

A G E N D A
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
August 31, 2016
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. July 27, 2016 DRC Minutes

D. OLD BUSINESS

1. SP-0049-2015, The Promenade at John Tyler

E. NEW BUSINESS

1. C-0065-2016, The Colonies at Williamsburg Swimming Pool Addition
2. Warhill Sports Complex Master Plan Amendment

F. ADJOURNMENT

ITEM SUMMARY

DATE: 8/31/2016

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes Adoption - July 27, 2016 Regular Meeting

ATTACHMENTS:

	Description	Type
▣	July 27, 2016 DRC Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/24/2016 - 11:31 AM
Development Review Committee	Secretary, DRC	Approved	8/24/2016 - 11:47 AM
Publication Management	Burcham, Nan	Approved	8/24/2016 - 11:49 AM
Development Review Committee	Secretary, DRC	Approved	8/24/2016 - 2:03 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
July 27, 2016
4:00 PM

A. CALL TO ORDER

Mr. Tim O'Connor called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

Mr. Rich Krapf

Mr. Tim O'Connor

Mr. Chris Basic

Absent:

Mr. Heath Richardson

Ms. Robin Bledsoe

Staff Present:

Ellen Cook, Principal Planner

Savannah Pietrowski, Planner I

Bryan Hill, County Administrator

Chris Johnson, Business Ombudsman

Alex Baruch, Planner I

Tori Haynes, Community Development Assistant

C. MINUTES

1. June 29, 2016 DRC Minutes

Mr. Chris Basic made a motion to approve the minutes. On a voice vote the motion carried 3-0.

D. OLD BUSINESS

E. NEW BUSINESS

1. The Promenade at John Tyler

Mr. Tim O'Connor stated that the applicant requested a deferral, and the case would be placed on the August Development Review Committee (DRC) meeting agenda.

2. Williamsburg Memorial Park Ossuary

Ms. Savannah Pietrowski presented the staff report stating that Mr. Ryan Stephenson of AES Consulting Engineers submitted a site plan for an ossuary in the existing Williamsburg Memorial Park. Ms. Pietrowski noted that the special use permit conditions associated with the property require all site plans to be reviewed by the DRC. Ms. Pietrowski noted that the staff had reviewed the site plan and determined that

the proposal was consistent with adopted proffers and SUP conditions, and recommended that the DRC recommend preliminary approval of the site plan.

Mr. Rich Krapf moved to recommend preliminary approval of the site plan. On a voice vote the motion carried 3-0.

3. C-0055-2016 Stonehouse Tract 3

Ms. Cook presented the staff report stating that this case was before the DRC due to Proffer 12 which states that prior to submission of a development plan for all or any portion of a tract, the owner shall submit a conceptual development plan for the development of the entire tract for review and comment by the Director of Planning and the Development Review Committee (DRC). Ms. Cook noted that this provides an opportunity for the DRC to review a more detailed layout than what is shown on the adopted master plan prior to the applicant preparing plans for submission.

Mr. Basic asked about Engineering and Resource Protection Division comment #2 regarding Richardson Mill Pond.

Mr. Mark Richardson, of Timmons, explained the status of Richardson Mill Pond, an aging dam which has water currently migrating around it. Mr. Richardson noted that the applicant will be handling water quantity and quality control on site. He stated that the larger issue with the pond is being handled through further coordination with County staff and the other entities involved.

Mr. Basic asked if there was a parallel with another situation in the past elsewhere in the County, with uncertainty as to roles and responsibilities. He expressed concern that actions to approve plans might exacerbate the situation.

Mr. Bryan Hill stated that the dam is in the VDOT right-of-way, is owned by VDOT, and repairs need to be undertaken by VDOT. He stated that this should not affect Stonehouse.

Mr. Krapf asked for clarification regarding the process if the applicant were to propose additional units on the northern portion of the tract.

Ms. Cook stated that this would be handled as a master plan consistency determination by the DRC.

Mr. O'Connor stated that he didn't have any comments on the conceptual plan, noting that he understood that the type and mix of units would be influenced by market conditions.

The other DRC members concurred, and there were no further questions or comments. The DRC thanked the applicant for attending.

