] (33) 163
[98] (28) 70
[90] (17) 73
89 (14) [103]
248 (14) [262]
74 (0) [74]
145 (0) [145]
258 (5) [263]
121 (0) [121]
[95] (12) 83
[133] (5) 128
[132] (0) 132
[129] (0) 129
[357] (12) 345
[52] (0) 52
21 (14) [35]
392 (0) [392]
30 (0) [30]
12 (0) [12]
1 (0) [1]
9 (0) [9]
[24] (12) 12
[3] (0) 3
[36] (0) 36
[90] (0) 90
[492] (0) 492
[26] (0) 26
43 (0) [43]
181 (85) [266]
48 (0) [48]
46 (0) [46]
15 (0) [15]
40 (106) [146]
[10] (0) 10
[4] (0) 4
[0] (0) 0
[1] (0) 1
[117] (71) 46
[106] (94) 12
18 (0) [18]
411 (0) [411]
10 (0) [10]
83 (0) [83]
26 (0) [26]
179 (0) [179]
[18] (0) 18
[26] (0) 26
[248] (94) 154
[257] (106) 151
[733] (0) 733
[322] (0) 322
Legend
- Movement
- Signalized Intersection
- Unsignalized Intersection
XXX (XXX) [XXX] – Background (Site Volume) [Build]


2026 Build: PM Peak
North
Not to scale
Ironbound Road
Discovery Park Boulevard
Courthouse Street
Monticello Avenue
Casey Boulevard
417 (0) [417]
78 (22) [100]
[425] (0) 425
[135] (42) 93
[262] (40) 222
[187] (23) 164
98 (17) [115]
564 (18) [582]
115 (0) [115]
142 (0) [142]
257 (5) [262]
109 (0) [109]
[183] (17) 166
[210] (6) 204
[266] (0) 266
[214] (0) 214
[488] (18) 470
[68] (0) 68
75 (18) [93]
849 (0) [849]
7 (0) [7]
18 (0) [18]
3 (0) [3]
10 (0) [10]
[67] (18) 49
[1] (0) 1
[137] (0) 137
[125] (0) 125
[682] (0) 682
[2] (0) 2
16 (0) [16]
47 (109) [156]
68 (0) [68]
44 (0) [44]
5 (0) [5]
8 (119) [127]
[24] (0) 24
[12] (0) 12
[0] (0) 0
[2] (0) 2
[237] (105) 132
[193] (125) 68
77 (0) [77]
1054 (0) [1054]
61 (0) [61]
63 (0) [63]
48 (0) [48]
291 (0) [291]
[58] (0) 58
[40] (0) 40
[557] (125) 432
[408] (119) 289
[867] (0) 867
[246] (0) 246
Legend
- Movement
- Signalized Intersection
- Unsignalized Intersection
XXX (XXX) [XXX] – Background (Site Volume) [Build]


2032 Build: AM Peak
North
Not to scale
Ironbound Road
Discovery Park Boulevard
Courthouse Street
Monticello Avenue
Casey Boulevard
261 (0) [261]
144 (19) [163]
[310] (0) 310
[206] (33) 173
[102] (28) 74
[94] (17) 77
95 (14) [109]
260 (14) [274]
78 (0) [78]
153 (0) [153]
273 (5) [278]
128 (0) [128]
[100] (12) 88
[140] (5) 135
[140] (0) 140
[136] (0) 136
[375] (12) 363
[55] (0) 55
22 (14) [36]
413 (0) [413]
32 (0) [32]
13 (0) [13]
1 (0) [1]
10 (0) [10]
[25] (12) 13
[3] (0) 3
[28] (0) 28
[96] (0) 96
[518] (0) 518
[28] (0) 28
45 (0) [45]
191 (85) [276]
51 (0) [51]
48 (0) [48]
15 (0) [15]
42 (106) [148]
[11] (0) 11
[4] (0) 4
[0] (0) 0
[1] (0) 1
[119] (71) 48
[107] (94) 13
19 (0) [19]
436 (0) [436]
68 (0) [68]
84 (0) [84]
27 (0) [27]
184 (0) [184]
[19] (0) 19
[26] (0) 26
[257] (94) 163
[266] (106) 160
[778] (0) 778
[333] (0) 333
Legend
- Movement
- Signalized Intersection
- Unsignalized Intersection
XXX (XXX) [XXX] – Existing w/Applied Growth (Site Volume) [Build]


2032 Build: PM Peak
North
Not to scale
Ironbound Road
Discovery Park Boulevard
Courthouse Street
Monticello Avenue
Casey Boulevard
441 (0) [441]
83 (22) [105]
[450] (0) 450
[140] (42) 98
[274] (40) 234
[197] (23) 174
103 (17) [120]
595 (18) [613]
122 (0) [122]
151 (0) [151]
272 (5) [277]
116 (0) [116]
[193] (17) 176
[222] (6) 216
[282] (0) 282
[227] (0) 227
[514] (18) 496
[72] (0) 72
79 (18) [97]
896 (0) [896]
8 (0) [8]
19 (0) [19]
3 (0) [3]
11 (0) [11]
[70] (18) 52
[1] (0) 1
[145] (0) 145
[132] (0) 132
[721] (0) 721
[2] (0) 2
17 (0) [17]
50 (109) [159]
72 (0) [72]
46 (0) [46]
6 (0) [6]
9 (119) [128]
[25] (0) 25
[13] (0) 13
[0] (0) 0
[2] (0) 2
[245] (105) 140
[197] (125) 72
82 (0) [82]
1117 (0) [1117]
62 (0) [62]
64 (0) [64]
51 (0) [51]
302 (0) [302]
[62] (0) 62
[41] (0) 41
[582] (125) 457
[424](119) 305
[917](0) 917
[256](0) 256
Legend
- Movement
- Signalized Intersection
- Unsignalized Intersection
XXX (XXX) [XXX] – Existing w/Applied Growth (Site Volume) [Build]

6.2 Capacity and Level of Service Analyses at Critical Points

Capacity analyses for the study area intersections during the AM and PM peak hours were performed for the 2026 and 2032 Background and Build conditions. Analyses were completed to determine the operating characteristics of the study area intersections and roadways using *Synchro Professional 11.1*, which uses methodologies contained in the *2000 Highway Capacity Manual (HCM)*.

To compare operations among various scenarios, detailed analyses are illustrated in **Tables 4 – 8** to provide a side-by-side comparison for the following five scenarios:

- Existing Conditions
- 2026 Background Conditions
  - annual growth for 4 years plus approved development site traffic
- 2026 Build Conditions
  - *2026 Background plus Westwood Park Development*
- 2032 Background Conditions
  - annual growth for 10 years plus approved development site traffic
- 2032 Build Conditions
  - *2032 Background plus Westwood Park Development*

6.2.1 Ironbound Road / Discovery Park Boulevard

At this intersection, Ironbound Road is oriented in a north/south direction, and Discovery Park Boulevard is oriented in an eastbound direction. Currently, this signalized intersection provides the following laneage:

- Ironbound Road (northbound) – one exclusive left-turn lane and two through lanes.
- Ironbound Road (southbound) – two through lanes and one exclusive right-turn lane.
- Discovery Park Boulevard (eastbound) – one exclusive left-turn lane and one exclusive right-turn lane.

The results of the intersection analysis for the five scenarios are illustrated in **Table 4**. Detailed analysis is provided in the **Appendix**.

Table 4 Ironbound Road / Discovery Park Boulevard Signalized Intersection | Level of Service

Scenario	Overall Delay (LOS)	Delay per Lane Group by Approach [sec/veh] (Level of Service)					
		Eastbound		Northbound		Southbound	
		LT	RT	LT	TH	TH	RT
AM Peak Hour							
Existing	18.2 (B)	39.3 (D)	36.0 (D)	38.8 (D)	5.8 (A)	11.3 (B)	11.2 (B)
		37.5 (D)		17.4 (B)		11.2 (B)	
2026 No Build	15.0 (B)	41.2 (D)	37.6 (D)	28.6 (C)	2.6 (A)	10.0 (A)	9.8 (A)
		39.4 (D)		11.9 (B)		9.9 (A)	
2026 Build	16.9 (B)	39.0 (D)	35.2 (D)	29.0 (C)	3.7 (A)	12.0 (B)	11.9 (B)
		37.2 (D)		13.5 (B)		12.0 (B)	
2032 No Build	15.0 (B)	41.2 (D)	37.4 (D)	27.7 (C)	2.6 (A)	10.4 (B)	10.2 (B)
		39.2 (D)		11.5 (B)		10.3 (B)	
2032 Build	17.1 (B)	39.1 (D)	35.1 (D)	29.0 (C)	3.7 (A)	12.5 (B)	12.3 (B)
		37.2 (D)		13.4 (B)		12.4 (B)	
PM Peak Hour							
Existing	26.9 (C)	62.1 (E)	40.7 (D)	38.7 (D)	14.5 (B)	13.3 (B)	12.0 (B)
		53.5 (D)		19.2 (B)		13.1 (B)	
2026 No Build	22.1 (C)	62.2 (E)	42.3 (D)	45.0 (D)	1.1 (A)	12.1 (B)	10.9 (B)
		53.8 (D)		8.1 (A)		11.9 (B)	
2027 Build	25.1 (C)	68.3 (E)	40.9 (D)	42.6 (D)	1.4 (A)	14.4 (B)	13.2 (B)
		56.9 (E)		9.4 (A)		14.1 (B)	
2032 No Build	22.6 (C)	63.7 (E)	41.9 (D)	40.1 (D)	1.2 (A)	13.9 (B)	12.3 (B)
		54.4 (D)		7.3 (A)		13.6 (B)	
2032 Build	25.6 (C)	70.6 (E)	40.6 (D)	43.5 (D)	1.4 (A)	14.8 (B)	13.4 (B)
		58.1 (E)		9.5 (A)		14.5 (B)	

This signalized intersection operates at an overall LOS C or better during all peak periods. The side street eastbound left-turn experiences the longest delay during the PM peak period, based on the existing green time and the actuated coordinated operations, which allocates unused green time to the mainline. The Build scenarios incorporate optimized timings, using the same cycle lengths but adjustments were made to splits and offsets to accommodate the changes in traffic demands. Optimized timings have been implemented to enhance progression along Ironbound Road. Additionally, the overall intersection LOS remained at a B and C in the AM and PM peaks respectively.

6.2.2 Ironbound Road / Monticello Avenue

At this intersection, Ironbound Road is oriented in a north/south direction and Monticello Avenue is oriented in an east/west direction. Currently, this signalized intersection provides the following laneage:

- Ironbound Road (northbound) – one exclusive left-turn lane, two through lanes, and one exclusive right-turn lane.
- Ironbound Road (southbound) – one exclusive left-turn lane, two through lanes, and one exclusive right-turn lane.
- Monticello Avenue (eastbound) – two left-turn lanes, two through lanes, and one exclusive right-turn lane.
- Monticello Avenue (westbound) – one exclusive left-turn lane, two through lanes, and one exclusive right-turn lane.

The results of the intersection analysis for the five scenarios are illustrated in Table 5. A detailed analysis is shown in the Appendix.

Table 5 Ironbound Road / Monticello Avenue Signalized Intersection | Level of Service

Scenario	Overall Delay (LOS)	Delay per Lane Group by Approach [sec/veh] (Level of Service)											
		Eastbound			Westbound			Northbound			Southbound		
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
AM Peak Hour													
Existing	46.0 (D)	60.7 (E)	50.5 (D)	18.6 (B)	48.4 (D)	29.0 (C)	19.6 (B)	56.1 (E)	41.0 (D)	26.9 (C)	32.4 (C)	29.2 (C)	120.0 (F)
		48.5 (D)			32.4 (C)			41.1 (D)			66.7 (E)		
2026 No Build	46.9 (D)	41.0 (D)	37.5 (D)	17.7 (B)	40.3 (D)	34.7 (C)	24.5 (C)	44.9 (D)	40.5 (D)	28.0 (C)	32.5 (C)	28.8 (C)	191.9 (F)
		36.4 (D)			33.5 (C)			38.0 (D)			92.4 (F)		
2026 Build	46.4 (D)	51.2 (D)	41.1 (D)	18.0 (B)	40.3 (D)	29.5 (C)	19.7 (B)	44.9 (D)	40.6 (D)	27.9 (C)	38.4 (D)	27.6 (C)	182.8 (F)
		41.3 (D)			29.0 (C)			38.1 (D)			87.2 (F)		
2032 No Build	46.3 (D)	50.3 (D)	40.5 (D)	18.0 (B)	40.5 (D)	29.5 (C)	19.8 (B)	46.5 (D)	40.8 (D)	27.7 (C)	35 (D)	28.3 (C)	175.8 (F)
		40.7 (D)			29.4 (C)			38.5 (D)			86.7 (F)		
2032 Build	44.5 (D)	49.2 (D)	40.0 (D)	18.2 (B)	40.5 (D)	30.0 (C)	19.9 (B)	46.5 (D)	41.2 (D)	27.7 (C)	39.3 (D)	27.2 (C)	155.7 (F)
		40.1 (D)			29.4 (C)			38.7 (D)			77.7 (E)		
PM Peak Hour													
Existing	48.9 (D)	59.7 (E)	38.8 (D)	17.5 (B)	57.9 (E)	32.4 (C)	18.7 (B)	68.6 (E)	64.3 (E)	37.9 (D)	111.1 (F)	51.3 (D)	45.7 (D)
		42.9 (D)			34.6 (C)			58.1 (E)			64.2 (E)		
2027 No Build	43.7 (D)	32.5 (C)	21.5 (C)	19.6 (B)	61.1 (E)	41.0 (D)	21.5 (C)	56.0 (E)	55.2 (E)	37.3 (D)	54.5 (D)	56.2 (E)	75.0 (E)
		24.5 (C)			41.6 (D)			50.4 (D)			63.6 (E)		
2027 Build	44.7 (D)	39.3 (D)	20.4 (C)	20.0 (C)	62.8 (E)	37.3 (D)	18.0 (B)	56.0 (E)	56.1 (E)	37.6 (D)	55.2 (E)	55.6 (E)	89.2 (F)
		25.8 (C)			38.2 (D)			51.0 (D)			69.1 (E)		
2032 No Build	44.9 (D)	39.8 (D)	20.6 (C)	19.9 (B)	63.9 (E)	37.5 (D)	18.2 (B)	56.4 (E)	55.7 (E)	37.0 (D)	55.1 (E)	57.2 (E)	88.6 (F)
		26.0 (C)			39.1 (D)			50.6 (D)			69.8 (E)		
2032 Build	45.0 (D)	40.1 (D)	21.6 (C)	20.5 (C)	64.5 (E)	39.1 (D)	18.2 (B)	56.4 (E)	57.0 (E)	37.2 (D)	55.7 (E)	55.8 (E)	83.2 (F)
		26.8 (C)			39.9 (D)			51.4 (D)			66.9 (E)		

This intersection operates at a LOS D during all peak periods. There is a slight decrease in delay between No Build and Build scenarios during the AM peak. This is the result of better utilization of the intersection as the amount of green time serving the southbound movement is consistent between both scenarios however, there is slight increase in vehicle demand in the Build scenario that results in a

smaller delay per vehicle for this approach. However, the overall delay is consistent between both scenarios (i.e. < 0.1 sec difference in delay)

The proposed development will add minimal traffic to these intersections. However, with minor adjustments to splits and offsets, the optimized signal timings reduce overall delay from the existing scenario to the 2032 Build scenario in both AM and PM peaks.

6.2.3 Monticello Avenue / Courthouse Street

At this intersection, Monticello Avenue is oriented in an east/west direction and Courthouse Street is oriented in a north/south direction. Currently, this signalized intersection with the following laneage:

- Courthouse Street (northbound) – one shared left-through lane and one exclusive right-turn lane.
- Courthouse Street (southbound) – one shared left-through lane and one exclusive right-turn lane.
- Monticello Avenue (eastbound) – one exclusive left-turn lane, two through lanes, and one exclusive right-turn lane.
- Monticello Avenue (westbound) – one exclusive left-turn lane, two through lanes, and one exclusive right-turn lane.

The results of the intersection analysis for the five scenarios are illustrated in **Table 6**. A detailed analysis is shown in the **Appendix**.

Table 6 Monticello Avenue / Courthouse Street Signalized Intersection | Level of Service

Scenario	Overall Delay (LOS)	Delay per Lane Group by Approach [sec/veh] (Level of Service)									
		Eastbound			Westbound			Northbound		Southbound	
		LT	TH	RT	LT	TH	RT	LT-TH	RT	LT-TH	RT
AM Peak Hour											
Existing	24.4 (C)	18.1 (B)	25.0 (C)	12.8 (B)	17.9 (B)	23.1 (C)	13.9 (B)	43.2 (D)	40.4 (D)	42.8 (D)	40.7 (D)
		23.1 (C)			22.1 (C)			42.1 (D)		41.7 (D)	
2027 No Build	22.2 (C)	14.9 (B)	23.2 (C)	11.4 (B)	15.4 (B)	20.8 (C)	12.4 (B)	44.3 (D)	42.3 (D)	42.4 (D)	41.1 (D)
		21.4 (C)			20.0 (B)			43.2 (D)		41.5 (D)	
2027 Build	23.7 (C)	19.2 (B)	26.1 (C)	12.3 (B)	16.3 (B)	20.3 (C)	13.6 (B)	44.3 (D)	42.3 (D)	41.1 (D)	39.5 (D)
		24.4 (C)			19.5 (B)			43.2 (D)		40.1 (D)	
2032 No Build	21.7 (C)	14.5 (B)	23.4 (C)	11.4 (B)	15.7 (B)	19.7 (B)	12.6 (B)	44.5 (D)	42.3 (D)	42.5 (D)	41.0 (D)
		21.5 (C)			19.1 (B)			43.3 (D)		41.6 (D)	
2032 Build	22.0 (C)	15.1 (B)	23.8 (C)	11.7 (B)	15.2 (B)	19.6 (B)	13.0 (B)	44.5 (D)	42.3 (D)	42.9 (D)	40.5 (D)
		21.9 (C)			18.8 (B)			43.3 (D)		41.7 (D)	
PM Peak Hour											
Existing	18.7 (B)	11.0 (B)	7.3 (A)	11.5 (B)	7.7 (A)	18.3 (B)	15.0 (B)	56.5 (E)	54.3 (D)	54.9 (D)	51.4 (D)
		7.9 (A)			17.8 (B)			55.3 (E)		52.3 (D)	
2027 No Build	14.7 (B)	4.8 (A)	8.1 (A)	9.8 (A)	8.5 (A)	11.6 (B)	13.4 (B)	57.9 (E)	55.9 (E)	55.0 (D)	52.1 (D)
		7.6 (A)			11.7 (B)			56.7 (E)		52.8 (D)	
2027 Build	17.5 (B)	7.8 (A)	14.2 (B)	10.3 (B)	7.9 (A)	12.2 (B)	14.0 (B)	57.9 (E)	55.9 (E)	54.8 (D)	50.9 (D)
		13.2 (B)			12.3 (B)			56.7 (E)		52.2 (D)	
2032 No Build	17.0 (B)	6.5 (A)	13.5 (B)	9.9 (A)	8.6 (A)	12.1 (B)	13.6 (B)	58.1 (E)	55.9 (E)	54.9 (D)	51.8 (D)
		12.4 (B)			12.2 (B)			56.8 (E)		52.6 (D)	
2032 Build	17.7 (B)	8.3 (A)	14.1 (B)	10.4 (B)	8.4 (A)	12.6 (B)	14.2 (B)	58.1 (E)	55.9 (E)	54.9 (D)	50.8 (D)
		13.2 (B)			12.8 (B)			56.8 (E)		52.2 (D)	

This intersection operates at a LOS C or better during all peak hours. The north and southbound side street approaches experience some delay. Minor adjustments to splits and offsets result in a reduced overall intersection delay between the existing scenario and the 2032 Build scenario for both the AM and PM peak periods.

6.2.4 Monticello Avenue / Casey Boulevard / Ironbound Road

At this intersection, Monticello Avenue is oriented in an east/west direction, Ironbound Road and Casey Boulevard are oriented in a north/south direction. Currently, this signalized intersection has the following laneage:

- Ironbound Road (northbound) – one exclusive left-turn lane and one shared left-through-right turn lane.
- Casey Boulevard (southbound) – one shared left-through lane and two exclusive right-turn lanes.
- Monticello Avenue (eastbound) – two left-turn lanes, two through lanes, and one exclusive right-turn lane.
- Monticello Avenue (westbound) – one exclusive left-turn lane, two through lanes, and one shared through-right turn lane.

The results of the intersection analysis for the five scenarios are illustrated in **Table 7**. A detailed analysis is shown in the **Appendix**.

There are planned improvements associated with the Ironbound Crossing Development. These improvements will provide additional capacity on the northbound leg of the intersection. The future laneage at this intersection include:

› Ironbound Road (northbound) – two exclusive left-turn lanes and one shared left-through-right turn lane.

2026 and 2032 Build scenarios were analyzed using planned improvements at this intersection.