4. C-0061-2016 4501 News Road Self Storage

Ms. Cook presented the staff report to the DRC to request DRC comments or questions as they prepare to move forward with a potential rezoning application. Ms. Cook stated that the applicant has submitted a conceptual plan for the construction of a 67,000 square foot single entrance interior storage facility with three stories. The subject parcel is currently zoned R-4, Residential Planned Community, is designated for

commercial or office on the Powhatan Secondary Master Plan, and is subject to traffic generation limits and other proffers associated with case Z-0014-2003. Self-storage buildings are not a permitted use in R-4.

Mr. Krapf asked if any concerns had been expressed by the adjacent property owners.

Ms. Cook stated that staff had not heard any concerns, but that there had not been any notifications sent out at this stage due to the submission being a conceptual plan rather than a rezoning or site plan.

Mr. Krapf asked staff to consider notification of adjacent property owners at the conceptual plan stage so that their feedback could also be taken into account at any early stage in the process. Further, Mr. Krapf stated that the proximity of this proposal to the neighborhood could be problematic.

Mr. Steve Romeo and Mr. Myrl Hairfield provided information to the DRC on the commercial uses that could be built on the parcel by-right under the existing master plan. Mr. Hairfield stated that this building is not a typical storage building.

Mr. Romeo, Mr. Hairfield and the DRC members discussed the ability of the applicant to put a landscape buffer next to the neighborhood and the status of the existing unused roadway between this property and the neighborhood.

Mr. Larry Cook stated that he has informally talked with surrounding residents and they have liked the concept.

Mr. Krapf asked about how customers would gain access to the facility.

Mr. Romeo stated that there would be a passcode at the entry door.

Mr. Krapf asked if the facility was accessible twenty-four hours a day and the applicant answered in the affirmative. Mr. Hairfield stated that the proposed use is a low traffic generator.

Mr. Basic asked whether the architecture is planned to look like the elevation that was provided with the packet, with the addition of one story.

Mr. Cook confirmed that it would be the same general architecture, which is similar to other regional examples of this type of self-storage facility.

Mr. Hairfield stated that it is their belief that there will be a good market for this type of facility in this area of the County, and that they will need to have a good quality, attractive building to serve that market.

Mr. Basic asked the applicant to be able to compare the height of this building with the nearby Target and other buildings, should the application move forward. Further, Mr. Basic asked the applicant to very carefully consider the proposed architecture now so that the final design doesn't differ from the version presented to the Planning Commission and Board of Supervisors, thereby avoiding the need for a future appeal due to architectural inconsistencies.

The applicant stated that they understood both of these items.

Mr. O'Connor asked about the site topography and expressed concern about the scale of the proposed building next to a neighborhood.

Mr. Romeo indicated that the applicant will do a model to show how the building will look from adjacent areas. Mr. Hairfield stated that he wants citizens and residents to know what the building would look like.

Mr. Chris Johnson asked about the architecture of the building on the side and rear.

Mr. Cook stated that the building front and sides would have comparable architecture, but he was not sure about the rear.

Mr. Cook and the DRC discussed the likely visibility of the proposed structure from various surrounding roads and neighborhoods. The group also discussed the fact that there would not be any outside storage.

Mr. O'Connor asked if there would be moving trucks or truck rental on site.

Mr. Hairfield stated that there was no plan to include truck rentals.

Mr. Krapf stated he was generally in support of the use.

Mr. Basic agreed, stating that a positive aspect is the low traffic generation. He stated that for him, key considerations will be the scale and architecture of the proposal.

The applicant and DRC again discussed the existing unused road between this site and the adjacent neighborhood, with the applicant noting that its status will be depend on the adjacent neighborhood.

There being no further comments or questions, the DRC thanked the applicant for attending the meeting.

F. ADJOURNMENT

Mr. Basic then motioned to adjourn the meeting, and the meeting was adjourned at approximately 4:40 p.m.

Mr. Tim O'Connor

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 8/31/2016

TO: The Development Review Committee

FROM: Savannah Pietrowski, Planner

SUBJECT: SP-0049-2015, The Promenade at John Tyler

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Elevations provided in the Rezoning Community Impact Statement, annotated by staff	Backup Material
▣	Proposed Elevations	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/25/2016 - 4:41 PM
Development Review Committee	Secretary, DRC	Approved	8/25/2016 - 4:47 PM
Publication Management	Burcham, Nan	Approved	8/25/2016 - 4:49 PM
Development Review Committee	Secretary, DRC	Approved	8/25/2016 - 4:50 PM

SITE PLAN-0049-2015. The Promenade at John Tyler**Staff Report for the August 31, 2016, Development Review Committee**

SUMMARY FACTS

Applicant: Mr. Graham Corson, AES Consulting Engineers

Land Owner: Franciscus at Promenade, LLC

Proposal: To build up to 204 condominium units

Development Review Committee (DRC) Review: Appeal the decision of the Director of Planning that the proposed architectural elevations are not consistent with the elevations provided in the Rezoning Community Impact Statement (CIS).

Locations: 5294, 5299, 5303, 5304, 5307 and 5311 John Tyler Highway

Tax Map/Parcel Nos.: 4812200020, 4812200025, 4812200026, 4812200029, 4812200027 and 4812200028, respectively

Project Acreage: +/- 24.54 acres

Zoning: MU, Mixed Use, with proffers

Comprehensive Plan: Mixed Use

Primary Service Area: Inside

Staff Contact: Savannah Pietrowski, Planner

FACTORS FAVORABLE

1. Proposed elevations B and D are relatively consistent with the CIS.

FACTORS UNFAVORABLE

1. Removing several distinct architectural features from the elevations alters the character of the development, as presented during the rezoning process and reduces the cohesiveness of the buildings within the development.
2. Proposed elevations A and C are generally inconsistent with the CIS.

STAFF RECOMMENDATION

Staff recommends that the Development Review Committee (DRC) find the proposed architectural elevations to be inconsistent with the elevations included in the CIS provided with the Application for Rezoning for the development.

PROJECT DESCRIPTION

The Promenade at John Tyler was approved by the Board of Supervisors in 2014 for up to 204 condominium units. The applicant has submitted architectural elevations for the future duplex and multiplex buildings within the development.

Upon review of the submitted architectural elevations, the Planning Director has determined that they are not consistent with the elevations included in the CIS submitted with the Application for Rezoning. Therefore, the applicant has appealed this decision to the DRC.

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.

SITE PLAN-0049-2015. The Promenade at John Tyler

Staff Report for the August 31, 2016, Development Review Committee

Condition No. 7 of the adopted proffers states: *“Prior to final approval of a site plan for development of the Property, Owner shall prepare and submit design guidelines to the Director of Planning for review and approval setting forth design and architectural standards for the development of the Property generally consistent with the typical architectural elevations included in the Community Impact Statement submitted with the Application for Rezoning and addressing items such as architectural features, color scheme, roof lines, building materials, streetscape improvements and landscaping (the “Guidelines”) and requiring architectural consistency between the residential and commercial buildings developed on the Property...”*

In addition, Section 24-516 of the Zoning Ordinance states that “All development plans shall be consistent with the master plan. Development plans may deviate from the master plan if the Planning Director concludes that the plan does not significantly alter the character of land uses or other features or conflict with any conditions placed on the approval of rezoning.”

Staff and the Planning Director identified the following inconsistencies between the two sets of elevations (also highlighted by letter in Attachment No. 1):

Duplexes:

- a. Side and rear elevations should be provided, consistent with those on the CIS elevations. The covered patio and upper level porch are important features that should be retained in the rear elevations. In addition, special care should be taken to ensure that end units most closely match the CIS side and rear views.
- b. At least three of the six elevations should contain a pitched roof over the front door.

- c. The CIS elevation shows the bottom right windows to be grouped, creating a box window with arched detailing. This feature should be included in at least three of the elevations.
- d. The CIS elevations show a semicircle window at the top right of the duplexes. This feature should be incorporated into the elevations.
- e. The standing seam on the lower roof lines shown on the CIS elevations should be included on all buildings.
- f. White trim should be provided on top of the dormer window on Duplex 3, as shown on the other buildings.