Table 7 Monticello Avenue / Casey Boulevard / Ironbound Road Signalized Intersection | Level of Service

Scenario	Overall Delay (LOS)	Delay per Lane Group by Approach [sec/veh] (Level of Service)								
		Eastbound			Westbound		Northbound		Southbound	
		LT	TH	RT	LT	TH-RT	LT	TH-RT	LT-TH	RT
AM Peak Hour										
Existing	26.4 (C)	39.0 (D)	19.7 (B)	15.5 (B)	37.0 (D)	32.3 (C)	41.7 (D)	41.1 (D)	44.6 (D)	32.1 (C)
		21.1 (C)			32.5 (C)		41.4 (D)		35.3 (D)	
2027 No Build	27.6 (C)	39.0 (D)	23.1 (C)	19.0 (B)	32.0 (C)	26.8 (C)	38.9 (D)	37.0 (D)	44.2 (D)	32.2 (C)
		23.9 (C)			27.5 (C)		38.1 (D)		34.9 (C)	
2027 Build	27.5 (C)	41.5 (D)	19.7 (B)	16.6 (B)	43.7 (D)	29.6 (C)	38.9 (D)	37.0 (D)	44.2 (D)	31.3 (C)
		23.0 (C)			29.9 (C)		38.1 (D)		33.3 (C)	
2032 No Build	28.0 (C)	39.1 (D)	23.7 (C)	19.1 (B)	33.3 (C)	27.8 (C)	39.1 (D)	37.0 (D)	44.3 (D)	32.1 (C)
		24.3 (C)			28.6 (C)		38.3 (D)		34.8 (C)	
2032 Build	29.1 (C)	42 (D)	23.7 (C)	19.1 (B)	34.8 (C)	28.9 (C)	39.1 (D)	37.0 (D)	44.3 (D)	31.7 (C)
		25.9 (C)			29.7 (C)		38.3 (D)		33.6 (C)	
PM Peak Hour										
Existing	42.2 (D)	58.5 (E)	23.8 (C)	17.9 (B)	42.8 (D)	47.3 (D)	59.9 (E)	58.2 (E)	67.5 (E)	44.8 (D)
		31.4 (C)			47.3 (D)		59.1 (E)		49.0 (D)	
2027 No Build	36.6 (D)	52.8 (D)	27.3 (C)	20.8 (C)	17.3 (B)	33.7 (C)	53.6 (D)	48.0 (D)	63.1 (E)	43.0 (D)
		31.4 (C)			32.9 (C)		52.0 (D)		46.7 (D)	
2027 Build	36.3 (D)	56.9 (E)	27.3 (C)	20.8 (C)	18.5 (B)	28.0 (C)	53.6 (D)	48.0 (D)	63.1 (E)	45.7 (D)
		33.8 (C)			27.5 (C)		52.0 (D)		48.4 (D)	
2032 No Build	35.4 (D)	52.9 (D)	28.5 (C)	21.1 (C)	19.0 (B)	28.8 (C)	53.8 (D)	48.0 (D)	65.4 (E)	43.2 (D)
		32.3 (C)			28.3 (C)		52.2 (D)		47.3 (D)	
2032 Build	37.3 (D)	57.5 (E)	28.5 (C)	21.1 (C)	19.5 (B)	29.7 (C)	53.8 (D)	48.0 (D)	65.4 (E)	46.6 (D)
		34.7 (C)			29.2 (C)		52.2 (D)		49.5 (D)	

This intersection operates with a LOS D or better during all peak periods. The northbound and southbound approaches experience some delay during the PM peak period. With minor adjustments to splits and offsets, the optimized timings reduce overall intersection delays in the PM Build scenarios compared to existing conditions.

6.2.5 Discovery Park Boulevard / Casey Boulevard

At this intersection, Discovery Park Boulevard is oriented in an east/west direction and Casey Boulevard is oriented in a north/south direction. Currently, this unsignalized intersection provides the following laneage:

› Discovery Park Boulevard (eastbound) – one shared left-through-right-turn lane.

- Discovery Park Boulevard (westbound) – one shared left-through-right-turn lane.
- Casey Boulevard (northbound) – one shared left-through-right-turn lane.
- Casey Boulevard (southbound) – one shared left-through-right-turn lane.

The results of the intersection analysis for the five scenarios are illustrated in **Table 8**. A detailed analysis is shown in the **Appendix**.

Table 8 Discovery Park Boulevard / Casey Boulevard Unsignalized Intersection | Level of Service

Scenario	Overall Delay (LOS)	Delay per Lane Group by Approach [sec/veh] (Level of Service)			
		Eastbound	Westbound	Northbound	Southbound
		LT-TH-RT	LT-TH-RT	LT-TH-RT	LT-TH-RT
AM Peak Hour					
Existing	7.6 (A)	-	-	20.9 (C)	16.7 (C)
2027 No Build	3.8 (A)	-	-	11.3 (B)	12.4 (B)
2027 Build	6.2 (A)	-	-	21.2 (C)	15.8 (C)
2032 No Build	3.8 (A)	-	-	11.5 (B)	12.7 (B)
2032 Build	6.5 (A)	-	-	22.4 (C)	16.3 (C)
PM Peak Hour					
Existing	3.3 (A)	-	-	12.5 (B)	19.0 (C)
2027 No Build	3.8 (A)	-	-	10.2 (B)	13.0 (B)
2027 Build	6.3 (A)	-	-	24.6 (C)	19.1 (C)
2032 No Build	3.9 (A)	-	-	10.5 (B)	13.4 (B)
2032 Build	6.8 (A)	-	-	26.5 (D)	19.9 (C)
- Indicates Unimpeded Movement					

This unsignalized intersection operates at an overall LOS A during all peak period scenarios. The Westwood Park Development will increase the traffic volumes at this location. However, with multiple access points to the external roadway (i.e., Ironbound Road and Monticello Avenue) the traffic volumes are evenly dispersed and such that the intersection operates at a LOS A, during the AM and PM peak periods.

1.2.5.1 Right-Turn Lane Warrant

A right turn lane warrant was performed at this study area intersection and the detailed right turn lane warrant is located in the **Appendix.**

While the southbound volumes on Discovery Park Boulevard meet turn lane warrants from a volume threshold, a right-turn lane is not recommended. The intersection currently operates at a LOS A during all peak periods and the current infrastructure is sufficient to accommodate the site generated traffic. At this intersection, Discovery Park Boulevard is unimpeded, and the side street is stop controlled. The additional southbound right-turns will have the right of way and do not negatively impact the through

movements. Additionally, due to the nature of the internal roadway, the construction of a right turn lane would create unnecessary right of way impacts and connectively to existing bike lanes and pedestrian accommodations.

6.3 Queuing Analysis

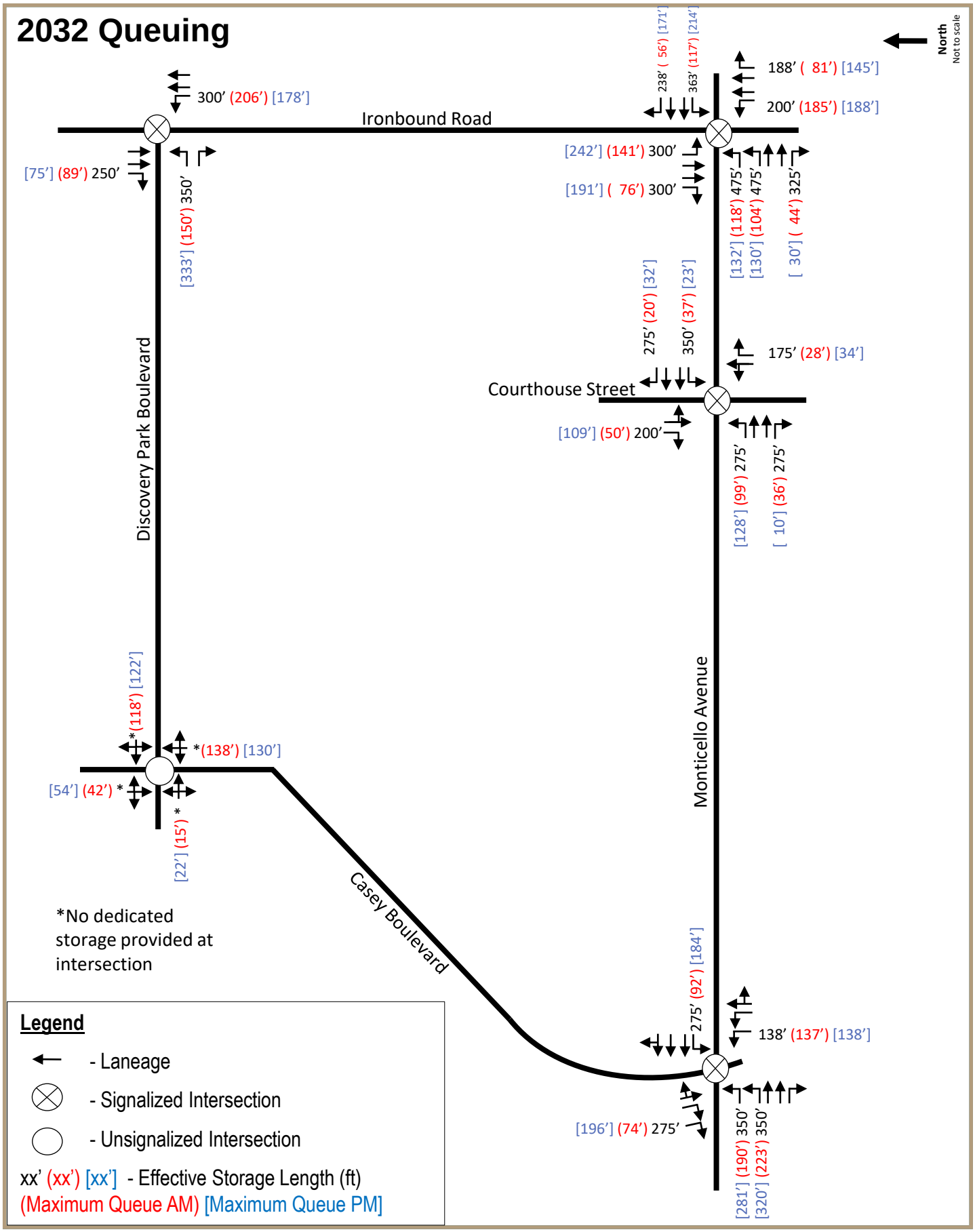
To further evaluate the potential impacts of the Westwood Park Development, queuing analysis was performed for all analysis scenarios using Sim Traffic Software.

The maximum queue lengths in feet (ft) are summarized for all analysis scenarios in the **Appendix.**

Overall, the intersection turn lanes are adequate to accommodate the anticipated queue and no additional turn lane improvements are warranted.

At the internal intersection of Discovery Parkway Boulevard and Casey Boulevard, the northbound and westbound approaches reflect the largest queue during the AM and PM peaks, which was approximately 126’ and 121’ respectively in the AM and approximately 136’and 138’ respectively in the PM with all other approaches under 100’ during both peak periods.

Figure 15 illustrates 2036 Build scenario queueing.


2032 Queuing
North
Not to scale
Ironbound Road
Discovery Park Boulevard
Courthouse Street
Monticello Avenue
Casey Boulevard
300' (206') [178']
[75'] (89') 250'
[333'] (150') 350'
[242'] (141') 300'
[191'] (76') 300'
238' (56') [171']
363' (117') [214']
188' (81') [145']
200' (185') [188']
[132'] (118') 475'
[130'] (104') 475'
[30'] (44') 325'
275' (20') [32']
350' (37') [23']
175' (28') [34']
[109'] (50') 200'
[128'] (99') 275'
[10'] (36') 275'
*(118') [122']
*(138') [130']
[54'] (42') *
[22'] (15') *
*No dedicated storage provided at intersection
275' (92') [184']
138' (137') [138']
[196'] (74') 275'
[281'] (190') 350'
[320'] (223') 350'
Legend
- Laneage
- Signalized Intersection
- Unsignalized Intersection
xx' (xx') [xx'] - Effective Storage Length (ft)
(Maximum Queue AM) [Maximum Queue PM]

7

Conclusions and Recommended Improvements

The proposed Westwood Park mixed-use development is located in James City County on the northern termini of Discovery Park Boulevard within the Westwood Park Development. This proposed Westwood Park Development study area includes roadways and intersections in the immediate vicinity of the proposed site location. As currently proposed, the development, along with the background traffic, will only slightly increase the volume of traffic on roadways and at intersections throughout the study area. The following recommendations will mitigate impacts associated with development and provide acceptable levels of service for the study area intersections

Ironbound Road / Discovery Park Boulevard

- Maintain existing laneage.
- Provide optimized signal timings.

Ironbound Road / Monticello Avenue

- Maintain existing laneage.
- Provide optimized signal timings.

Monticello Avenue / Courthouse Street

- Maintain existing laneage.
- Provide optimized signal timings.

Monticello Avenue / Casey Boulevard / Ironbound Road

- Maintain existing laneage.
- Provide optimized signal timings.

Discovery Park Boulevard / Casey Boulevard

- Maintain existing laneage.

Community Development
101-A Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23187-8784
P: 757-253-6671
F. 757-253-6822
community.development@jamescitycountyva.gov

jamescitycountyva.gov

Building Safety & Permits 757-253-6626
Neighborhood Development 757-253-6640
Planning 757-253-6685
Zoning 757-253-6671

January 22, 2026

Mr. Jason Grimes
AES Consulting Engineers
5248 Olde Towne Rd.
Suite 1
Williamsburg, VA 23188

Re: Z-23-0004/MP-23-0001, Westwood Park Rezoning

Mr. Grimes,

Thank you for the opportunity to review the above-referenced special use permit application. Staff has begun review of your application and offers the following comments as guidance. These comments reflect the issues or areas of concern that staff will consider in making a recommendation of approval or denial of your application to the Planning Commission and Board of Supervisors.

Planning:

1. *Fiscal Impact Analysis.* Fiscal Impact Analysis. In alignment with the 2045 Comprehensive Plan, on February 28, 2023, the Board of Supervisors adopted a resolution directing staff to use the County's Fiscal Impact Model to assess proposed developments. To that end, staff has taken the information provided by the applicant in the fiscal input form provided on 1/22/2026 and used the County's model to analyze fiscal impacts.

    a. Overall fiscal impact (capital and operating costs). The fiscal model output information is below – this includes the model standard assessed values based on average data for the applicable fiscal analysis zone within the County (Attachment A).

    b. Capital Expenditures. This amount represents impacts to County facilities and services attributable to this proposed development. This amount is shown in Attachment A and is further broken out below by type of capital expenditure and by unit type (Attachment B).

    For item (a), this information, using the standard/default assessed values, will be included in the staff report. Staff has also run the model using the unit assessed values provided in the fiscal input form submitted by the applicant (Attachment C). The applicant could include this information in the CIS or other submittal document if desired.

    For item (b), the staff report will include an assessment of this application's consistency with the 2045 Comprehensive Plan which provides guidance for the County to ensure that developments subject to zoning or special use permit review mitigate their impacts. If the applicant feels there are components of the application that the County should consider in making this assessment, the applicant can provide a narrative describing these components for staff review and inclusion with the packet.

2. *Projected School Enrollment.* For your use in the Community Impact Statement, the current County methodology projects 43 students based on the number and types of residential units. The projected numbers

at the different school levels would be 19 elementary students, 10 middle school students, and 14 high school students. This information will be provided in the staff report, together with an assessment of the capacity of the schools.

Important Note: In future submittals of this application, if any of the input data changes (number or type of unit, estimated assessed values, etc.), the applicant team will need to submit an updated version of the Fiscal Impact Analysis Data Sheet and staff will re-run the model. Should that occur, the results from the model would be different than what is shown in this letter and the referenced attachments.

Please do not hesitate to contact me at (757)253-6691 or Morgan.Risinger@jamescitycountyva.gov should you have any questions or concerns.

Respectfully,

Morgan Risinger

Morgan Risinger
Senior Planner

Attachments
Attachment A
Attachment B
Attachment C

Attachment A

NET FISCAL IMPACT	Westwood Park - Default Values	%
PROJECTED REVENUES		
General Property Taxes	$16,753,752	85%
Other Local Taxes	$1,843,170	9%
Licenses, Permits & Fees	$186,897	1%
Fines & Forfeitures	$13,078	0%
Use of Money & Prop	$0	0%
Commonwealth	$0	0%
Federal Government	$0	0%
Charges for Services	$828,222	4%
Miscellaneous	$0	0%
Total General Fund Revenues	$19,625,120	100%
Schools Revenues (Non-County)	$5,974,314	
GRAND TOTAL REVENUES	**$25,599,435**	

PROJECTED EXPENDITURES		
Operating Expenditures		
General Adminstration	$37,429	0%
Court Services	$48,641	0%
Public Safety	$2,993,002	16%
Financial Administration	$95,787	1%
Info Resources Management	$71,773	0%
Community Development	$23,523	0%
General Services	$425,099	2%
Parks & Recreation	$72,871	0%
Other Contributions And Transfers To Other Funds^	$1,340,152	7%
Total General Fund Expenditures	$5,108,276	27%
School Operating Expenditures	$13,709,221	73%
GRAND TOTAL OPERATING EXPENDITURES	**$18,817,497**	**100%**
Capital Expenditures		
Non-Schools Capital	$951,990	36%
Schools Capital	$1,683,232	64%
GRAND TOTAL OPERATING EXPENDITURES	**$2,635,223**	**100%**
GRAND TOTAL EXPENDITURES	**$21,452,720**	

CUMULATIVE NET FISCAL IMPACT	**$4,146,715**
Average Annual Net Fiscal Impact	*$165,869*

Attachment B

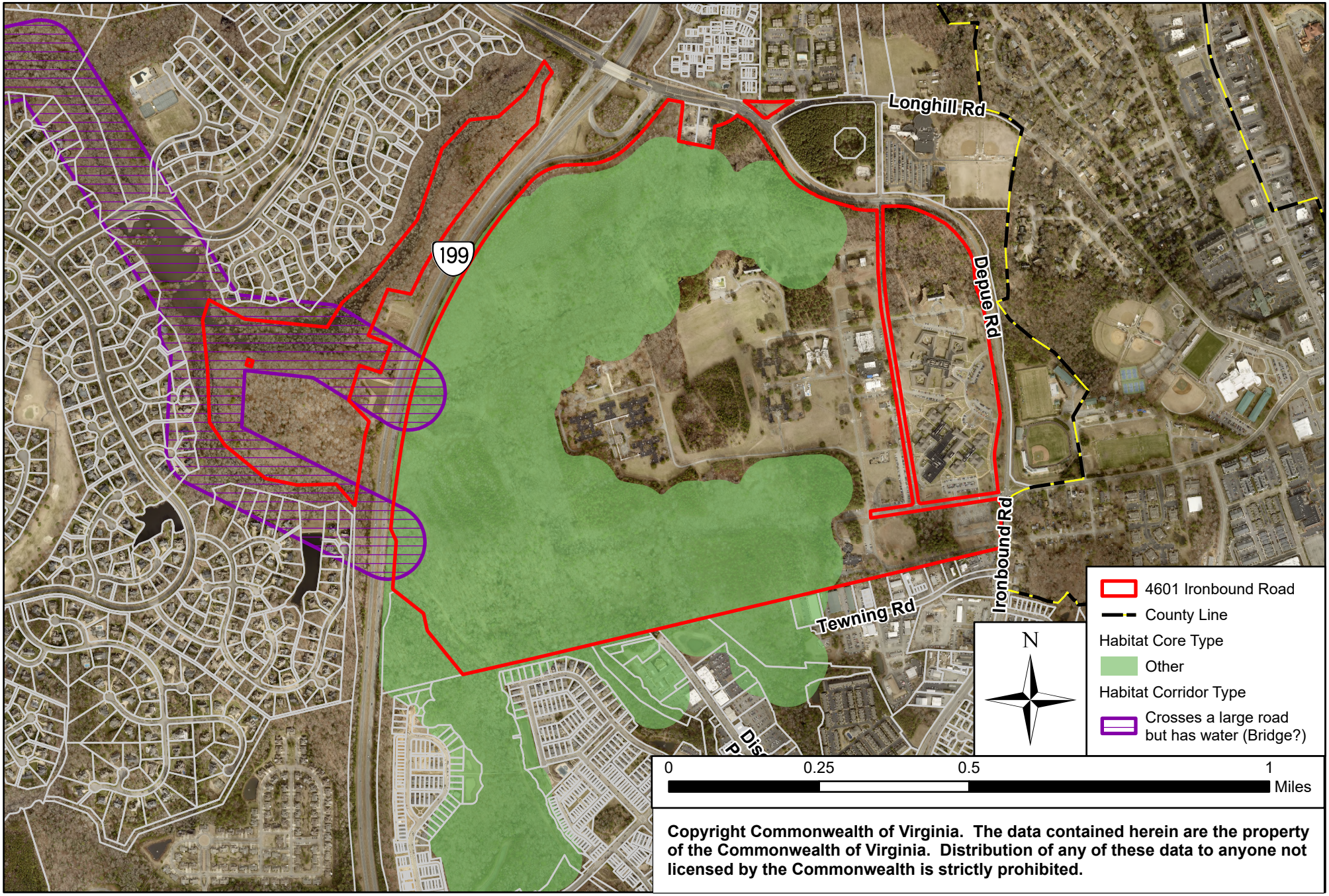
CAPITAL IMPACTS PER UNIT	Westwood Park - Default
Transportation	
Single Family Detached	$40.18
Single Family Attached	$30.68
Multifamily	$19.35
Parks and Recreation	
Single Family Detached	$3,580.93
Single Family Attached	$2,363.12
Multifamily	$2,479.11
Fire and Emergency Services	
Single Family Detached	$1,013.86
Single Family Attached	$669.06
Multifamily	$701.90
Police	
Single Family Detached	$7.76
Single Family Attached	$5.12
Multifamily	$5.37
Library	
Single Family Detached	$460.19
Single Family Attached	$303.69
Multifamily	$318.59
General Government	
Single Family Detached	$257.25
Single Family Attached	$169.76
Multifamily	$178.09
General Services	
Single Family Detached	$216.18
Single Family Attached	$142.66
Multifamily	$149.66
Courts	
Single Family Detached	$1,432.37
Single Family Attached	$945.25
Multifamily	$991.64
Schools	
Single Family Detached	$14,133.30
Single Family Attached	$7,425.42
Multifamily	$5,640.90
TOTAL	
Single Family Detached	**$21,142.01**
Single Family Attached	**$12,054.77**
Multifamily	**$10,484.61**

Attachment C

NET FISCAL IMPACT	Westwood Park - Developer Values without Affordable Units	%	Westwood Park - Developer Values with Affordable Units	%
PROJECTED REVENUES				
General Property Taxes	$23,858,832	88%	$21,968,928	88%
Other Local Taxes	$2,069,886	8%	$2,007,990	8%
Licenses, Permits & Fees	$275,909	1%	$252,696	1%
Fines & Forfeitures	$13,078	0%	$13,078	0%
Use of Money & Prop	$0	0%	$0	0%
Commonwealth	$0	0%	$0	0%
Federal Government	$0	0%	$0	0%
Charges for Services	$828,222	3%	$828,222	3%
Miscellaneous	$0	0%	$0	0%
Total General Fund Revenues	$27,045,928	100%	$25,070,915	100%
Schools Revenues (Non-County)	$5,974,314		$5,974,314	
GRAND TOTAL REVENUES	**$33,020,242**		**$31,045,229**	
PROJECTED EXPENDITURES				
Operating Expenditures				
General Adminstration	$37,429	0%	$37,429	0%
Court Services	$48,641	0%	$48,641	0%
Public Safety	$2,993,002	16%	$2,993,002	16%
Financial Administration	$95,787	1%	$95,787	1%
Info Resources Management	$71,773	0%	$71,773	0%
Community Development	$23,523	0%	$23,523	0%
General Services	$425,099	2%	$425,099	2%
Parks & Recreation	$72,871	0%	$72,871	0%
Other Contributions And Transfers To Other Funds^	$1,340,152	7%	$1,340,152	7%
Total General Fund Expenditures	$5,108,276	27%	$5,108,276	27%
School Operating Expenditures	$13,709,221	73%	$13,709,221	73%
GRAND TOTAL OPERATING EXPENDITURES	**$18,817,497**	**100%**	**$18,817,497**	**100%**
Capital Expenditures				
Non-Schools Capital	$951,990	36%	$951,990	36%
Schools Capital	$1,683,232	64%	$1,683,232	64%
GRAND TOTAL OPERATING EXPENDITURES	**$2,635,223**	**100%**	**$2,635,223**	**100%**
GRAND TOTAL EXPENDITURES	**$21,452,720**		**$21,452,720**	

CUMULATIVE NET FISCAL IMPACT	**$11,567,522**	**$9,592,509**
Average Annual Net Fiscal Impact	*$462,701*	*$383,700*

JCC C-25-0002, Westwood Park Rezoning
Habitat Core and Habitat Corridor Map



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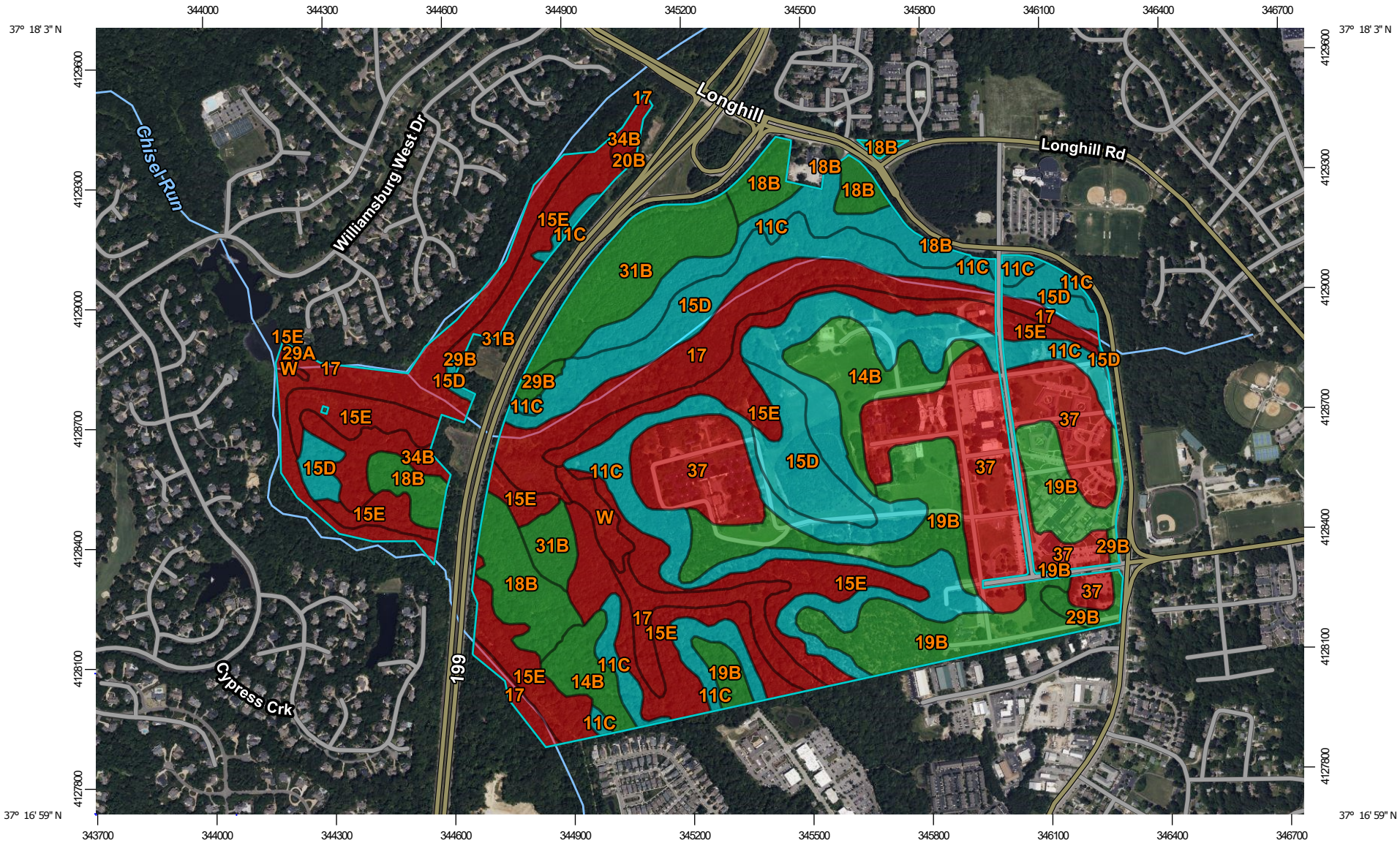
Farmland Classification—James City and York Counties and the City of Williamsburg, Virginia
(4601 Ironbound)



Map Scale: 1:13,900 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 200 400 800 1200

Feet: 0 500 1000 2000 3000

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Prime Farmland

Farmland of Statewide Importance

Not Prime Farmland

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season

- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of statewide importance, if drained
- Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:15,800.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: James City and York Counties and the City of Williamsburg, Virginia
Survey Area Data: Version 22, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 21, 2022—Jul 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Farmland Classification

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11C	Craven-Uchee complex, 6 to 10 percent slopes	Farmland of statewide importance	88.6	17.8%
14B	Emporia fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	22.8	4.6%
15D	Emporia complex, 10 to 15 percent slopes	Farmland of statewide importance	44.7	9.0%
15E	Emporia complex, 15 to 25 percent slopes	Not prime farmland	84.7	17.0%
17	Johnston complex	Not prime farmland	64.9	13.0%
18B	Kempsville fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	27.2	5.4%
19B	Kempsville-Emporia fine sandy loams, 2 to 6 percent slopes	All areas are prime farmland	54.1	10.8%
20B	Kenansville loamy fine sand, 2 to 6 percent slopes	Not prime farmland	0.3	0.1%
29A	Slagle fine sandy loam, 0 to 2 percent slopes	All areas are prime farmland	0.1	0.0%
29B	Slagle fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	5.0	1.0%
31B	Suffolk fine sandy loam, 2 to 6 percent slopes	All areas are prime farmland	25.9	5.2%
34B	Uchee loamy fine sand, 2 to 6 percent slopes	Not prime farmland	8.4	1.7%
37	Urban land	Not prime farmland	67.4	13.5%
W	Water	Not prime farmland	4.6	0.9%
Totals for Area of Interest			**498.7**	**100.0%**

Description

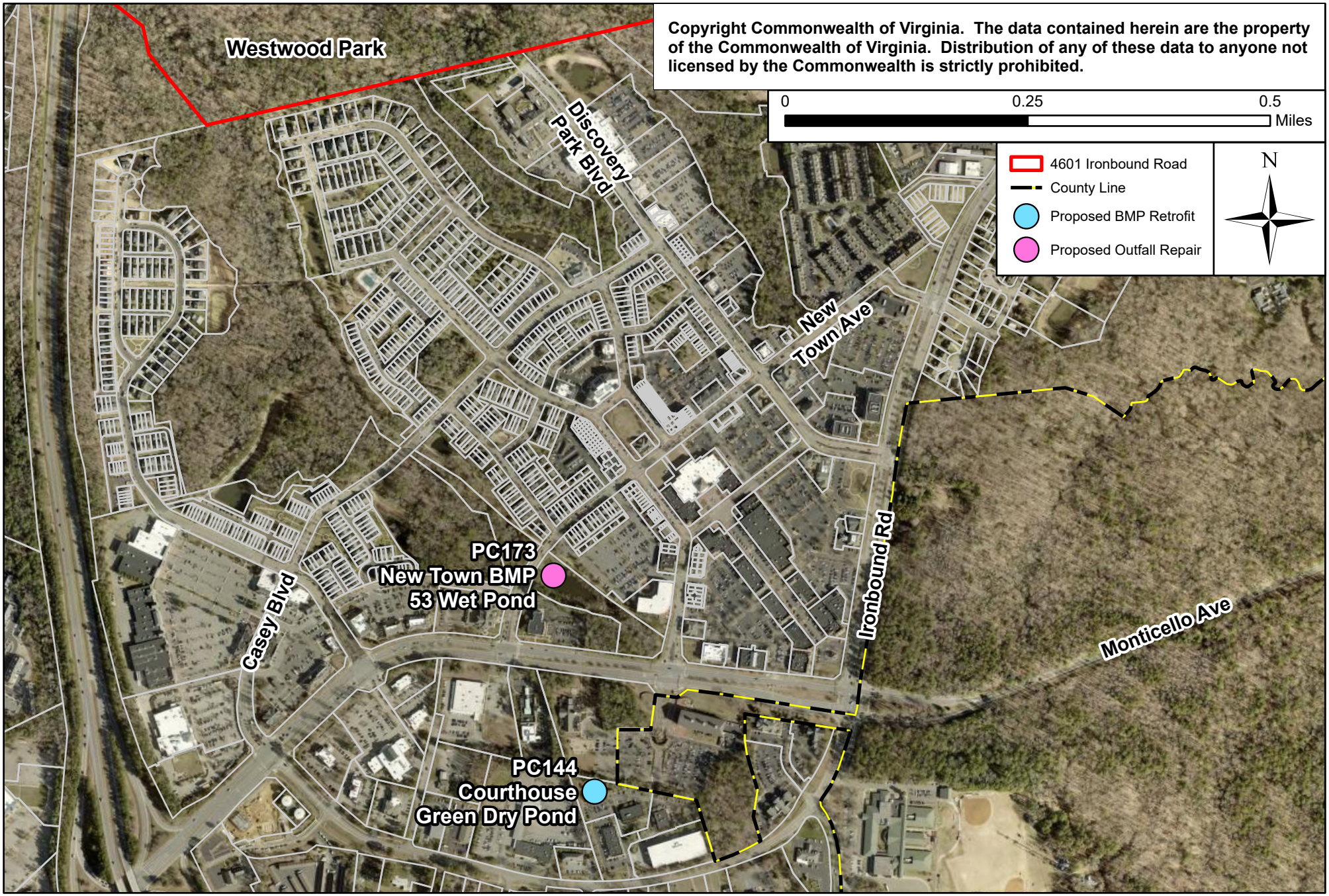
Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

JCC Z-23-0004 / MP-23-0001, Westwood Park Rezoning
Proposed BMP Retrofit and Outfall Repair



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December 9, 2025

To the Board of Supervisors:

I am writing in reference to the Westwood project proposal . As the Vice president of the New Town Commercial Association, I am in full support of this project as it will add to the wonderful community that was established more than 20 plus years ago in James City County.

The addition to mainly residents will help support the commercial association that is here as it is people that make the association grow and thrive. Also having a little additional commercial space in the proposed project area will not only enhance the experience of the people that live there but help support the main commercial area in the heart of new town.

On a personal note, I have owned Iron-Bound Gym since 2001 and had the opportunity to move and build in new town in 2006. I recently expanded the gym in May in a space right across the street from our current location. Since then, we have grown our business mainly due to serving people in the local area and others in the immediate surroundings.

A gym along with other business in the community do best where there are people nearby as it creates a sense of a larger community. The Westwood project would simply add to the New Town community and grow our presence not only as a gym but as part of the whole New Town area itself.

Thank you for your time and look forward to this project thriving in our newa future.

Sincerely,

Scott Grafton

New Town Residential Association
Chesapeake Bay Management Company
337 McLaws Circle Suite 1
Williamsburg, VA 23185

4 December 2025

Mike,

Thank you for sending me your updated plans for the Westwood development yesterday. I will use the information in my briefing to our residents at our annual meeting on 10 December 2025 at Legacy Hall. Our residents continue to be concerned about commercial development in the areas around New Town. Based upon current vacancy rates, additional commercial development is simply not needed. Further, commercial development produces significantly more hardscape because of the need for additional parking. This results in more water runoff and is not environmentally sound as residential development where much of the runoff percolates naturally into the water table. The additional vehicle traffic for commercial areas also has a negative impact on the New Town community.

Our Charlotte Park owners on Rollison near Olive Drive as well as many others in New Town will be pleased with the additional buffer created by the elimination of four of the originally planned single-family homes. This, and the overall reduction in density, and the removal of apartments will eliminate the vast majority of any remaining New Town opposition to the Westwood development.

I really appreciate the efforts that you have made in making Westwood acceptable to our residents.

Respectfully,

Jack Espinal
President
New Town Residential Association

Iron-Bound Gym
4325 New Town Avenue
Williamsburg, VA 23188

April 2, 2025

Dear Morgan Risinger:

I am writing in reference to the Westward Project proposal. As the Vice President of the New Town Commercial Association, I am in full support of this project as it will add to the wonderful New Town community that was established over the last 20+ years ago in James City County. The addition of mainly residents will help support the commercial association that is here as it is people that make the association grow and thrive. Also, having a little additional commercial space in the proposed project area will enhance the experience of those that live there while adding support to the main commercial area in the heart of New Town.

On a personal note, I have owned Iron-Bound Gym since 2001 and had the opportunity to move and build in New Town in 2006. Since then, we have grown our business, mainly due to serving people in the local area and others in the surrounding. A gym, along with other businesses in the community do best where there are people nearby as it creates a sense of a larger community.

The Westward Project would simply add to the New Town community and grow our presence not only as a gym but as part of the whole New Town area.

Thank you for the opportunity to write and look forward to seeing this project thriving in the future.

Sincerely,

Scott Grafton
NTCA Vice President
Iron-Bound Gym Owner

Morgan Risinger

Subject: RE: [External]Westward Park Rezoning April 2, 2025

From: Ann Hewitt <hewittann45@gmail.com>
Sent: Wednesday, April 2, 2025 11:57 AM
To: Planning <planning@jamescitycountyva.gov>
Subject: [External]Westward Park Rezoning April 2, 2025

Dear Commissioners,
I am writing to respectfully request the the Westward Park Rezoning Application be denied.
The submission is fraught with glaring omissions and vague misstatements . That the applicant has refused to honor requests from Stormwater and Resource Protection Division speaks volumes. "This plan is NOT compliant with the 2923 Powhatan Creek Watershed Plan."
There are too many other environmental issues to address here. It must go back to the drawing board and follow County and state guidelines. The applicant has simply written a narrative about what he might do, if he gets a Rezoning approval without submitting pre- developmental required environmental studies.

Sincerely,
Ann Hewitt
147 Raleigh Street
Wmsbg VA

Date: May 13, 2025

From: Linda Rice, President of Friends of Forge Road and Toano
2394 Forge Road
Toano, VA 23168
Lindarice678@cox.net

To: The Honorable Members of the Board of Supervisors

Re: Opposition to Rezoning Application Z-23-0004 and Master Plan-23-0001

Friends of Forge Road and Toano (F.O.R.T.) is a non-profit group founded in 2004 by concerned citizens in Upper James City County. We work with neighborhood associations and various other groups to promote the preservation of rural areas, enhance awareness of our region's historical significance, and support agri-tourism. We currently have approximately 125 paid members. Some of our members have served on the James City County Planning Commission, the Chesapeake Bay Board, the Wetlands Board, the James City County Historical Commission and the Purchase of Development Rights Committee.

We are writing to express our alignment with and strong support of the Friends of Powhatan Creek and in opposition to the proposed Westwood Park project.

In an extensive, highly detailed presentation at the April 2, 2025 Planning Commission meeting, Ken Goldsmith of Friends of Powhatan Creek outlined the many deficiencies in this rezoning application. Stormwater runoff is a key factor in the currently threatened Powhatan Creek, an already environmentally sensitive

area. The applicants are applying for the rezoning application based on the assumption that the required Stormwater Management Plan will be submitted sometime **after** the rezoning is approved. With all respect, this is the proverbial pig in a poke.

In his presentation, Mr. Goldsmith affirmed the unique value of maintaining this property as currently zoned, noting:

> It is one of the last intact habitat cores in the most highly developed portion of the County. The high ecological value of the site is as a large, intact area of mature forest.

While some growth in James City County may be inevitable, destroying unique habitats such as this is not.

As to utilities, JCSA reviewed this proposal and found that "it is not guaranteed that required service levels are available from the existing systems to support the development" (Staff Report, p. 9). Once again, the applicants provide an undefined promise that **after** the rezoning is complete they will submit for approval a "detailed Utility Master Plan depicting the proposed public water and sewer systems." (Staff Report, p. 9) This is another pig in a poke.

Somewhat surprisingly, the proposed development passed the "Adequate Public Schools Facilities Test." According to the criteria utilized, the 86 single family homes and 100 multi-family units in the development are estimated to generate only 48 additional students in the public schools. Logic dictates actual numbers would likely be substantially higher.

This rezoning application (Z-23-0004) and its accompanying master plan application (Master Plan-23-0001) present a unique set of issues. It is currently owned by the State and is not the property of the applicant. Thus, the usual private land ownership considerations are not present. The property is currently zoned PL (Public Lands) and is listed as "Federal, State or County Lands" in the Comprehensive Plan. The applicant is asking the County to legislate on their behalf, rezoning the property PUD-R (Planned Unit Development Residential, with Proffers) so that they can purchase it from the State and add yet another development to the already congested New Town area.

The Planning Commission, in a 5 to 1 vote, appropriately decided not to recommend approval of this highly unusual and wildly speculative application. The commissioners expressed their legitimate concerns that they did not have adequate information to make an informed decision on a project of this magnitude. They repeatedly affirmed the objective to make a decision that would "do no harm."

F.O.R.T. strongly encourages the honorable members of the James City County Board of Supervisors to do the same.

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
COUNTY GOVERNMENT CENTER BOARD ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
April 2, 2025
6:00 PM

A. CALL TO ORDER

Dr. Allman called the meeting to order at 6 p.m.

B. ROLL CALL

Planning Commissioners Present:
Kira Allmann, Vice Chair
Frank Polster
Stephen Rodgers
Jay Everson
Scott Maye
Crystal Haskins

Planning Commissioners Absent;
Jack Haldeman, Chair

Staff Present:
Susan Istenes, Director of Planning
Liz Parman, Deputy County Attorney
Christy Parrish, Zoning Administrator
Tom Leininger, Principal Planner
Jose Ribeiro, Senior Planner/Landscape Planner
Terry Costello, Senior Planner
Roberta Sulouff, Senior Planner
Allison Jackura, Senior Planner
Morgan Risinger, Senior Planner
Will Albiston, Planner
Linda Titus, Community Development Assistant
Hannah Hunnicutt, Community Development Assistant

C. PUBLIC COMMENT

Dr. Allman opened Public Comment.

As no one wished to speak, Dr. Allman closed Public Comment.

D. REPORTS OF THE COMMISSION

Dr. Allman stated that the Policy Committee did not meet in March.

Mr. Rodgers stated that the Development Review Committee (DRC) met on March 26, 2024, to discuss two new items, SIGN-25-0032. Mason Park Subdivision Entrance Sign and C-25-0002. Solara Woods Water and Sewer Subdivision Exception Request. The DRC voted to approve the location of SIGN-25-0032. Mason Park Subdivision Entrance Sign (3-0). The applicant for C-25-0002. Solara Woods Water and Sewer Subdivision Exception Request had requested the case be deferred to the May 21, 2025, meeting. On a voice vote, the Committee voted to defer C-25-0002. Solara Woods Water and Sewer Subdivision Exception Request to the May 21, 2025, meeting.

E. CONSENT AGENDA

1. SPLN-22-0012. Ford's Village Phases A and B

2. Minutes of the March 5, 2025, Regular Meeting

3. Minutes of the March 17, 2025, Regular Meeting

Mr. Polster asked to pull SPLN-22-0012. Ford's Village Phases A and B from the Consent Agenda.

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

Mr. Polster discussed the Stormwater Management Master Plan and how it relates to the proposed Westwood Park Rezoning case in the Public Hearing.

F. PUBLIC HEARING(S)

1. SUP-24-0034. 7649 Cypress Drive Rental of Rooms

Ms. Terry Costello, Senior Planner, addressed the Commission stating that Ms. Sharon Elliot had applied for a Special Use Permit (SUP) to allow the operation of the rental of rooms at 7649 Cypress Drive. Ms. Costello explained that the rental of rooms SUP would allow for the short-term rental of one bedroom within the existing three-bedroom residence. Ms. Costello noted that the property is zoned A-1, General Agricultural, is designated Rural Lands on the Comprehensive Plan, and is located outside of the Primary Service Area (PSA).

Ms. Costello stated that staff considered the home's location, parking provisions, and that the owner would reside on-site during the time of the rentals, to be favorable factors in the evaluation of this application. Ms. Costello explained that the property has an existing driveway and parking area sufficient to accommodate guests. Ms. Costello stated that staff is recommending conditions which are intended to mitigate the impacts of the use and preserve the residential character of the home. Ms. Costello noted that such conditions include limitations on the number of rooms rented and total number of rental occupants per stay.

Ms. Costello explained that there was a previously approved SUP for a tourist home which expired due to a condition not being met within the required timeframe.

Ms. Costello stated that while staff believes that this location is generally considered appropriate for this use, staff finds that the proposal is not fully consistent with the

Comprehensive Plan recommendations for short-term rentals and therefore staff cannot recommend approval. Ms. Costello explained that should the Planning Commission wish to recommend approval to the Board of Supervisors, staff has included proposed conditions for consideration.

Ms. Sharon Elliot, 7649 Cypress Drive, Lanexa, VA, addressed the Commission stating that her previous SUP had expired due to the need for an updated Certificate of Occupancy.

Mr. Everson stated that he would not support the case as it is not consistent with the Comprehensive Plan.

Mr. Maye made a statement regarding approving cases that were not consistent with the Comprehensive Plan.

Discussion ensued.

Mr. Rodgers made a motion to recommend approval of SUP-24-0034. 7649 Cypress Drive Rental of Rooms.

On a roll call vote, the Commission voted to recommend approval. (5-1)

2. SUP-25-0001. Christ Fellowship Church of Williamsburg

Mr. Will Albiston, Planner, addressed the Commission stating that Mr. Terry Lackey had applied for a 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. Mr. Albiston noted that the properties were approximately 4.77 acres in size, zoned R-8, Rural Residential, with Proffers and PUD-R, Planned Unit Development Residential, designated Low Density Residential on the Comprehensive Plan Land Use Map, and located inside the PSA.

Mr. Albiston explained that the Master Plan showed the existing site development with the proposed site improvements. Mr. Albiston stated that the existing site was developed with two main structures, a parking area, and a stormwater management facility. Mr. Albiston explained that the proposed site improvements solely consist of the addition of two 8-foot by 12-and-a-half-foot storage sheds and 50-foot by 50-foot playground area. Mr. Albiston noted that should this SUP be approved, any future development on the site that is not generally consistent with the Master Plan would require a Master Plan amendment to be approved by the Board of Supervisors.

Mr. Albiston stated that staff found this proposal to be compatible with surrounding development and generally consistent with the Comprehensive Plan and Zoning Ordinance. Mr. Albiston informed the Commission that staff recommended that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Dr. Allman opened the Public Hearing.

Mr. Scott Dobson, 209 Cliftons Bluff, Williamsburg, VA, addressed the Commission in support of the project.

Mr. Terry Lackey, 8323 Barons Court, Williamsburg, VA, addressed the Commission in support of the project.

Mr. S. Aden Digges, 3701 Ironbound Road, Williamsburg, VA, addressed the Commission in support of the project with the condition that a parking lot expansion would not be proposed in the future.

Dr. Allman closed the Public Hearing.

Mr. Polster inquired about the Master Plan and if the Christ Fellowship Church of Williamsburg were to try to expand the parking lot, would they need to reapply for an SUP.

Mr. Albiston explained the Zoning Ordinance gives the Planning Director he authority to make interpretations and judgements on whether proposed development is consistent with an approved Master Plan. If found inconsistent, a Master Plan amendment would need to be submitted to the Planning Commission and the Board of Supervisors.

Mr. Everson made a motion to approve SUP-25-0001. Christ Fellowship Church of Williamsburg with the proposed conditions.

On a roll call vote, the Commission voted to recommend approval. (6-0)

3. Z-24-0012/SUP-24-0023. Chickahominy Haven Marina - Rezoning and Special Use Permit (R-2 to A-1)

Ms. Roberta Sulouff, Senior Planner, addressed the Commission stating that Mr. Jason Grimes of AES Consulting Engineers, had applied on behalf of Sincere Estates, LLC, to rezone the site of the Chickahominy Haven Marina from R-2, General Residential to A-1, General Agricultural, with proffers. Ms. Sulouff explained that along with the rezoning, the applicant is requesting an SUP to allow for the legal operation of the existing marina and existing and proposed accessory uses including a restaurant, boat storage, boat trailer parking, a general store, wet slips, docks and piers. Ms. Sulouff noted that the subject property is located outside the PSA, zoned R-2, General Residential, and is designated Rural Lands on the Comprehensive Plan.

Ms. Sulouff stated that this lot is shown on the 1965 Master Plan for the Chickahominy Haven subdivision as a commercial lot, but the plat predates the Zoning Ordinance. Ms. Sulouff explained that when the site received a zoning designation of R-2, it had been operating as a commercial Marina for several years. Ms. Sulouff noted that boating facilities associated with homeowners associations (HOA) were permitted uses in the R-2 zoning District; however, this marina is owned and operated privately and has operated as a legal nonconformity for much of its existence. Ms. Sulouff explained that many uses on the site, including the general store, restaurant, and wet slip rentals have lost their legally nonconforming status as they have ceased operation for a period of over two years.

Ms. Sulouff stated that the new owners of the marina wished to reestablish those uses, but reestablishing the uses is not permitted in the current zoning district. Ms. Sulouff explained that renovations of structures related to uses that have maintained their legally nonconforming status were limited by the Zoning Ordinance, to avoid the expansion of nonconforming uses.

Ms. Sulouff stated that the applicant requested a rezoning to the A-1 Zoning District, which permits marinas and their accessory uses by SUP. Ms. Sulouff explained that the applicant had proffered to exclude all other uses permitted in the A-1 District aside from the marina and its accessory uses. Ms. Sulouff noted that staff had also proposed SUP conditions which would mitigate impacts of the use, and provide an opportunity to address existing issues on the site, such as parking nonconformities and unaddressed stormwater runoff.

Ms. Sulouff stated that with the conditions and draft proffers, staff found that the proposal was compatible with surrounding zoning and development and consistent with the Comprehensive Plan.

Ms. Sulouff stated that staff recommended that the Planning Commission recommend approval of the proposed Rezoning and SUP applications to the Board of Supervisors, subject to the attached conditions and proffers.

Dr. Allman opened the Public Hearing.

Mr. James Cumming, 100 Lakeview Drive, Toano VA, addressed the Commission in support of the proposed project, stating that the goal of the proposed project was to bring the marina back to its previous operation.

Mr. Steven Barone, 7464 Little Creek Dam Road, Toano VA, addressed the Commission in support of the proposed project.

Mr. Logan Hall, 1102 Hitchens Lane, Williamsburg VA, addressed the Commission in support of the proposed project.

Dr. Allman closed the Public Hearing.

Mr. Polster stated that Mr. Haldeman had visited the site of the marina and was in support of the proposed project.

Discussion ensued.

Mr. Rodgers raised concerns about potential noise from special events held at the marina.

Ms. Sulouff explained that any special events would have to be permitted and abide by the Noise Ordinance.

Mr. Polster made a motion to recommend approval of Z-24-0012/SUP-24-0023. Chickahominy Haven Marina - Rezoning and Special Use Permit (R-2 to A-1) with conditions.

On a roll call vote, the Commission voted to recommend approval. (6-0)

4. SUP-24-0032. 232 Lakeview Drive

Mr. Jose Ribiero, Senior Planner/Landscape Planner, addressed the Commission stating that SUP-24-0032. 232 Lakeview Drive had been deferred to this meeting on April 2, 2025, to allow time for the applicant to have the 100-foot Resource Protection Area (RPA) delineated. Mr. Ribiero noted that the applicant had contracted Stantec to delineate the RPA. Mr. Ribero explained that Stantec evaluated the results of the recent delineation of on-site features within 100 feet of the project area to determine the extent of the RPA buffer associated with the Little Creek Reservoir. Mr. Ribeiro confirmed that the storage area is located outside the 100-foot RPA. Mr. Ribeiro stated that there was no need to have this project evaluated by the Chesapeake Bay Board as the RPA was not impacted by this proposal.

Mr. Ribeiro stated that Mr. James Beavers of Williamsburg Contracting, LLC, had applied for an SUP to allow for a contractor's office and storage of vehicles and equipment on his property located at 232 Lakeview Drive. Mr. Ribeiro noted that the property is zoned A-1, General Agricultural, and designated as Rural Lands and Community Character Conservation, Open Space, or Recreation on the Comprehensive Plan. Mr. Ribeiro explained that a contractor's office and storage yard required an SUP on properties zoned A-1, General Agricultural.

Mr. Ribeiro stated that Mr. Beavers currently operates his business without the required SUP. Mr. Ribeiro explained that if the SUP application was approved, the land use would come into compliance with current zoning regulations. Mr. Ribeiro noted that all reviewing agencies had evaluated this application.

Mr. Ribeiro stated that the property is designated as Rural Lands and Community Character Conservation, Open Space, or Recreation on the Comprehensive Plan Land Use Map.

Mr. Ribeiro explained that appropriate primary uses in Rural Lands include traditional agricultural and farming activities, but home-based occupations, or certain uses that require low-intensity settings relative to the site in which it would be located may be considered in a case-by-case review. Mr. Ribeiro noted that staff found the proposed scale of the business to be low intensity, which would not negatively impact the natural and rural character of the area.

Mr. Ribeiro stated that per the Comprehensive Plan, land uses that were most appropriate for the Community Character Conservation, Open Space, or Recreation designation were those that currently contribute to the rural, historic, and scenic character of the County.

Mr. Ribeiro explained that the current use of this property is not consistent with the Community Character Conservation, Open Space, or Recreation designation of the Comprehensive Plan, but the use has already been established in this area as of 2019. Mr. Ribeiro stated that Condition No. 4 prohibits parking, storage of equipment and vehicles, and additional soil disturbance within 15 feet of the RPA buffer and Condition No. 11 that limits the number of vehicles that can be parked on-site to ensure that the area subject to this SUP would not expand further into the Conservation, Open

Space, or Recreation area. Mr. Ribeiro noted that the proposed new Condition No. 12 further prohibits development within this Comprehensive Plan designation.

Mr. Ribeiro stated that staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Polster commended Mr. Ribeiro for including a map with the RPA buffer and noted that the applicant had been placing drip pans under the equipment to prevent spillage.

Discussion ensued.

Dr. Allman opened the Public Hearing.

Ms. Amanda Beavers and Mr. James Beavers, 232 Lakeview Drive, Toano, VA, addressed the Commission and explained that the site is only used for storage of equipment, and no work is done on the property.

Dr. Allman closed the Public Hearing.

Mr. Polster thanked the applicant for moving forward with the RPA delineation as instructed and stated that he intends to support the proposed project.

Mr. Rodgers made a motion to recommend approval of SUP-24-0032. 232 Lakeview Drive with the proposed conditions.

On a roll call vote, the Commission voted to recommend approval. (6-0)

5. Z-24-0014 & MP-25-0001. Fort Magruder Mixed Use Rezoning

Ms. Allison Jackura, Senior Planner, addressed the Commission regarding the rezoning of the Fort Magruder Hotel and Conference Center property located at 6945, 6927, and 6951 Pocahontas Trail. Ms. Jackura stated that the proposed Rezoning and Master Plan is to convert the existing hotel and conference space into 126 apartments and 32,000 square feet of commercial space. Ms. Jackura explained that the applicant is proposing to rezone the property to MU, Mixed Use.

Ms. Jackura stated that 40% of the residential units would be designated as affordable and workforce housing, which is proffered by the applicant. Ms. Jackura explained that the existing landscape buffers that were required by the Ordinance to exist in Mixed Use districts were to be retained and enhanced. Ms. Jackura noted that existing vegetation that needs to be removed would be identified and enhanced landscaping would be planted.

Ms. Jackura explained that the parking lot would be brought into compliance with the current requirements, with landscape islands being installed and required access aisles added to ADA accessible parking spaces. Ms. Jackura noted that stormwater facilities would be brought into compliance with current requirements, and details would be addressed during the site plan process if the case is approved. Ms. Jackura stated that the total impervious surface of this property is approximately 75% and with the

proposed landscape islands in the parking lot, the impervious surface would be reduced to approximately 70%. Ms. Jackura noted that the existing indoor and outdoor pools were proffered to remain as recreational amenities, as well as the 1.1-acre Civil War era redoubt located on the property.

Ms. Jackura explained that the front landscaping is required to be an average of 30 feet in depth, and the applicants have stated that they would be expanding slightly to come into compliance with the requirement. Ms. Jackura noted that the fencing, stockade wall, and canons would be removed from the landscape buffer and the side and rear buffers would be retained as a provision granted by the Planning Director. She noted that the condition being that the same quantity of vegetation be planted in the buffers.

Ms. Jackura stated that the architecture of the building would remain, and the existing canopy affixed to the entrance and roundabout in the parking lot would be removed to create more space.

Ms. Jackura noted that the property is designated Mixed Use according to the Comprehensive Plan and the proposal does align with the Comprehensive Plan. Ms. Jackura stated that the proposed plan meets the updated Code and Ordinance requirements and passes most adopted policies. Ms. Jackura noted that the proposed plan does not meet the Parks & Recreation Facilities Guidelines, but staff did note that there were constraints in regard to how the guidelines were written and the nature of the property itself, specifically the Civil War Era redoubt, which prevents the ability to put a playground. Ms. Jackura noted that the development already exists, which limits the options of what they can do but they have proffered additional amenities.

Ms. Jackura stated that staff recommended the Planning Commission recommend approval of Z-24-0014 with proffered conditions and MP-25-0001 to the Board of Supervisors.

Mr. Vernon Geddy, 1177 Jamestown Road Williamsburg, VA, addressed the Commission stating that he was representing Conserve Holdings, LLC. Mr. Geddy stated that Conserve Holdings, LLC, is a real estate investment company that owns and operates several multifamily properties in the County. Mr. Geddy noted that the Fort Magruder Hotel and Conference Center property is under contract with Conserve Holdings, LLC.

Mr. Geddy explained that the proposed project is for the adoptive reuse of an underutilized property through a multi-million dollar renovation to provide quality affordable, workforce, and market-rate housing and commercial space. Mr. Geddy noted that the fact that it is an adoptive reuse of an existing property creates a few challenges under the Zoning Ordinance.

Mr. Geddy stated that 40% of the proposed residential units are proffered as workforce and affordable housing. Mr. Geddy noted that the plan passes the Adequate Public Schools Facilities Test and Adequate Transportation Facilities Test, and there is a proffer to create an updated traffic study if necessary.

Dr. Haskins asked Mr. Geddy to clarify the distinction between market rate and affordable workforce housing, and what the additional 60% of housing would be.

Mr. Geddy explained that 60% of housing would be at the market rate price, while the 40% of affordable and workforce housing would follow the policy of 60%, 80%, and 120% of the Area Median income (AMI). Mr. Geddy noted that the range of each would vary based on family size.

Discussion ensued.

Dr. Allman opened the Public Hearing.

Ms. Allison Woodard, 11 Heath Place, Newport News, VA, addressed the Commission as a representative of the Williamsburg Battlefield Association and advocated for the preservation of the Civil War redoubt on the property.

Ms. Bonnie Smith, 301 Lewis Burwell Place, Williamsburg, VA, addressed the Commission with concerns about the proposed project.

Dr. Allman closed the Public Hearing.

Mr. Polster asked the applicants to confirm if the restaurant on the property would be retained.

Mr. Geddy confirmed that there would be a restaurant with a commercial kitchen.

Discussion ensued.

Mr. Polster made a motion to recommend approval of Z-24-0014 & MP-25-0001. Fort Magruder Mixed Use Rezoning.

On a roll call vote, the Commission voted to recommend approval. (6-0)

6. Z-23-0004/MP-23-0001. Westwood Park Rezoning

Ms. Morgan Risinger, Senior Planner, addressed the Commission stating that Mr. Jason Grimes of AES Consulting Engineers, and Mr. Vernon Geddy of Geddy, Harris, Franck, and Hickman, had applied on behalf of ABVA Development to rezone approximately 79.56 acres of property located at 4601 Ironbound Road. Ms. Risinger stated that the property is currently zoned PL, Public Land, is inside the PSA, and is designated Federal, State, or County Land on the Comprehensive Plan.

Ms. Risinger explained that the application requested to rezone the property from PL, Public Lands to PUD-R, Planned Unit Development Residential. Ms. Risinger stated that the proposed development includes a maximum of 186 residential dwellings, of which 86 would be single-family detached units and 100 would be single-family attached and multifamily units. Ms. Risinger noted that this corresponds to a proposed residential density of 3.44 units per developable acre. Ms. Risinger explained that 20% of the homes, or 38 homes, would be made affordable for those making up to 80% of the AMI and the proposal also includes a maximum of 40,000 square feet of commercial and office uses.

Ms. Risinger stated that the proposed landscape buffers for the site include a 50-foot-wide buffer from the properties adjacent to Discovery Park Boulevard and a 100-foot-

wide buffer from the properties along Rollison Drive in New Town. Ms. Risinger explained that a 150-foot-wide buffer would also be provided from Route 199. Ms. Risinger noted that the proposed recreational amenities include a swimming pool and bathhouse, at least six acres of passive parks including areas for picnics and grilling, two playgrounds, and at least 3,000 linear feet of soft-surface trails.

Ms. Risinger explained that the proposed residential density requires two density bonus points for the development and to meet the required density bonus points, the applicants have proposed to undertake a stormwater management facility retrofit at the Courthouse Green development which is in the same subwatershed. Ms. Risinger stated that staff found that this bonus point item was met and corresponds to 1.5 density bonus points. Ms. Risinger explained that the applicants have also proposed binding design guidelines and staff found that this bonus point item was met and corresponds to 0.5 density bonus points.

Ms. Risinger stated that the property is located in the Powhatan Creek watershed and was reviewed for consistency with the Watershed Master Plan. Ms. Risinger explained that in addition to the stormwater management facility retrofit proposed for bonus points, the application also proposes another stormwater management facility retrofit in New Town Block 8 as well as a stormwater management facility outfall repair near the SunTrust Building in New Town. Ms. Risinger noted that the application also ensured the submission of a Master Stormwater Plan where all stormwater management facility outfalls had outlet protection designed for 100-year storm events, and compliance with the most updated version of the County's Special Stormwater Criteria. Ms. Risinger stated that staff found that the application was consistent with the Powhatan Creek Watershed Master Plan.

Ms. Risinger explained that during the Comprehensive Plan update process, a Land Use (LU) application, LU-20-0002, was submitted requesting to change the LU designation for this portion of the property from Federal, State, or County Land to the Mixed Use - New Town designation. Ms. Risinger stated that at its June 24, 2021, meeting, the Planning Commission recommended approval of the Comprehensive Plan including the land use application. Ms. Risinger noted that following consideration by the Board of Supervisors, the LU application was deferred to be reviewed concurrently with the Rezoning application and guidance was received to change the proposed LU designation to Mixed Use - Eastern State. Ms. Risinger stated that staff found the application consistent with the proposed draft language for the Mixed Use - Eastern State designation.

Ms. Risinger stated that staff found several factors favorable for the application, including that the proposal is consistent with the Zoning Ordinance, Comprehensive Plan, and workforce and affordable housing recommendations. Ms. Risinger also noted that the proposal is expected to have a positive cumulative fiscal impact, passes the Adequate Public Schools Facilities Test, Adequate Transportation Facilities Test, and satisfied the requirement for two density bonus points. Ms. Risinger stated that Parks & Recreation Department staff found the proposed amenities consistent with the Parks & Recreation Master Plan.

Ms. Risinger stated that staff found the application included mitigation for potential impacts and had no unfavorable factors. Ms. Risinger noted that staff had received correspondence from citizens, which was provided to the Planning Commission.

Ms. Risinger stated that staff recommends that the Planning Commission recommend approval of the proposed rezoning application to the Board of Supervisors, subject to the proposed proffers.

Dr. Allman asked for clarification on the steps of this process, and what would occur prior to ground being broken on the site.

Ms. Risinger stated that there were two proffers proposed, one being that a Stormwater Management Master Plan be submitted three months prior to a development plan for the property. This Master Plan would be reviewed by the Stormwater and Resource Protection Division. Ms. Risinger noted that there would also be a Utility Master Plan required for the James City Service Authority staff to review the proposed utility infrastructure would be and if there were any off-site improvements required.

Dr. Allman asked if the development plan would come back to the Planning Commission.

Ms. Risinger explained that major subdivisions were subject to approval through the Planning Commission, but not as a public hearing.

Mr. Rodgers asked what would happen if the Stormwater Management Master Plan did not work.

Ms. Risinger explained that the Stormwater Management Master Plan must be approved before any final development plan is approved.

Dr. Allman opened the Public Hearing.

Mr. Vernon Geddy, 1177 Jamestown Road, Williamsburg, VA, addressed the Commission stating that he was representing ABVA Development. Mr. Geddy explained that the property is currently being sold by the Commonwealth of Virginia. Mr. Geddy noted that this project has been worked on for approximately five years and after receiving feedback from the Board of the New Town Residential Association, several changes had been made to the proposed development.

Dr. Allman asked Mr. Geddy if the capital contribution to the HOA would be a monthly payment.

Mr. Geddy explained that there is typically a one-time capital contribution when the property is purchased, and monthly payments would be billed based on the HOAs assessment of the funds it would need.

Dr. Allman asked if the HOA contribution is factored in the cost of the proposed affordable and workforce housing.

Mr. Mike Youngblood, 4808 Courthouse Street, Williamsburg, VA, explained that the cost of the HOA fee for market-rate housing would differ from the affordable and workforce housing.

Discussion ensued.

Dr. Allman opened the Public Hearing.

Mr. Jack Espinal, 4615 Town Creek Drive, Williamsburg, VA, addressed the Commission in support of the proposed project.

Ms. Ann Hewitt, 147 Raleigh Street, Williamsburg, VA, addressed the Commission with concerns about the proposed project.

Mr. Ken Goldsmith, 258 Sandy Bay Road, Williamsburg, VA, a representative of Friends of Powhatan Creek, addressed the Commission with concerns about the proposed project.

Dr. Allman closed the Public Hearing.

Mr. Polster commended staff and the applicant for their work on the proposed project but brought up concerns regarding the Powhatan Creek watershed.

Mr. Everson asked Mr. Polster what he would like the applicants to do regarding the concerns about the health of the Powhatan Creek watershed.

Discussion ensued.

Mr. Geddy stated that current problems with the Powhatan Creek watershed stem from Tewning Road and Eastern State, where water is flowing with no stormwater management. Mr. Geddy explained that the applicants had initially offered to design a stream restoration plan, but the County did not have a Capital Improvement Plan in place to accept money for restoration. Mr. Geddy noted that with the uninhibited water coming from upstream, it was likely that any stream restoration would eventually be destroyed.

Discussion continued.

Mr. Everson asked Ms. Risinger if the issue with the stream would be addressed in a Stormwater Management Master Plan.

Ms. Risinger stated that she did not believe it would include a requirement to restore the stream, but it would look at the quality and quantity of the stormwater on-site.

Mr. Everson asked if the purpose of the Stormwater Management Master Plan was to not make the current situation worse.

Ms. Risinger stated that the Master Plan was to handle the stormwater from the proposed development.

Discussion continued.

Mr. Polster asked staff if the Board of Supervisors would have to approve any proposed development on the property.

Ms. Risinger stated that the project would not be possible without approval of the Rezoning application.

Discussion continued.

Mr. Polster made a motion to recommend denial of Z-23-0004/MP-23-0001. Westwood Park Rezoning to the Board of Supervisors.

On a roll call vote, the Planning Commission voted to recommend denial. (5-1)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - April 2025

   Ms. Istenes reminded the Commissioners about the Board of Supervisors coverage chart attached to the Planning Director's Report.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Polster discussed how the Stormwater Management Master Plan is not required and stated that he would like to see it become a requirement.

Mr. Everson disagreed, stating it was too large of an expense to expect from applicants before the proposed plans were approved.

Discussion ensued.

J. ADJOURNMENT

Dr. Allman asked for a motion to adjourn.

Mr. Rodgers made a motion to adjourn.

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

_____
Susan Istenes, Secretary

_____
Kira Allman, Vice Chair

M E M O R A N D U M

DATE: February 10, 2026

TO: The Board of Supervisors

FROM: Christy H. Parrish, Zoning Administrator

SUBJECT: Short-Term Rental Compliance Review for Certain Special Use Permits

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The Board of Supervisors has previously approved Special Use Permits ("SUP") for Short-Term Rentals, including the following:

Case No.	Address	Parcel Number	Use Type
SUP-22-0022	4711 Rochambeau Drive	2410200030	Tourist Home
SUP-22-0023	2878 Monticello Avenue	4420100006	Tourist Home
SUP-23-0001	2886 Lake Powell Road	4810100044	Rental of Rooms
SUP-23-0003	2884 Chickahominy Road	2230100007	Tourist Home
SUP-23-0009	2868 Lake Powell Road	4810100046	Tourist Home
SUP-23-0010	2884 Lake Powell Road	4820100009B	Tourist Home

For each of these applications, the Board adopted the following condition:

Compliance Review. On or before November 28, 2025, the owner of the Property must submit a letter to the Director of Planning requesting either the continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Director of Planning shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to Section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Director of Planning shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Director of Planning shall place the compliance review on the Board of Supervisors' February 2026 Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

The purpose of this memorandum is to provide the Board with the information it needs to conduct the public hearing and complete its compliance review.

Each property owner or their agent has requested continuance of their SUP and has provided a statement that the use and the Property are in compliance with all SUP conditions. Staff can confirm that this information was submitted prior to November 28, 2025. These requests are included as attachments, as well as copies of the original staff reports.

The following chart summarizes the compliance review completed by staff or each property:

Case No.	Address	Complaints Received*	Business License Status	Have Any Violations of the SUP Conditions Been Cited Since Approval of the Application	Is the Property Currently in Violation of the Adopted SUP Conditions	Notes
SUP-22-0022	4711 Rochambeau Drive	None	Current	No	No	
SUP-22-0023	2878 Monticello Avenue	None	Current	Yes	No	After SUP approval, the rental listing advertised more bedrooms to rent than was permitted by SUP. The rental listing has since been revised to correct the number of bedrooms.
SUP-23-0001	2886 Lake Powell Road	None	Current	Yes	Yes	One rental listing is advertising more bedrooms and guests than permitted.
SUP-23-0003	2884 Chickahominy Road	None	Please see No. 1, below	Yes	No	After SUP approval, the rental listing advertised more bedrooms to rent than was permitted by SUP. The rental listing has since been revised to correct the number of bedrooms.
SUP-23-0009	2868 Lake Powell Road	Police reported one noise complaint. **	Please see No. 2, below	Yes	Yes	One rental listing is advertising more bedrooms and guests than permitted.
SUP-23-0010	2884 Lake Powell Road	None	Current	No	No	

Reported information above is as of January 23, 2026.

*In checking whether or not any complaints have been received regarding the use of the property as Short-Term Rental, staff checked with the Planning and Zoning Divisions and with the James City County Police Department. The Police Department's report contained calls received between mid-2024 to present.

**The report listed receiving a noise complaint from the dwelling and for people being loud in the yard at 2868 Lake Powell Road. It is unknown if the complaint was related to the short-term rental use.

1. Per the Commissioner of the Revenue Office: 2884 Chickahominy Road (Mario A. Medina) has a 2025 license that is good through March 2, 2026, when the 2026 renewal is due; however, the business owner has not filed or paid monthly lodging taxes, as required. Further, the amount due is presently unknown because sales have not been reported, as required.

2. Per the Commissioner of the Revenue Office: 2868 Lake Powell Road (Rebecca Waltrip) has a 2025 license that is good through March 2, 2026, when the 2026 renewal is due; however, the business owner has not filed or paid monthly lodging taxes, as required. Further, the amount due is presently unknown because sales have not been reported, as required.

Per the currently adopted SUP condition, following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

As desired, staff also notes that since the time of the original approvals of these SUPs, the Code of Virginia has been amended and now allows localities to establish a sunset clause in SUPs for the short-term rental use.

Staff looks forward to discussing this matter with the Board and receiving direction on desired next steps.

CHP/ap
SUPSTRCompRev-rev-mem

Attachments:
1. SUP-22-0022. 4711 Rochambeau Drive Tourist Home (Letter, SUP Resolution, Master Plan)
2. SUP-22-0023. 2878 Monticello Avenue Tourist Home (Letter, SUP Resolution, Master Plan)
3. SUP-23-0001. 2886 Lake Powell Road Rental of Rooms (Letter, SUP Resolution, Master Plan)
4. SUP-23-0003. 2884 Chickahominy Road Tourist Home (Letter, SUP Resolution, Master Plan)
5. SUP-23-0009. 2868 Lake Powell Road Tourist Home (Letter, SUP Resolution, Master Plan)
6. SUP-23-0010. 2884 Lake Powell Road Tourist Home (Letter, SUP Resolution, Master Plan)

Susan M. Istenes, AICP

James City County Planning

P.O. Box 8784

Williamsburg., Va 23188

Susan.Murray@jamescitycountyva.gov

Dear Susan,

I am writing to request a continuation of the SUP, for my property located at 4711 Rochambeau Dr. Williamsburg., Va 23188 (SUP-22-0022).

We are in compliance with all SUP conditions set forth by the Board of Supervisors, February 14, 2023.

Thank you,

Stuart Burcham

Rochambeau Retreat, LLC

4711 Rochambeau Dr.

Williamsburg., Va 23188

(Received 7-16-25)

Christy Parrish

From: Lynn Miller <millerl2@icloud.com>
Sent: Thursday, January 22, 2026 3:55 PM
To: Christy Parrish
Subject: [External]Special Use Permits

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ms. Parrish,
I received a letter from y'all in reference to a meeting on February 10 to review several special used permits in the County. I live at 100 Wilderness Lane adjacent to the Burchams at 4711 Rochambeau Drive. Just wanted to let y'all know that I support the renewal of their permit. They are wonderful neighbors and there has been no issues or concerns with their 'Tourist Home' endeavor. Please contact me if you have any questions. [redacted] Thanks, Lynn Miller

Sent from my iPad

RESOLUTION

CASE NO. SUP-22-0022. 4711 ROCHAMBEAU DRIVE TOURIST HOME

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

WHEREAS, Mr. Stuart Burcham, property owner, has applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 4711 Rochambeau Drive, further identified as James City County Real Estate Tax Map Parcel No. 2410200030 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on January 4, 2023, recommended approval of Case No. SUP-22-0022 by a vote of 4-3; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0022; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 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, does hereby approve the issuance of Case No. SUP-22-0022 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit a tourist home on property located at 4711 Rochambeau Drive and further identified as James City County Real Estate Tax Map Parcel No. 2410200030 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-22-0022, 4711 Rochambeau Drive Tourist Home" and date stamped November 22, 2022 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than three (3) bedrooms available for rent to visitors and no more than six (6) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the use of the tourist home shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the tourist home, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

8. On or before November 28, 2025, the owner of the Property must submit a letter to the Planning Director requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Planning Director shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to Section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Planning Director shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Planning Director shall place the compliance review on the Board of Supervisors' February 2026 Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
SADLER	✓			
ICENHOUR	✓			
MCGLENNON	✓			
LARSON	✓			
HIPPLE	✓			

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2023.

SUP22-22_4711RochDr-res

SUP-22-0022

SUP-22-0022, 4711 Rochambeau Dr. Tourist Home

Property Information

2410200030
Stuart G & Eula M Burcham
4711 Rochambeau Dr.
Williamsburg, VA 23188
Zoning: A1 General Agriculture
2045 Comp Plan: Rural Lands
Legal Acreage: 0.46

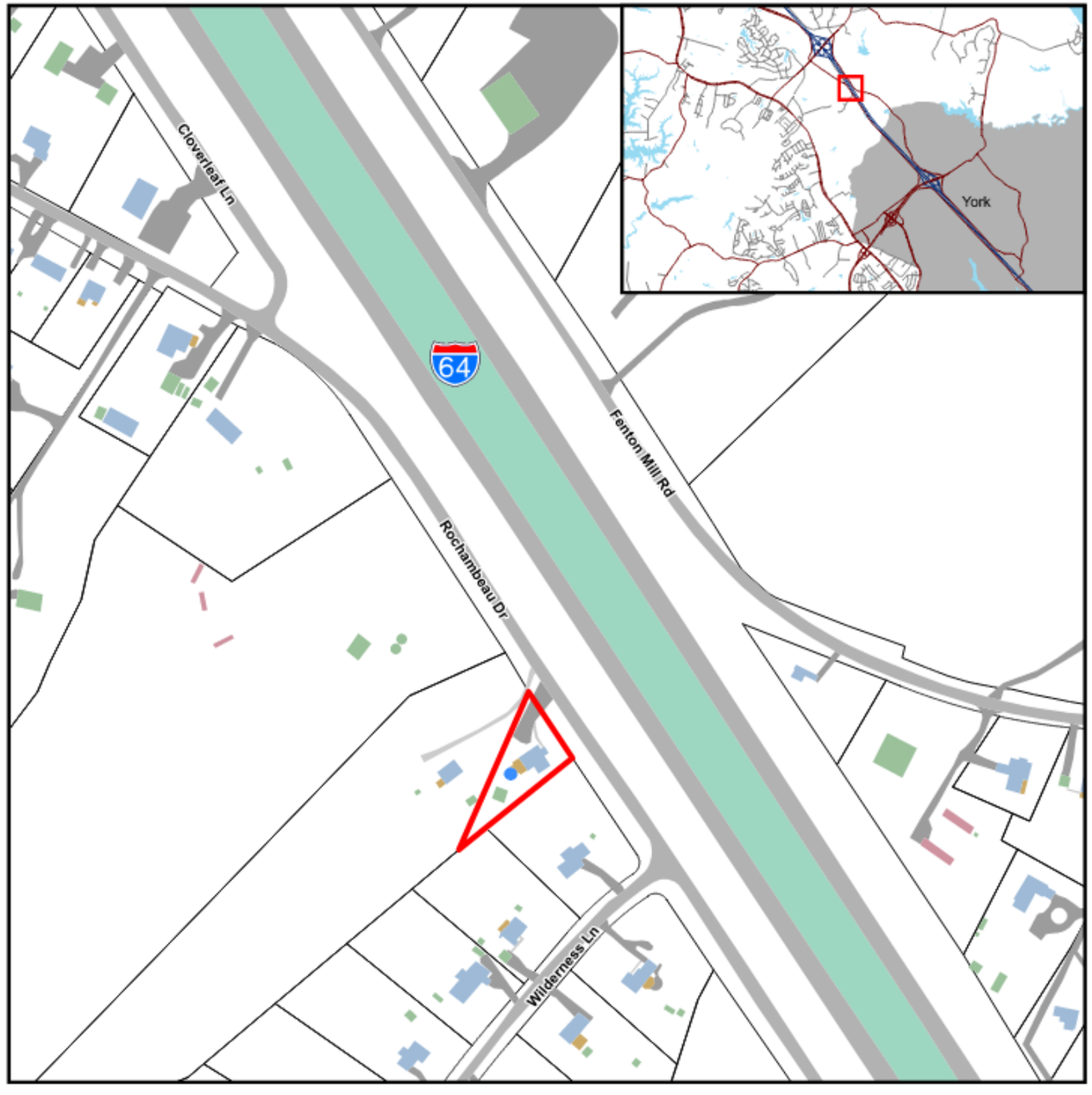
General Notes

1. Site is not served by public water and sewer.
2. This site does not appear to be located in the special flood hazard area based on Flood Insurance Rate Map 51095C0101D, effective 12/16/15.
3. Property does not appear to contain Resource Protected Area.
4. Property does have an existing driveway.
5. Refer to C-22-0032.

Sheet Index

1. Cover Page
2. Location Map
3. Plat

November 22, 2022



Maps Not to Scale

Adjacent Properties

2410100001
Bohnoff, Rachel & Adkins, Rebekah & Perry Rush
4707 Rochambeau Dr
Williamsburg, VA 23188
A1, General Agriculture

2410200028
Fox, Roger D & Linda L
102 WILDERNESS LANE
WMSBURG , VA 23188
A1 General Agriculture

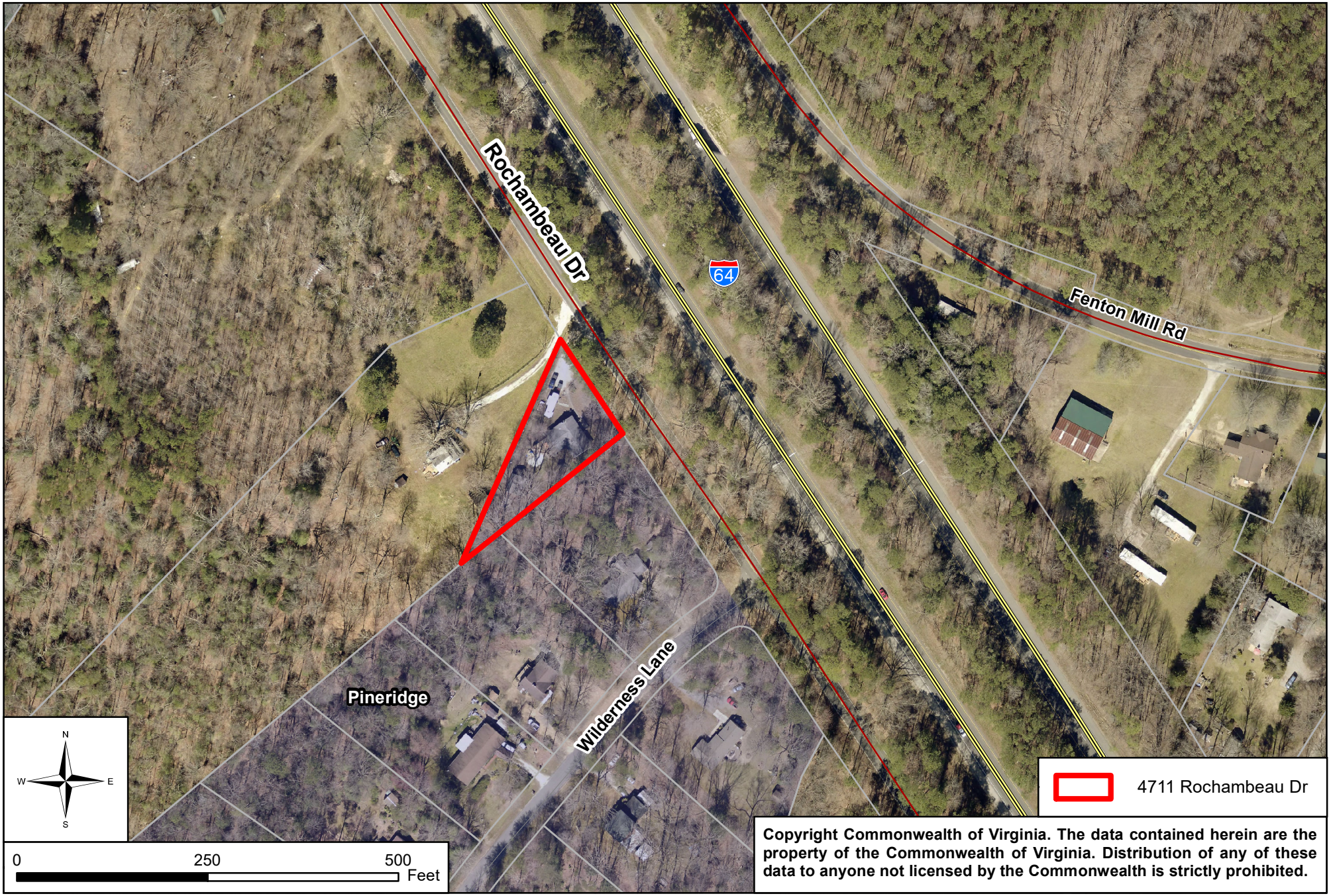
2410200029
Miller, Lynn S
100 WILDERNESS LANE
Williamsburg, VA 23188
A1 General Agriculture

PLANNING DIVISION

Nov 22 2022

RECEIVED

JCC SUP-22-0022,
4711 Rochambeau Drive Tourist Home



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SUP-22-0022, 4711 Rochambeau Dr. Tourist Home

View of Residence (L) and APO Residence (R)

View of Rochambeau Dr. and Residence

Screening between Residence (L) and APO Residence (R)

Available Parking

THE Greenhouse AT GREENSPRINGS

2878 Monticello Avenue * Williamsburg, VA 23188 *

Williamsburggreenhouse@gmail.com

October 17, 2025

Planning and Zoning Department
101-A Mounts Bay Road PO Box 8784
Williamsburg, VA 23187-8784

Subject: Request for Extension of Special Use Permit - CASE NO. SUP-22-0023
2878 Monticello Avenue Williamsburg, VA 23188, A Venue Tourist Home

Dear Paxton Condon,

This letter is to formally request an extension for the Special Use Permit, permit number CASE NO. SUP-22-0023, for the property located at 2878 Monticello Avenue Williamsburg, VA 23188. The original permit was issued on January 4, 2023 and is set to expire on February 14, 2026.

The reason for this extension request is our property has successfully brought tourism dollars to our community by catering to visitors who patronize local restaurants, shops, and attractions. We also have a proven track record of fully complying with all the conditions of our original special use permit, including all parking, noise, and occupancy regulations. We respectfully request that the permit be extended until February 14, 2028.

Please let us know if there are any specific forms, fees, or additional information required for this extension. We are available to discuss this request further and provide any necessary documentation.

Thank you for your time and consideration.

Jill & Jeff Russett
The Greenhouse at Greensprings, LLC
Owner/Operator
757-784-4271 / 757-645-5294
Anjrussettinc2022@gmail.com

Received 01/29/2026

Community Development
101-A Mounts Bay Road
PO Box 8784
Williamsburg, Va 23187

RE: Short Term Rental Compliance Review for SUP-22-0023

Dear JCC Board of Supervisors,

This letter is in response to the upcoming review by the Board of Supervisors for continuation of the Special Use Permit for a Short Term Rental located at 2878 Monticello Avenue, Parcel #4420100006 and a formal request for continuation of operations as an STR.

The property is known as "The Greenhouse" and is located on the same16-acre agriculture property as the Pet Resort at Greenspring (a pet boarding facility). Since its initial approval on 2/24/23 The Greenhouse has complied with all conditions set forth by the county as follows:

1. Business license and updated Certificate of Occupancy is displayed in the home (see addendum 1)
2. No more than 6 occupants within 3 bedrooms are permitted (see addendum 2)
3. No simultaneous rentals of the property exist under separate contracts
4. No signs related to the use of an STR are located on the property. Note: there is a sign located on the adjacent Pet Resort Property providing clarification for parking purposes (see addendum 3). We are open to removing this if you feel this does not comply with the conditions.
5. No off-site parking exists at this site, nor have there been any commercial vehicles associated with renting the property permitted

Additional information is included to support the continued use of The Greenhouse as a short term rental.

1. The property was first listed on VRBO in May 2023. Although a 3-night minimum stay is required, many guests stay 5- 7 nights. Below is the occupancy to date:
    a. July 16, 2023 – December 31, 2023: 22 guests / 132 nights
    b. January 1, 2024- December 31, 2024: 42 guests / 252 nights
    c. January 1, 2025- December 31, 2025: 38 guests / 228 nights
    d. January 1, 2026- December 31, 2026: 18 guests / 95 nights (to date)

2. Since the time of operation, The Greenhouse at Greenspring has paid $23,057.90 in local and state taxes (see addendum 4)

3. Hosting the short term rental has provided consistent work opportunities for cleaning and maintenance.

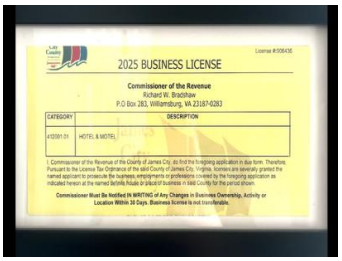
4. The property and management have been positively received. The host is listed as a "Premier Host" (the highest rating provided by VRBO) and has received an average 10/10 star rated reviews since its operation. Guests have commented on the responsiveness of the hosts and have provided positive feedback on the location. We have even had several repeat visitors.

   Guests have stayed at the house for a variety of reasons including attending weddings, visiting family, and visiting tourist destinations. We are one of the few short term rentals that allow guests to bring their pets which has been noted as an added benefit. Likewise, we offer dog care during the day allowing guests to spend more time in the community.

5. There have been no known concerns from the surrounding neighbors. In fact, we are listed at "The Maine" wedding venue, located just a mile away, as a recommended place to stay.

Addendum

1. Certificate of Occupancy



2. VRBO listing illustrating maximum bedrooms and occupancy. Note: there is an office space with a pull out sofa, however we still adhere to the 6 person maximum per stay.

3. Directional signage
Insert picture here

4. Taxes paid

Jurisdiction name	Jurisdiction level	Tax type	Taxes Vrbo paid
HAMPTON ROADS REGIONAL TRANSPORTATION DISTRICT	DISTRICT	General Sales and Use Tax	$1,295.72
HISTORIC TRIANGLE DISTRICT	DISTRICT	Tourism Promotion Tax	$1,850.62
JAMES CITY	COUNTY	Accommodations Tax	$9,253.04
JAMES CITY	COUNTY	General Sales and Use Tax	$1,850.62
JAMES CITY	COUNTY	Hotel Daily Fee	$850.00
VIRGINIA	STATE	General Sales and Use Tax	$7,957.90

5. Guest Reviews: 10 star ratings by 73 travelers

Overview | Location | Amenities | Policies

Entire home

The Greenhouse: A peaceful retreat minutes from all Williamsburg has to offer

Family-friendly vacation home in Williamsburg with an outdoor pool

10/10 Loved by Guests
Top 10% of guest reviews in this area

See all 73 verified reviews >

Examples of recent guest stay:

10/10 Excellent

This home was amazing! Everything was perfect for Christmas. Beautifully decorated. It was very welcoming for our two dogs. This homes kitchen equipment was great. This property was close to everything in the Williamsburg area. We definitely would recommend a stay at this property.

Liked: cleanliness, check-in, communication, location, listing accuracy

Jane M.
Stayed 7 nights in Dec 2025

Verified review

10/10 Excellent

Beautiful property and very cozy! Loved the fact it was Pet friendly and next door to Pet resort. Enjoyed the back yard with an in ground pool. We were able to book a stay for our dog while we went site seeing as a family.

Liked: cleanliness, check-in, communication, location, listing accuracy

Chuck B.
Stayed 7 nights in Sep 2025

Verified review

10/10 Excellent

Five of us stayed at The Greenhouse for our annual Girls' Week. The rental exceeded all of our expectations! Exceptionally clean, comfortable, and spacious - and every accommodation was thought of by the owners - for humans and pets alike. What really bowled us over was the pool area - fabulous! Wonderfully located as well. We visited Williamsburg, Jamestown, Freedom Park with a botanical garden and plenty of walking trails, and the Virginia Capital Trail which extends from Jamestown to Richmond. The owners were extremely responsive - you could tell that they really cared about their guests' experience. We are already planning to return next year. Thank you!

Show less

Liked: cleanliness, check-in, communication, location, listing accuracy

Phyllis A.
Stayed 7 nights in Sep 2025
Traveled with group

Verified review

RESOLUTION

CASE NO. SUP-22-0023. 2878 MONTICELLO AVENUE TOURIST HOME

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

WHEREAS, Mr. Jeff Russett and Mrs. Jill Russett have applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 2878 Monticello Avenue and further identified as James City County Real Estate Tax Map Parcel No. 4420100006 (the "Property"); and

WHEREAS, the Planning Commission, following a public hearing on January 4, 2023, considered a motion to recommend approval of the application which failed by a vote of 3-4; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-22-0023; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with good zoning practices and the 2045 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-22-0023 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit a tourist home on property located at 2878 Monticello Avenue and further identified as James City County Real Estate Tax Map Parcel No. 4420100006 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-22-0023, 2878 Monticello Avenue Tourist Home" and date stamped December 5, 2022 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than three (3) bedrooms available for rent to visitors and no more than six (6) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not, during any period of time, be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the use of the tourist home shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the tourist home, such as, but not limited to buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

8. *Subdivision*. Should the Property be subdivided, the owner of the Property must submit a letter to the Planning Director requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Planning Director shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to Section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Planning Director shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Planning Director shall place the compliance review on a Board of Supervisors' Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

9. *Compliance Review*. On or before November 28, 2025, the owner of the Property must submit a letter to the Planning Director requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Planning Director shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to Section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Planning Director shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Planning Director shall place the compliance review on the Board of Supervisors' February 2026 Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

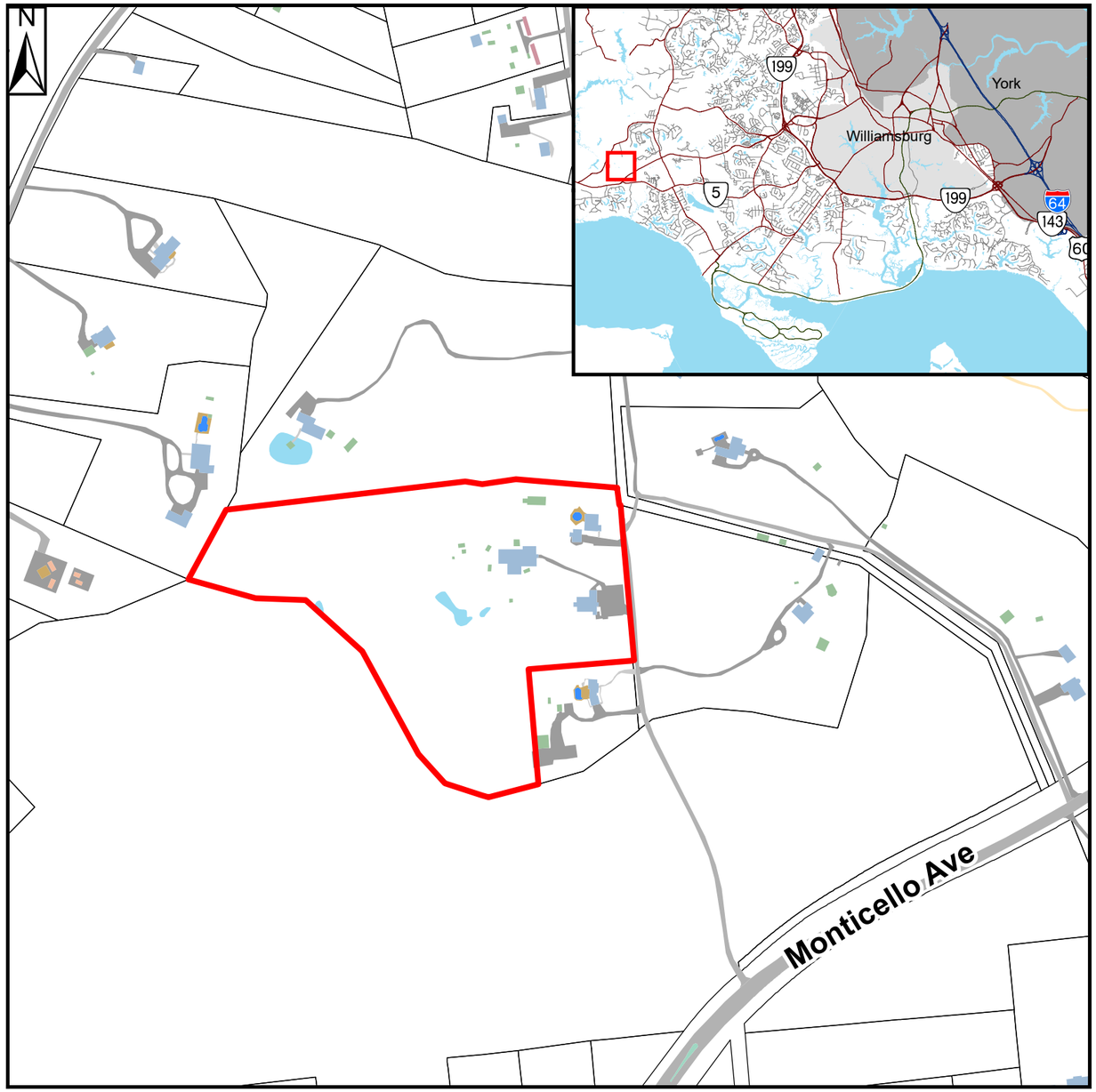
	VOTES AYE	NAY	ABSTAIN	ABSENT
SADLER	✓			
ICENHOUR	✓			
MCGLENNON	✓			
LARSON	✓			
HIPPLE	✓			

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of February, 2023.

SUP-22-23_2878MontAveTH-res

SUP-22-0023, 2878 Monticello Ave Tourist Home

Property Information
4420100006
Greenhouse at Greensprings LLC
2878 Monticello Ave
Williamsburg, VA 23188
Zoning: A1 General Agriculture
2045 Comp Plan: Rural Lands
Parcel Acreage: 16.01
SUP Acreage: 1.2



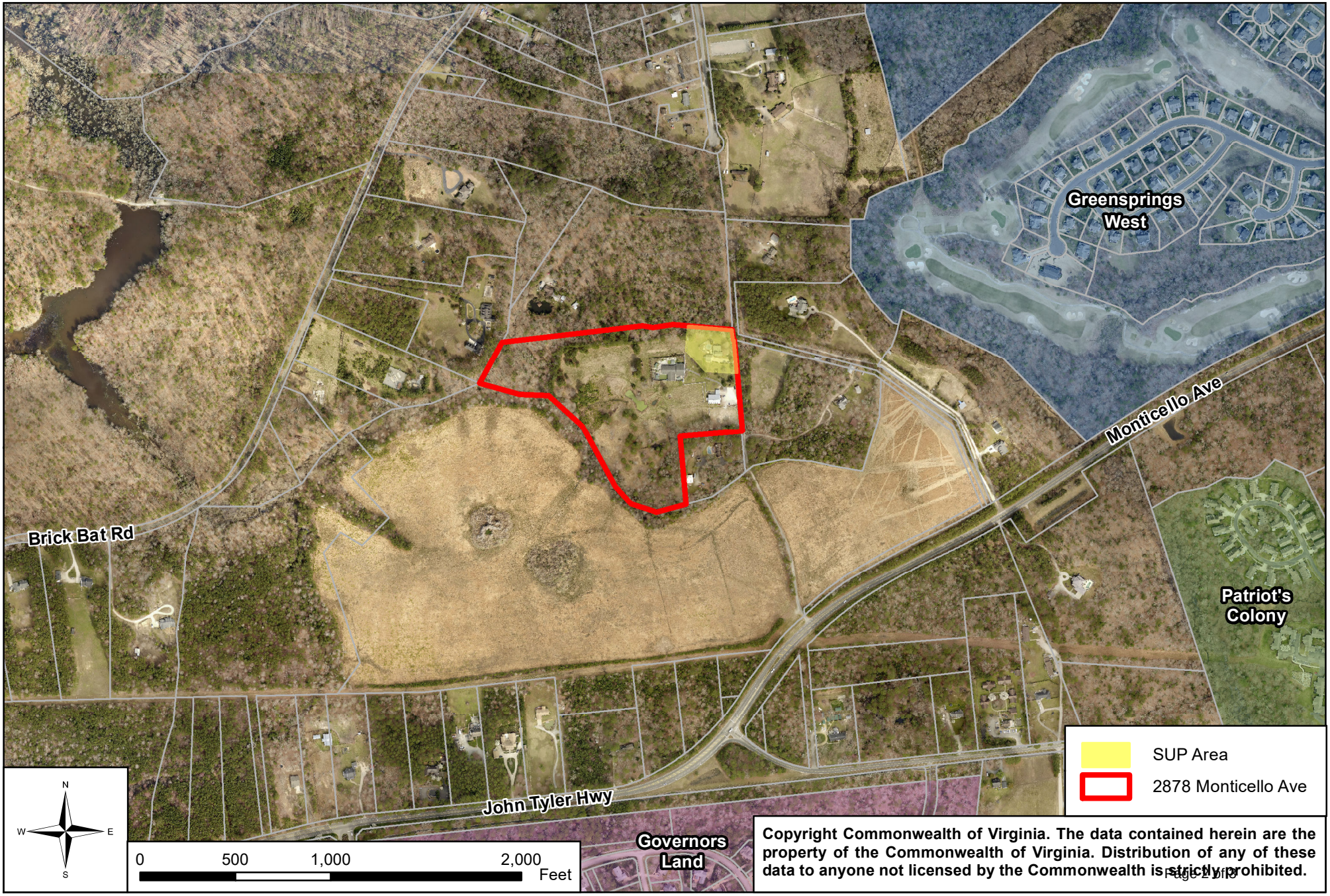
Maps Not to Scale

General Notes
1. Site is not served by public water and sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does contain a Resource Protected Area.
4. Property has an existing driveway.
5. A minimum of three parking spots shall be provided (one parking spot per bedroom).

Sheet Index
1. Cover Page
2. Location Map
3. Site Details

December 5, 2022

JCC SUP-22-0023,
Monticello Avenue Short Term Rental



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JCC SUP-22-0023
Tourist Home

Christy Parrish

From: Hannah Hunnicutt
Sent: Friday, November 21, 2025 1:34 PM
To: Paxton Condon
Subject: SUP-23-0001; Continuance Information

Hannah Hunnicutt
Administrative Coordinator

Planning Division
101 Mounts Bay Road, Building A
Williamsburg, VA 23185
757-253-6685
jamescitycountyva.gov
Most permit requests and inquiries can now be handled online
Visit JCC Permitlink: jamescitycountyva.gov/permitlink

From: Emily Martel <empmartel@gmail.com>
Sent: Friday, November 21, 2025 1:33 PM
To: Hannah Hunnicutt <Hannah.Hunnicutt@jamescitycountyva.gov>
Subject: [External]Re: SUP-23-0001; Continuance Information

Hannah,

I would like to continue the SUP for the property at 2886 Lake Powell Rd as we are still in compliance with SUP conditions.

SUP# 23-0001

Please let me know if you need anything else from me for the continuance.

Thank you,

Emily Martel

Sent from my iPhone

On Nov 7, 2025, at 3:04 PM, Hannah Hunnicutt <Hannah.Hunnicutt@jamescitycountyva.gov> wrote:

Good evening,

Here is the Resolution for your SUP. Please refer to **7. Compliance Review** for information that you will need to add into the email that you will send to me requesting a continuance. Please send the continuance email to me before **November 28, 2025**.

If you have any questions, please do not hesitate to contact me.

With appreciation,

Hannah Hunnicutt
Administrative Coordinator

<image001.jpg>

Planning Division
101 Mounts Bay Road, Building A
Williamsburg, VA 23185
757-253-6685
jamescitycountyva.gov
Most permit requests and inquiries can now be handled online
Visit JCC Permitlink: jamescitycountyva.gov/permitlink

<SUP23-1_2886LkPwll-res(TerryCostello).pdf>

RESOLUTION

CASE NO. SUP-23-0001. 2886 LAKE POWELL ROAD RENTAL OF ROOMS

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

WHEREAS, Ms. Emily Martel has applied for an SUP to allow for the rental of rooms within a single-family dwelling located at 2886 Lake Powell Road, and further identified as James City County Real Estate Tax Map Parcel No. 4810100044 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on March 1, 2022, recommended approval of Case No. SUP-23-0001 by a vote of 6-0; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-23-0001; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 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, does hereby approve the issuance of Case No. SUP-23-0001 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit the rental of rooms on property located at 2886 Lake Powell Road and further identified as James City County Real Estate Tax Map Parcel No. 4810100044 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-23-0001, 2886 Lake Powell Road Rental of Rooms" and date stamped February 10, 2023 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than three (3) bedrooms available for rent to visitors and no more than six (6) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not, during any period of time, be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the use of the rental of rooms shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Compliance Review*. On or before November 28, 2025, the owner of the Property must submit a letter to the Director of Planning requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Director of Planning shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Director of Planning shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Director of Planning shall place the compliance review on the Board of Supervisors' February 2026 Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

8. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
SADLER	✓			
ICENHOUR	✓			
MCGLENNON	✓			
LARSON	✓			
HIPPLE	✓			

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of April, 2023.

SUP23-1_2886LkPwll-res

SUP-23-0001, 2886 Lake Powell Rd Tourist Home

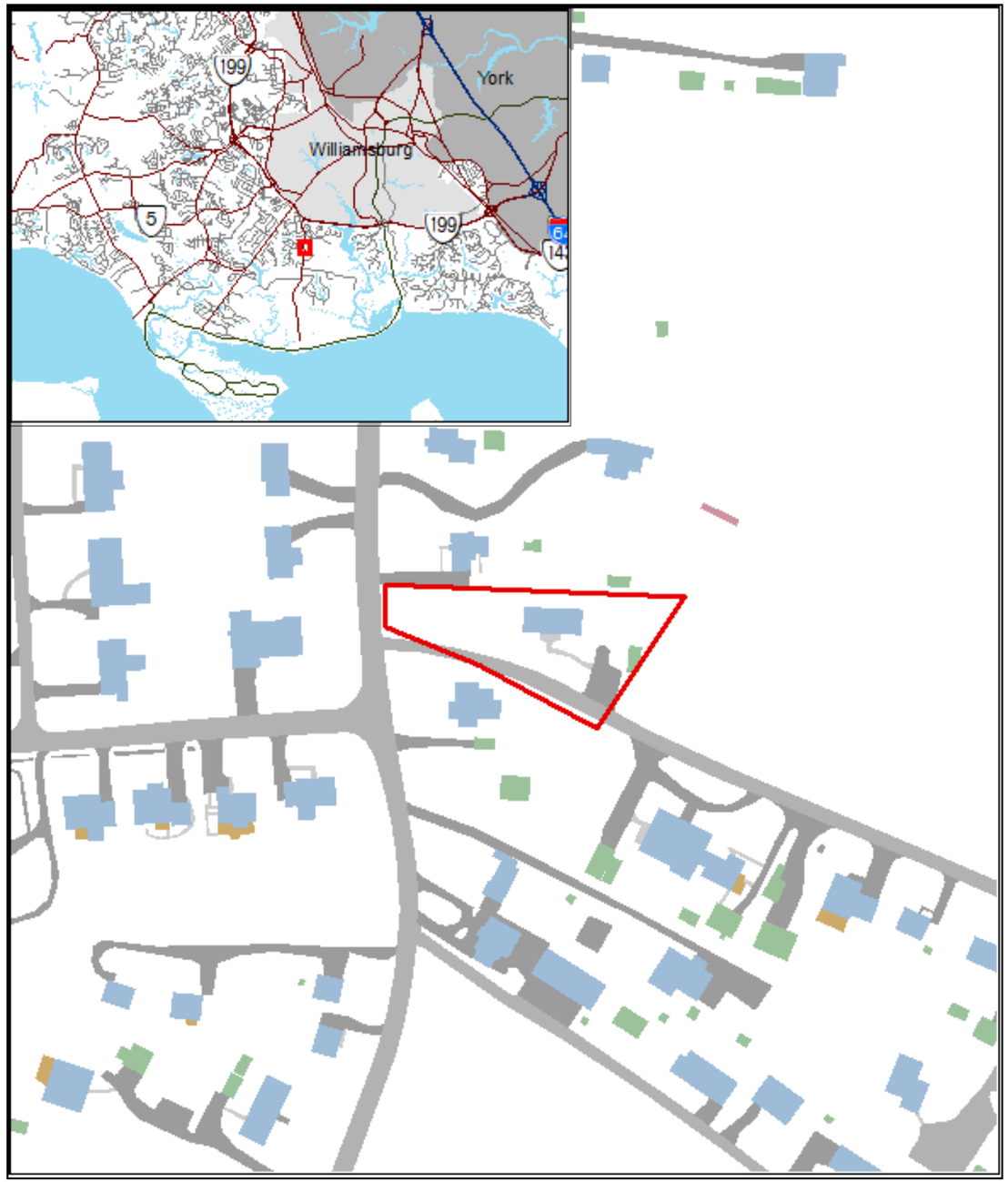
Property Information

4810100044
Aaron & Emily Martel
2886 Lake Powell Road
Williamsburg, VA 23185
Zoning: R2 General Residential
2045 Comp Plan: Low Density Residential
Legal Acreage: .61

General Notes

1. Site is served by public water and sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does not contain Resource Protected Area.
4. Property has an existing driveway.
5. A minimum of three parking spots shall be provided (one parking spot per bedroom).

February 10, 2023



Maps Not to Scale

Adjacent Properties

4810100042A
T & L Rentals Inc.
100 Lands End Dr
Williamsburg, VA 23185
R2 General Residential

4810100043
Aaron & Emily Martel
2890 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4810100045
Daryl Eubank
9800 Wilcox Neck Rd
Charles City, VA 23030
R2 General Residential

4810100046
Dudley & Rebecca Dudley
2868 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4811800001
Jerome & Candice Bresnahan
5500 Rolling Woods Dr
Williamsburg, VA 23185
R2 General Residential

4811800002
Theodore & Lorraine Fort
2891 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

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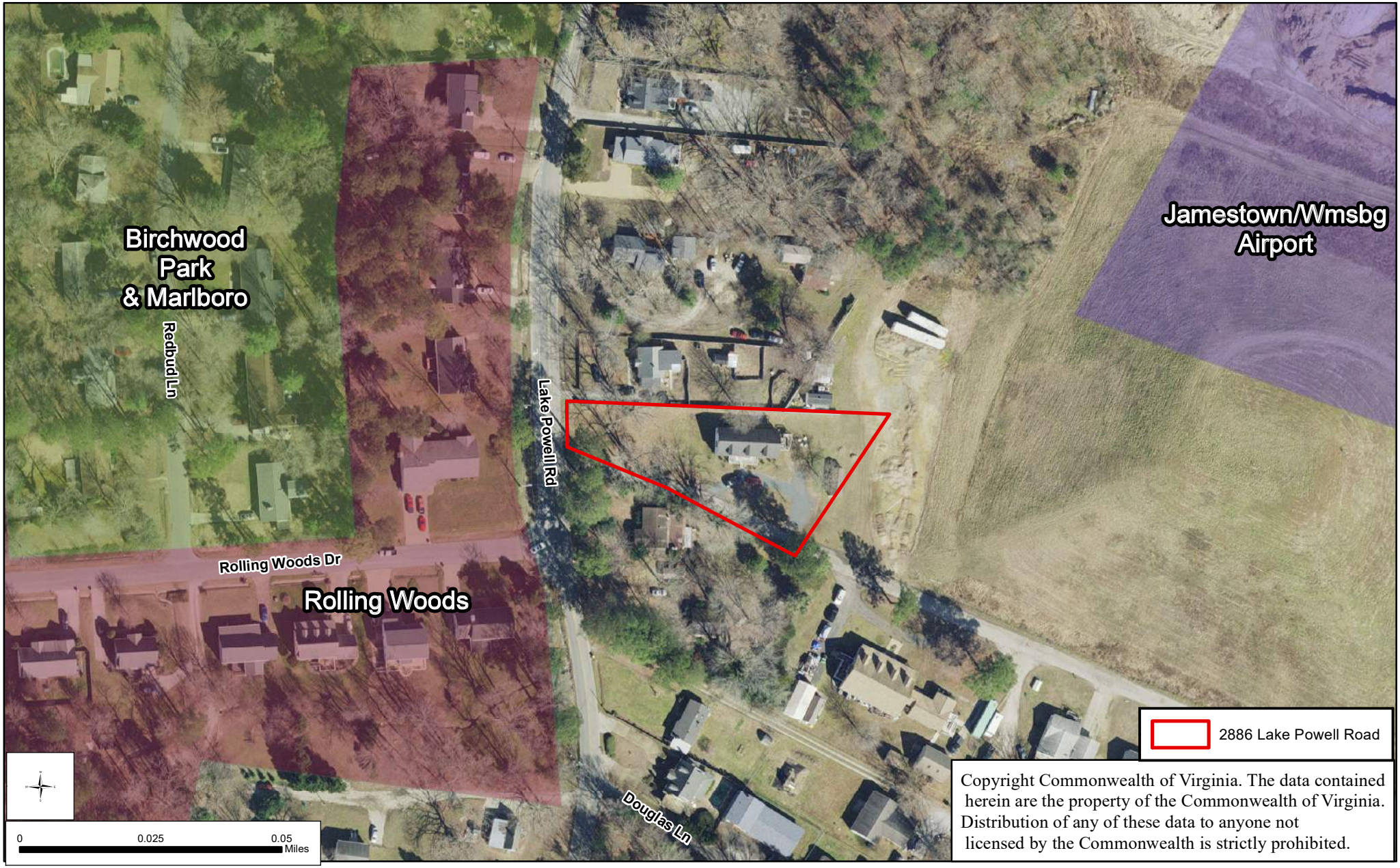
3. Site Details

JCC SUP-23-0001
2886 Lake Powell Road Tourist Home



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JCC SUP-23-0001
2886 Lake Powell Road Rental of Rooms

HUNTER LAW FIRM

Thomas L. Hunter P.C.

Reply To:

Peninsula
❑ 910 W. Mercury Blvd.
Suite 2A
Hampton, VA 23666
Phone: (757) 825-0400
Fax: (757) 825-9389

❑ 12610 Patrick Henry Dr.
Suite B
Newport News, VA 23602
Phone: (757) 825-0400
Fax: (757) 872-3232

Southside
❑ 3800 Poplar Hill Rd.
Suite G
Chesapeake, VA 23321
Phone: (757) 393-1110
Fax: (757) 393-7764

November 11, 2025

Paxton Condon
Deputy Zoning Administrator
101-A Mounts Bay Rd.
P.O. Box 8784
Williamsburg VA 23187-8784

Re: SUP-23-0003, 2884 Chickahominy Rd. Tourist Home

Dear Mr. Condon:

This letter is sent to you to request a continuance of the Special Use Permit granted to the property located at 2884 Chickahominy Rd. This letter is to certify that the use and the property are in compliance with all SUP conditions.

Sincerely,

James Carter

James A. Carter, II Esq.,
Counsel for Gloria Suarez and
Mario Medina

Founder/CEO
Thomas L. Hunter

Managing Attorney
Sara A. Lynch

Associates
John R. Pritchard,III
Mark A. Stallings
Larry W. Lockwood, Jr.
Kristof G.Koletar
Andrew E. Behrns
James A. Carter

Office Manager
Myra Santos

RESOLUTION

CASE NO. SUP-23-0003. 2884 CHICKAHOMINY ROAD TOURIST HOME

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

WHEREAS, Mr. James Carter has applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 2884 Chickahominy Road and further identified as James City County Real Estate Tax Map Parcel No. 2230100007 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on May 3, 2023, recommended approval of Case No. SUP-23-0003 by a vote of 5-1; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-23-0003; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 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, does hereby approve the issuance of Case No. SUP-23-0003 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit a tourist home on property located at 2884 Chickahominy Road and further identified as James City County Real Estate Tax Map Parcel No. 2230100007 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-23-0003, 2884 Chickahominy Road Tourist Home" and date stamped April 12, 2023 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than four (4) bedrooms available for rent to visitors and no more than eight (8) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not, during any period of time, be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the use of the rental of rooms shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Compliance Review*. On or before November 28, 2025, the owner of the Property must submit a letter to the Director of Planning requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Director of Planning shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to Section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Director of Planning shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Director of Planning shall place the compliance review on the Board of Supervisors' February 2026 Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

8. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
SADLER	✓			
ICENHOUR	✓			
MCGLENNON	✓			
LARSON	✓			
HIPPLE	✓			

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of June, 2023

SUP23-3_2884ChkRdTH-res

SUP-23-0003, 2884 Chickahominy Rd Tourist Home

Property Information
2230100007
Mario A. Medina & Gloria E. Suarez
2884 Chickahominy Road
Toano, VA 23168
Zoning: R8 Rural Residential
2045 Comp Plan: Rural Lands
Legal Acreage: 5.05

General Notes
1. Site is served by public water and private sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does contain Resource Protected Area at the rear of the property.
4. Property has an existing driveway.
5. A minimum of four parking spots shall be provided (one parking spot per bedroom).

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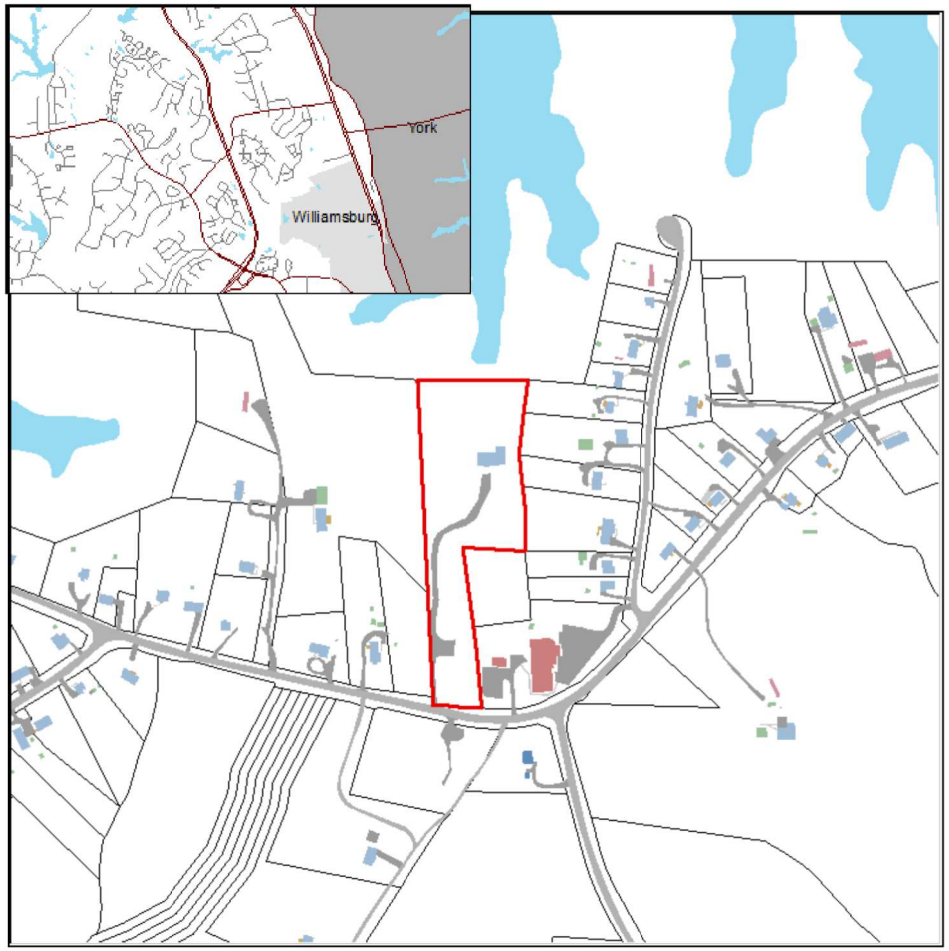
1. Cover Page
2. Location Page
3. Site Details

April 12, 2023



Maps Not to Scale

Adjacent Properties

2120100001
Newport News Waterworks
700 Town Center Ste 400
Newport News, VA 23606
PL Public Lands

2230100004
Andrew E. Meekins Sr
2812 Chickahominy Rd
Toano, VA 23168
R8 Rural Residential

2230100006
Thomas E. Meekins
c/o Kim Hawkins
2730 Little Creek Dam Rd
Toano, VA 23168

2230100009A
Chickahominy Baptist Church
P O BOx 506
Toano, VA 23168

2230100009B
CBC World Ministry/ Chickahominy Bapt
2900 Chickahominy Rd
Toano, VA 23168

2230100015
Beverly Investments LLC
215 McLaws Cir Ste 2B
Williamsburg, VA 23185
R8 Rural Residenti

2230100012
Jonathan & Tammy Jackson
2920 Browns Drive
Toano, VA 23168
R8 Rural Residential

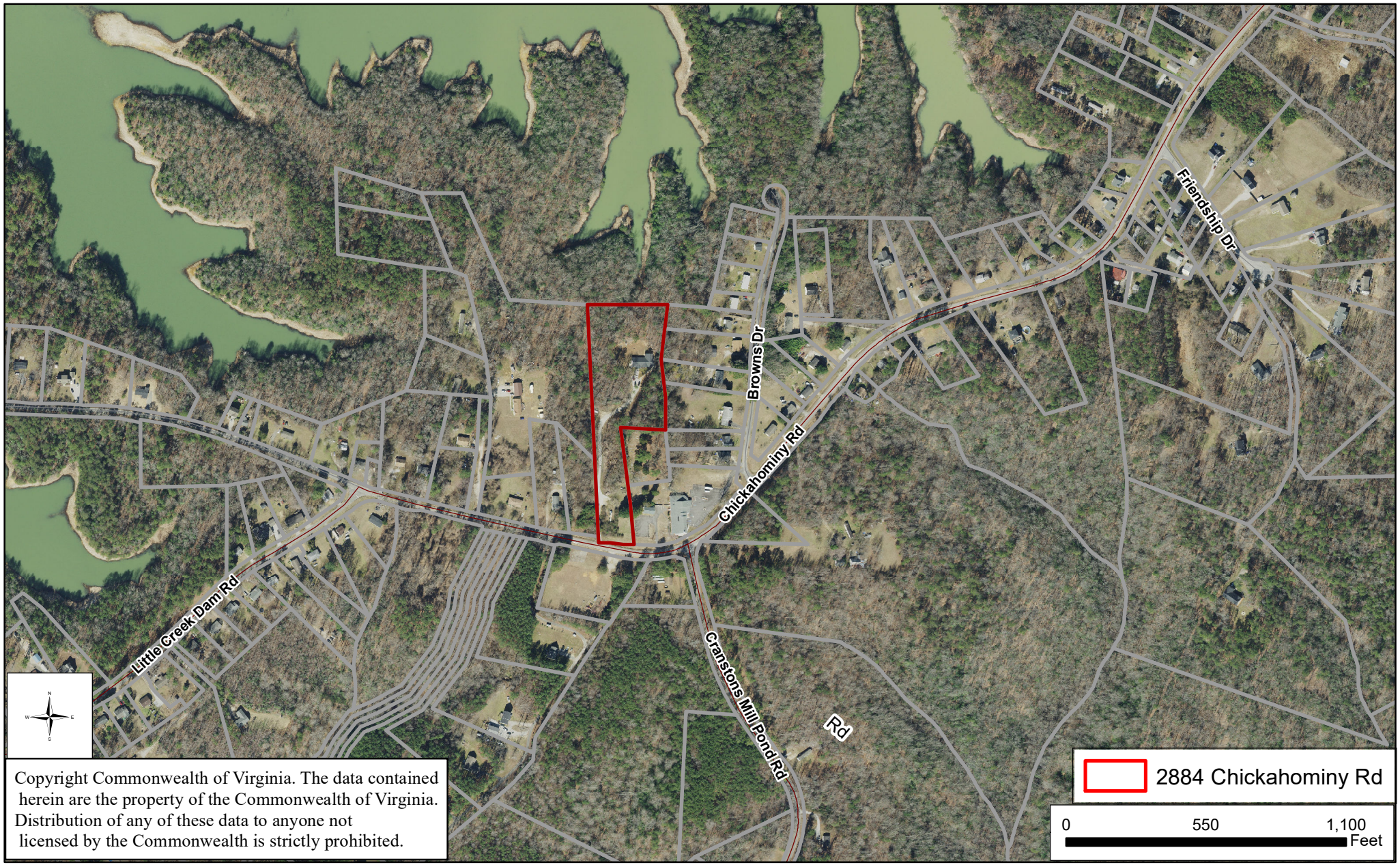
2230100013
Chiffione Hawkins, William Hawkins & Elizabeth Hawkins
2924 Browns Dr
Toano, VA 23168
R8 Rural Residential

2230100014
Trible L & Jean A. Jones
PO Box 131
Toano, VA 23168
R8 Rural Residential

2230100015
Beverly Investments LLC
215 McLaws Cir Ste 2B
Williamsburg, VA 23185
R8 Rural Residential

2230100030
Chickahominy Community Improvement
c/o Linda Wallace
PO Box 634
Toano, VA 23168
R8 Rural Residential

JCC SUP-23-0003 2884 Chickahominy Road
Tourist Home



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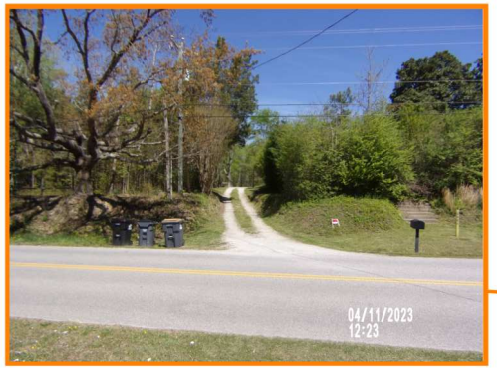
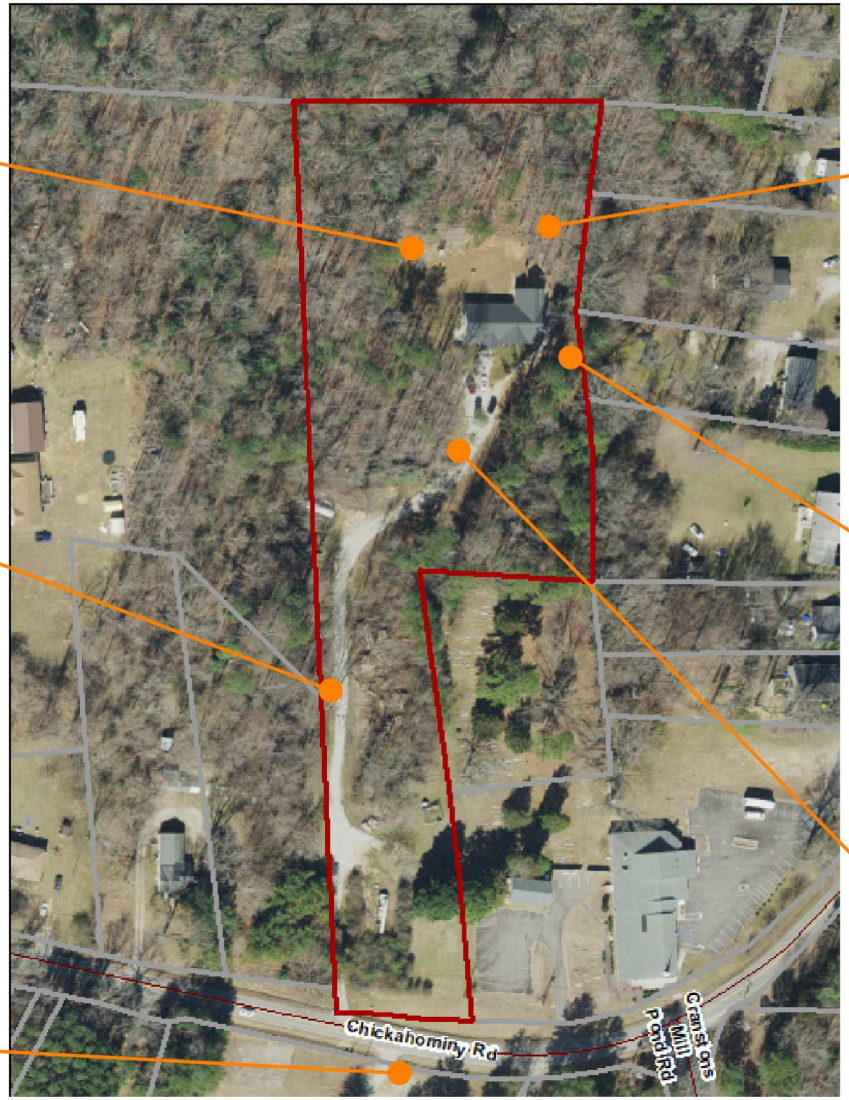
JCC SUP-23-0003
2884 Chickahominy Road Tourist Home





Paxton Condon

From: Mary Waltrip <theholidayhomeairbb@gmail.com>
Sent: Thursday, November 27, 2025 2:22 AM
To: Paxton Condon
Subject: [External]Re: SUP-23-0009 Continuance Condition

Hi Paxton Condon,

I, Mary Lisa Waltrip, daughter of Rebecca Waltrip, & overseer of the property at 2868 Lake Powell Road first would like to THANK YOU for your email reminder. I have been ill for weeks & had forgotten about sending you this email. I am sending information regarding SUP-23-0009.

We are currently in compliance with all SUP conditions. We want to continue to move forward using our SUP.

Thank You,
Mary Lisa Waltrip

> On Nov 26, 2025, at 2:59 PM, Paxton Condon <Paxton.Condon@jamescitycountyva.gov> wrote:
>
> Good Afternoon again Ms. Waltrip,
>
> I wanted to go ahead and reach out one more time. I've left a few voicemails this week, but the continuance letter must be received **on or before this upcoming Friday, November 28, 2025** or we have to initiate the process to revoke your Special Use Permit (SUP-23-0009).
>
> Someone will be available at Building A until 5:00PM today (November 26, 2025) that can accept your letter if you decide to drop one off, but **our offices will be closed tomorrow and Friday**. If you wish to email a copy of your letter in please email it to myself (Paxton.Condon@jamescitycountyva.gov) and Zoning@jamescitycountyva.gov.
>
> Just to reiterate if a letter is not received stating that you all would like to continue the use, we will have to begin the process of revoking your Special Use Permit.
>
> Thank you,
> Paxton Condon
>
> **Paxton Condon**
> **Deputy Zoning Administrator**
>
> <image002.jpg>
>
> **Community Development**

101 Mounts Bay Road, Building A
Williamsburg, VA 23185
757-253-6876
jamescitycountyva.gov
Most permit requests and inquiries can now be handled online
Visit JCC **Permit**link: http://www.jamescitycountyva.gov/permitlink

---

From: Paxton Condon
Sent: Tuesday, November 25, 2025 5:24 PM
To: 'theholidayhomeairbb@gmail.com' <theholidayhomeairbb@gmail.com>
Subject: RE: SUP-23-0009 Continuance Condition

Good Afternoon Ms. Waltrip,

Just following up on this one last time since the County will be closed this upcoming Thursday & Friday. Please let me know if you have any questions.

Thank you,
Paxton

From: Paxton Condon
Sent: Friday, November 21, 2025 2:43 PM
To: theholidayhomeairbb@gmail.com
Subject: SUP-23-0009 Continuance Condition

Good Afternoon Ms. Waltrip,

As of today, November 21, 2025, we have not yet received a letter from you stating your intent to continue on with your SUP.

Please note that this is not received by November 28, 2025 the process to revoke your SUP will be initiated. Please also keep in mind that the County is closed next Thursday and Friday (November 27th & November 28th).

If you have any questions please don't hesitate to reach out.

<image001.png>
Thank you,
Paxton

Paxton Condon
Deputy Zoning Administrator

<image002.jpg>

Community Development
101 Mounts Bay Road, Building A
Williamsburg, VA 23185
757-253-6876
jamescitycountyva.gov
Most permit requests and inquiries can now be handled online

Visit JCC **Permit**link: http://www.jamescitycountyva.gov/permitlink

<SUP230009.pdf>

RESOLUTION

CASE NO. SUP-23-0009. 2868 LAKE POWELL ROAD TOURIST HOME

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

WHEREAS, Ms. Mary Waltrip has applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 2868 Lake Powell Road and further identified as James City County Real Estate Tax Map Parcel No. 4810100046 (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on May 3, 2023, recommended denial of Case No. SUP-23-0009 by a vote of 4-2; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-23-0009; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 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, does hereby approve the issuance of Case No. SUP-23-0009 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit a tourist home on property located at 2868 Lake Powell Road and further identified as James City County Real Estate Tax Map Parcel No. 4810100046 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-23-0009, 2868 Lake Powell Road Tourist Home" and date stamped April 14, 2023 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than five (5) bedrooms available for rent to visitors and no more than ten (10) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not, during any period of time, be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the tourist home shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Compliance Review*. On or before November 28, 2025, the owner of the Property must submit a letter to the Director of Planning requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Director of Planning shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to Section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Director of Planning shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Director of Planning shall place the compliance review on the Board of Supervisors' February 2026 Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

8. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
SADLER	✓			
ICENHOUR	✓			
MCGLENNON	✓			
LARSON	✓			
HIPPLE	✓			

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of June, 2023.

SUP23-9_2868LkPwllTH-res

SUP-23-0009, 2868 Lake Powell Rd Tourist Home

Property Information

4810100046
Dudley S. & Rebecca R Waltrip
2868 Lake Powell Road
Williamsburg, VA 23185
Zoning: R2 General Residential
2045 Comp Plan: Low Density Residential
Legal Acreage: .89

General Notes

1. Site is served by a private well and public sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does not contain Resource Protected Area.
4. Property has an existing driveway.
5. A minimum of five parking spots shall be provided (one parking spot per bedroom).

April 14, 2023

Maps Not to Scale

Adjacent Properties

4810100042A
T & L Rentals Inc.
100 Lands End Dr
Williamsburg, VA 23185
R2 General Residential

4810100044
Aaron & Emily Martel
2886 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4810100045
Daryl Eubank
9800 Wilcox Neck Rd
Charles City, VA 23030
R2 General Residential

4810100047
Tracy S. Douglas
2862 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4810100048
Tracey S. & Angela L. Douglas
2862 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4820100006
Larry T. & Dudley L. Waltrip
100 Marclay Rd
Williamsburg, VA 23185
R2 General Residential

4820100007C
Dudley S. Waltrip Jr.
2870 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

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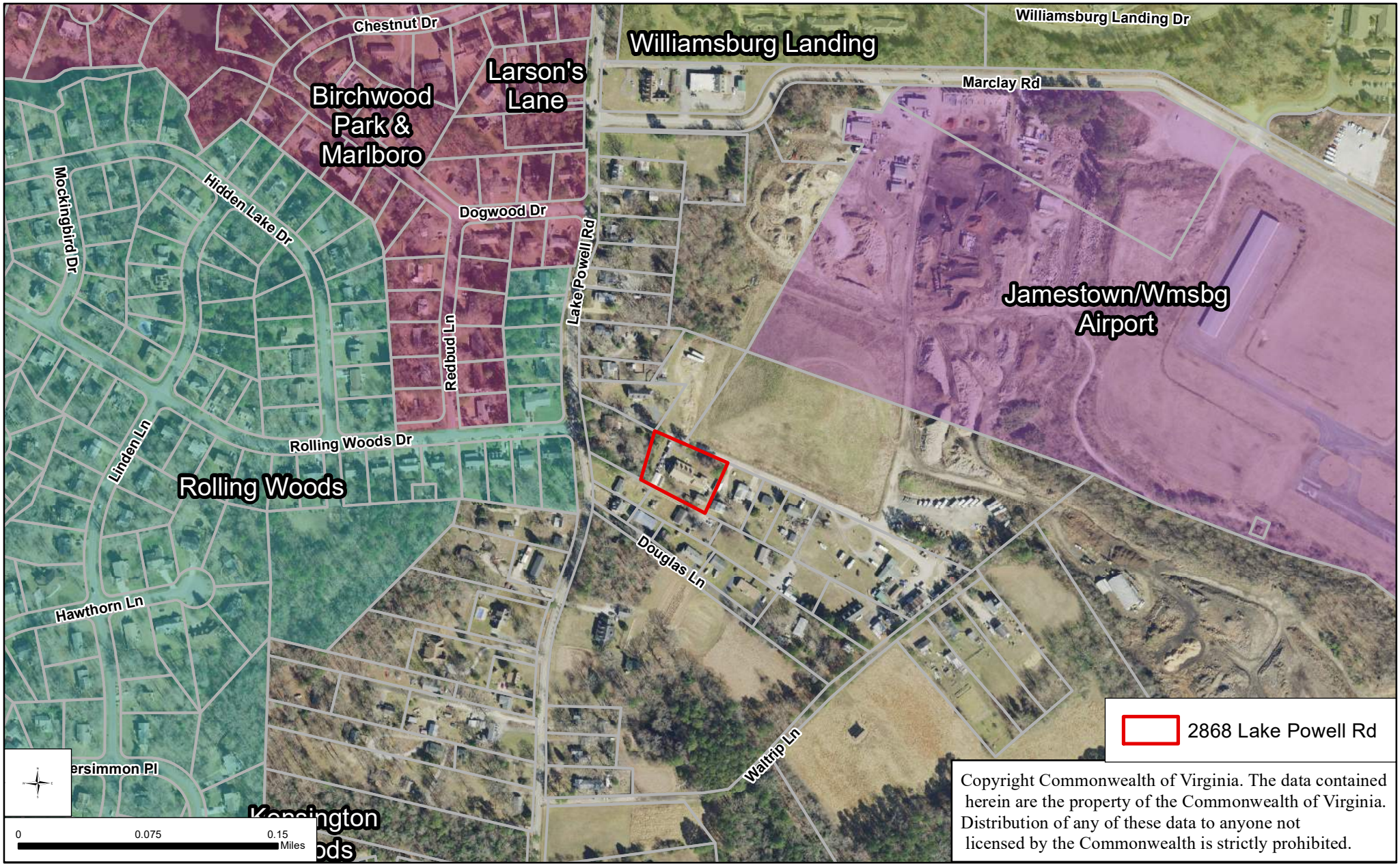
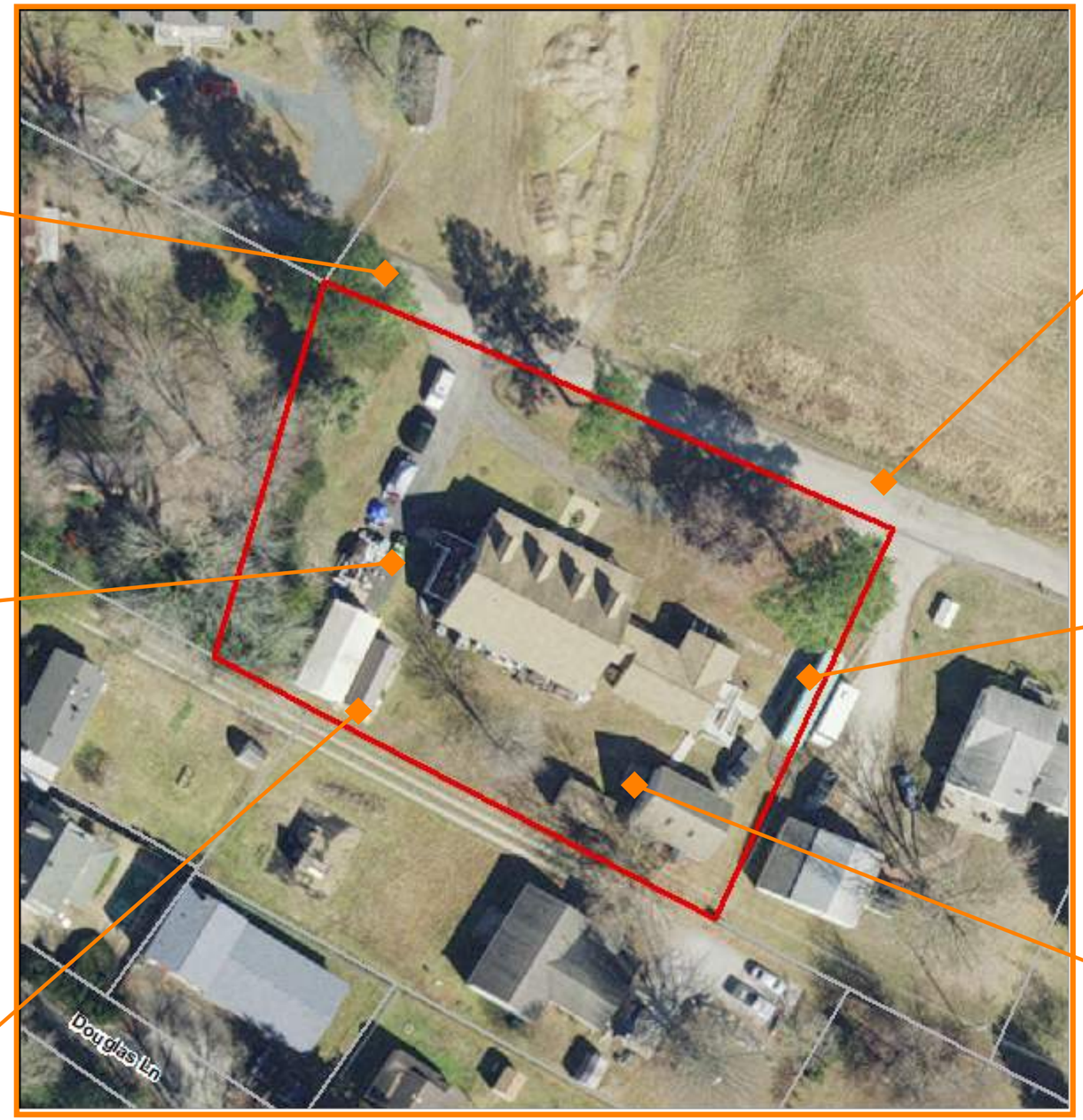
2. Location Page
3. Site Details

JCC SUP-23-0009
2868 Lake Powell Rd Tourist Home



JCC SUP-23-0009
2868 Lake Powell Road Tourist



Nov 5, 2025

Paxton Condon
Deputy Zoning Administrator
Re: SUP-23-0010, 2884 Lake Powell Rd Short Term Rental

Dear Mr. Condon,

My apologies for this hand written letter as my printer is down. I'am writing for a continuance of the above SUP. The use and the property are still in compliance with all SUP conditions.

I haven't rented my house through Air BnB this year due to illness. February 23rd I had an emergency appendectomy which required 36 staples and about 2 weeks to heal. During that time is when I found out the appendix was cancerous and had perforated. This required another surgery for removal of my ovaries, fallopian tubes, omentum, gall bladder, right colon and 16 lymph nodes. Chemo and 42 staples were then administered.

Since that surgery on April 10th I have been readmitted to VCU, then the VCU @ Williamsburg Sentara for infections. I have yet been cleared by my surgeon and oncologist to return to work. For these reasons I didn't rent my house, but I'm hoping to start back up after the first of the year.

Thank you for your time and attention.

Dena L. Walk

RESOLUTION

CASE NO. SUP-23-0010 2884 LAKE POWELL ROAD TOURIST HOME

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

WHEREAS, Ms. Deana Waltrip has applied for an SUP to allow for the operation of a tourist home within a single-family dwelling located at 2884 Lake Powell Road, and further identified as James City County Real Estate Tax Map Parcel No. 4820100009B (the "Property"); and

WHEREAS, the Planning Commission, following its public hearing on May 3, 2023, recommended denial of Case No. SUP-23-0010 by a vote of 4-2; and

WHEREAS, a public hearing was advertised, adjoining property owners notified, and a hearing conducted on Case No. SUP-23-0010; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2045 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, does hereby approve the issuance of Case No. SUP-23-0010 as described herein with the following conditions:

1. *Master Plan*. This SUP shall permit a tourist home on property located at 2884 Lake Powell Road and further identified as James City County Real Estate Tax Map Parcel No. 4820100009B (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-23-0010, 2884 Lake Powell Road Tourist Home" and date stamped April 14, 2023 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.

2. *Commencement*. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.

3. *Number of Rental Room Occupants*. There shall be no more than four (4) bedrooms available for rent to visitors and no more than eight (8) rental occupants total at any one time.

4. *Contracts per Rental Period*. There shall not, during any period of time, be simultaneous rentals of the Property under separate contracts.

5. *Signage*. No signage related to the tourist home shall be permitted on the Property.

6. *Parking*. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.

7. *Compliance Review*. On or before November 28, 2025, the owner of the Property must submit a letter to the Director of Planning requesting either continuance or cancellation of the SUP. If the owner requests cancellation of the SUP or does not submit the required letter, the Director of Planning shall initiate proceedings for the Board of Supervisors to revoke the SUP pursuant to section 24-12 of the County Code. If the owner of the Property requests continuance of the SUP, the owner must also submit a statement certifying that the use and Property are in compliance with all SUP conditions. The Director of Planning shall then prepare a memorandum setting forth any and all complaints received by staff since issuance of the SUP and any violations of the SUP conditions. The Director of Planning shall place the compliance review on the Board of Supervisors' February 2026 Board meeting as a Public Hearing item at no cost to the Property owner. Following the public hearing, the Board of Supervisors shall determine whether to initiate proceedings to revoke the SUP due to incompatibility with the surrounding neighborhood, violation of the SUP conditions, or any other reason related to the health, safety, and welfare of the community or may instead set a new compliance review date.

8. *Severance Clause*. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Michael J. Hipple
Chairman, Board of Supervisors

ATTEST:

Teresa J. Saeed
Deputy Clerk to the Board

	VOTES			
	AYE	NAY	ABSTAIN	ABSENT
SADLER	✓			
ICENHOUR	✓			
MCGLENNON	✓			
LARSON	✓			
HIPPLE	✓			

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of June, 2023.

SUP-23-0010, 2884 Lake Powell Rd Tourist Home

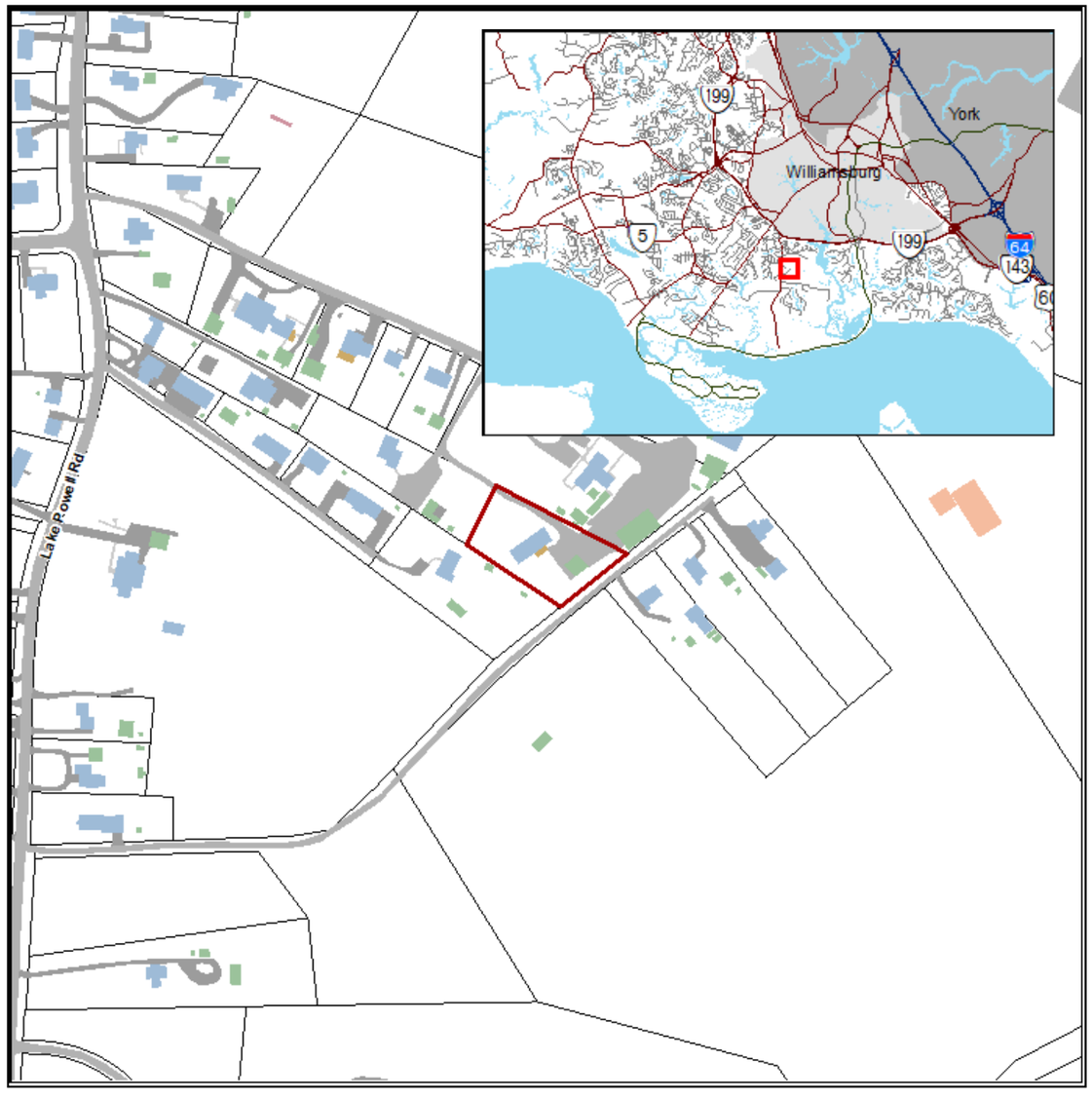
Property Information

4820100009B
Deana L. Waltrip
2884 Lake Powell Road
Williamsburg, VA 23185
Zoning: R2 General Residential
2045 Comp Plan: Low Density Residential
Legal Acreage: .76

General Notes

1. Site is served by a private well and public sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does not contain Resource Protected Area.
4. Property has an existing driveway.
5. A minimum of four parking spots shall be provided (one parking spot per bedroom).

April 14, 2023



Adjacent Properties

4820100008
Dudley S. Waltrip Jr.
2892 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4820100009A
Brian C. Walltrip
2882 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4840100001
Tracy S. Douglas
2862 Lake Powell Rd
Williamsburg, VA 23185
R2 General Residential

4840100002
Mary H. & Lloyd M. Waltrip
150 Waltrip Ln
Williamsburg, VA 23185
R8 Rural Residential

4840100005
Williamsburg Winery LTD
5800 Wessex Hundred
Williamsburg, VA 23185
R8 Rural Residential

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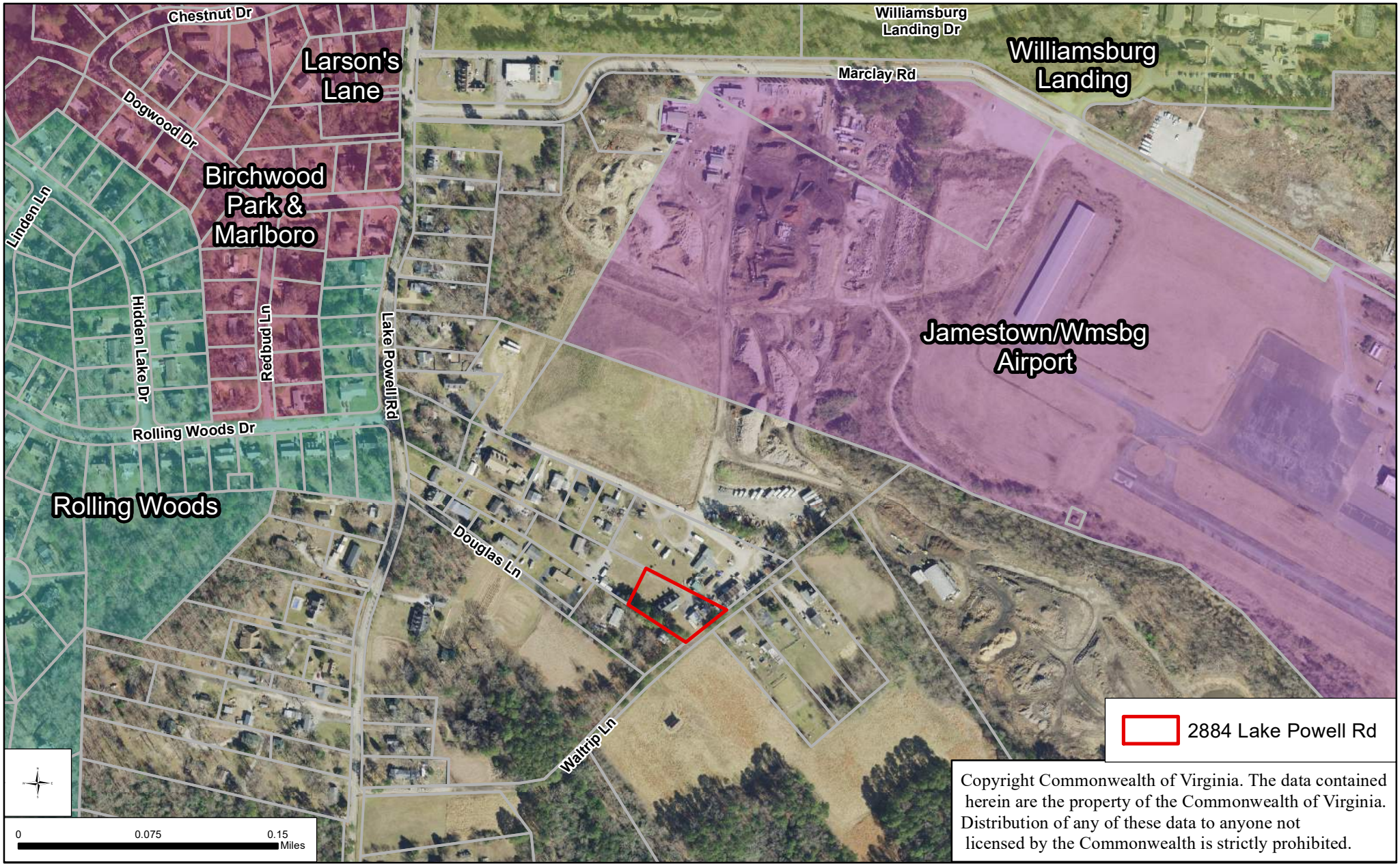
2. Location Page
3. Site Details

Maps Not to Scale

JCC SUP-23-0010
2884 Lake Powell Rd Tourist Home



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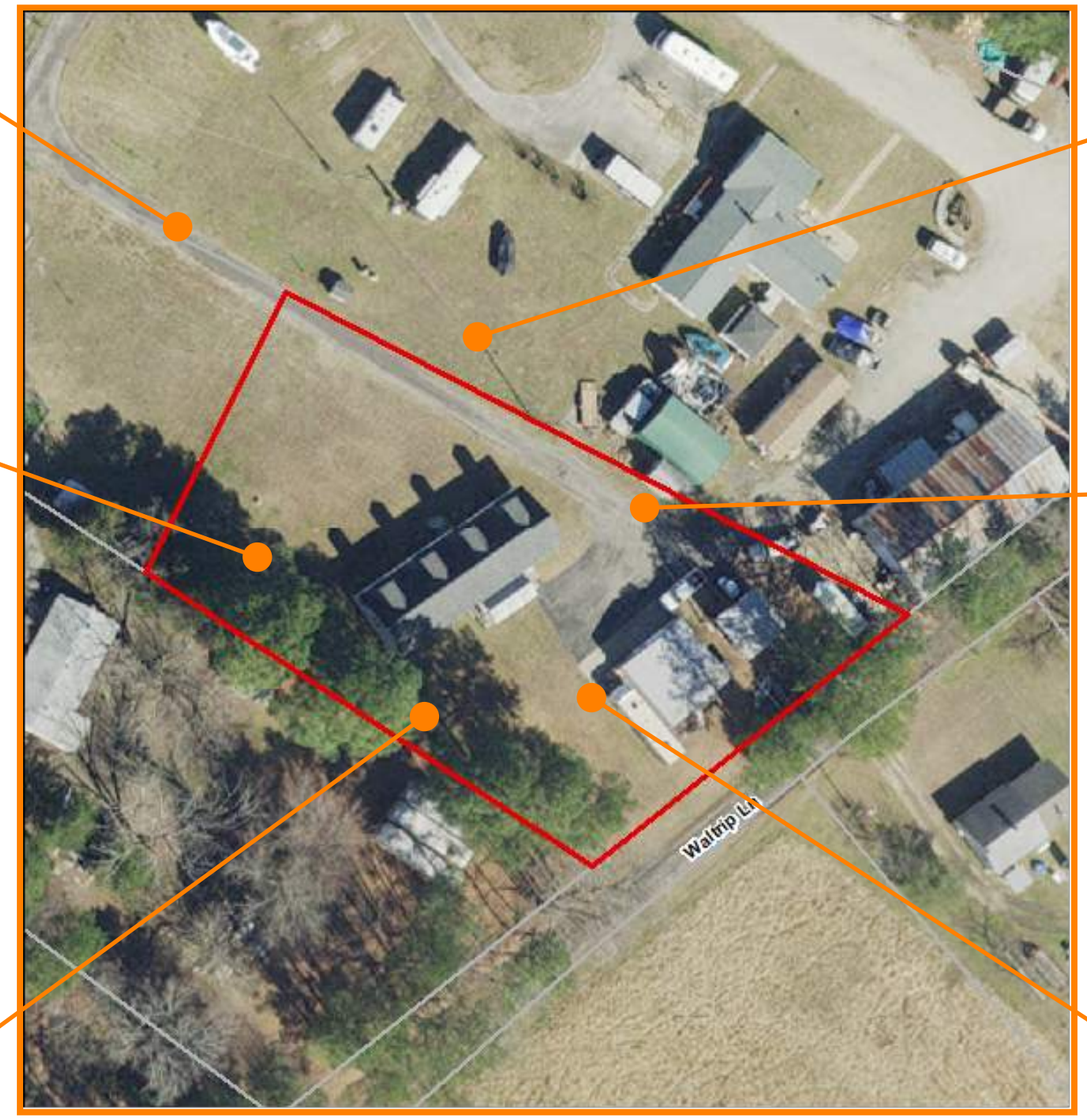
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