Multiplexes:

- a. Buildings B and D appear to be relatively consistent with CIS elevations 2 and 4, respectively. However, Buildings A and C appear to be overall inconsistent with the CIS elevations.
- b. The CIS elevations show two cupolas on each building, which are not included in the draft elevations.
- c. The small circular windows in CIS elevations 1 and 3 are features that should be included.
- d. The standing seam on the lower roof lines shown on the CIS elevations should be included on all buildings.
- e. The CIS elevations show a second level porch on two of the units. This feature is currently shown in one elevation, but should be added to at least one more. These are shown above a first level porch on the CIS elevations. Preferably, this layout would be carried through in at least one of the two elevations showing a second level porch.
- f. The rooflines in proposed Elevations A and C are very different than those shown on the CIS elevations.
- g. The CIS elevations show a small window in the roofline of Elevations 2 and 4 with siding is continued into this area.
- h. White trim on top of the dormer windows of Elevation B, as shown on the other buildings.

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.

RECOMMENDATION

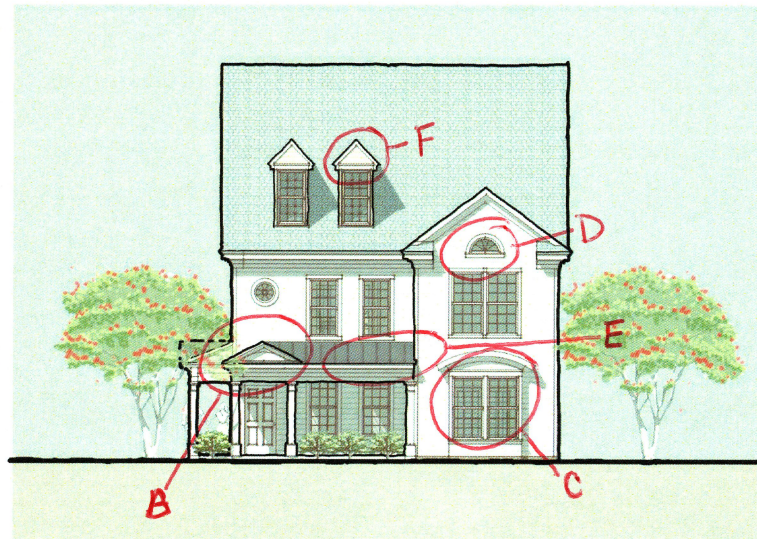
Given the above inconsistencies, the Planning Director has determined that the proposed elevations are not consistent with the elevations included in the application for rezoning, and would alter the character of the development as originally proposed during the legislative process. Staff recommends that the DRC find the proposal to be inconsistent with the master plan.

SP/nb
SP49PromenadeJT

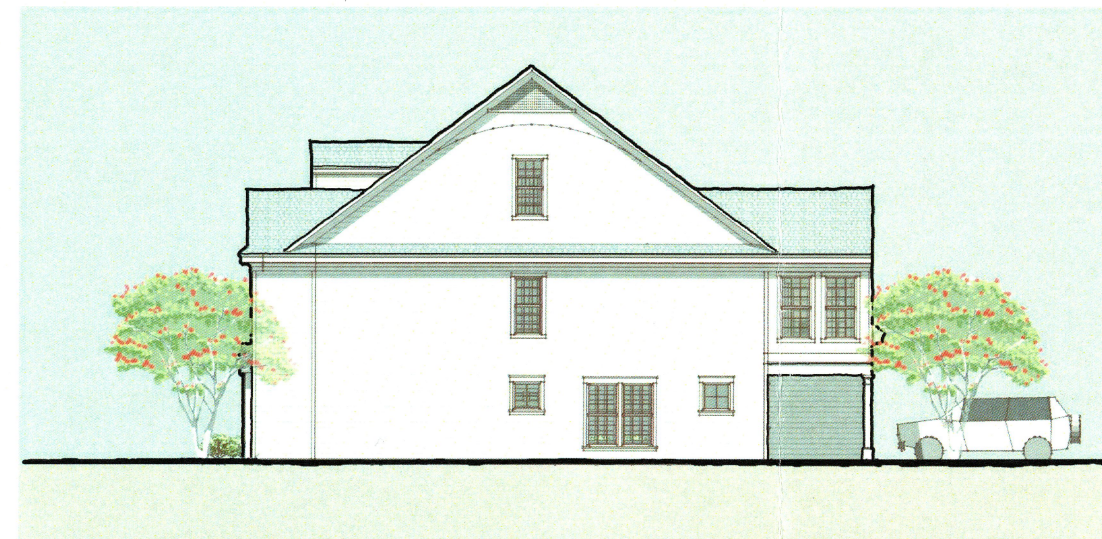
Attachments:

1. Elevations provided in the Rezoning Community Impact Statement, annotated by staff
2. Proposed elevations

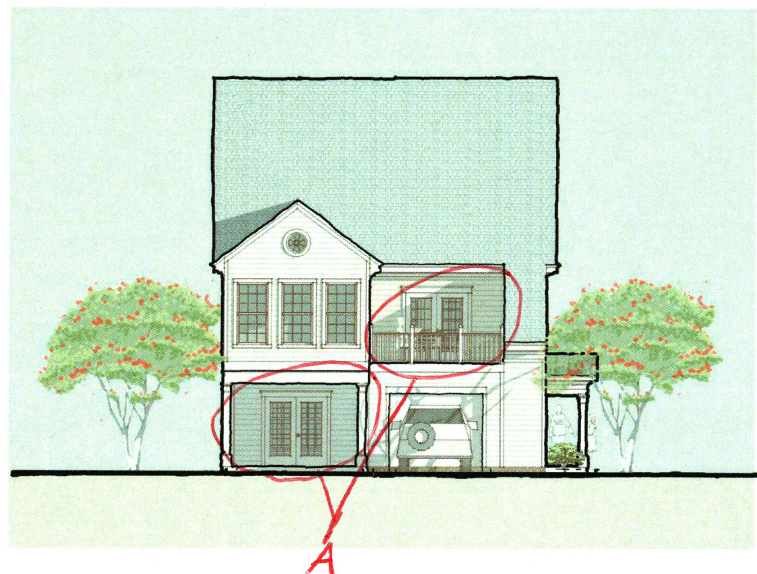
Note: Letters correspond with comments in letter dated 7/15/16



FRONT



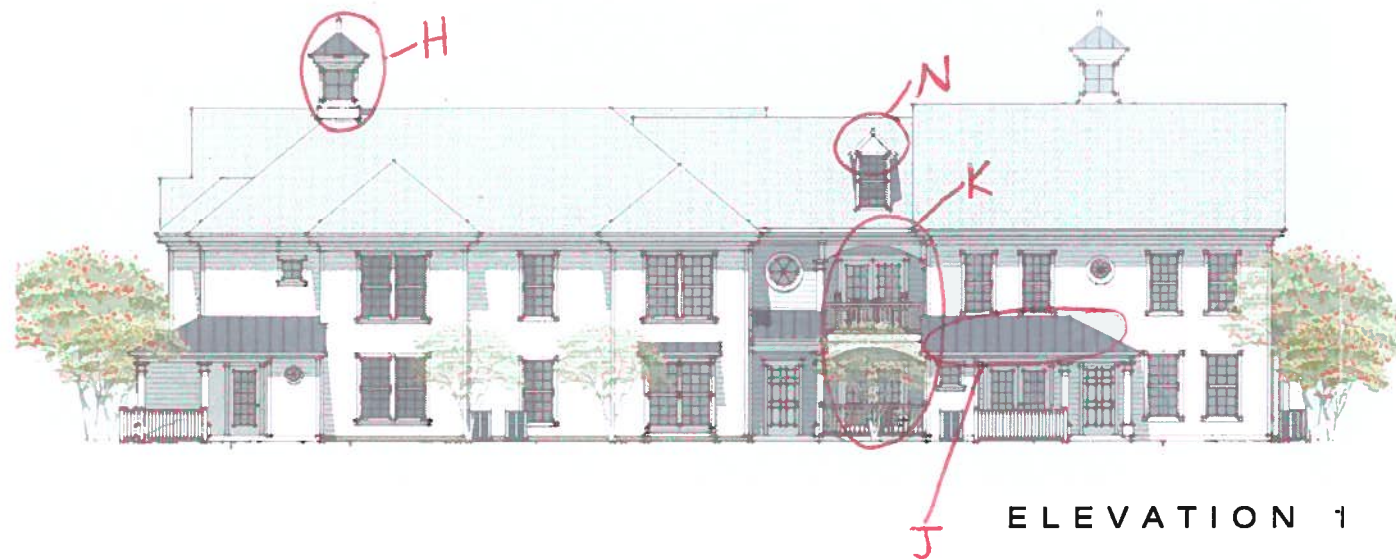
RIGHT SIDE



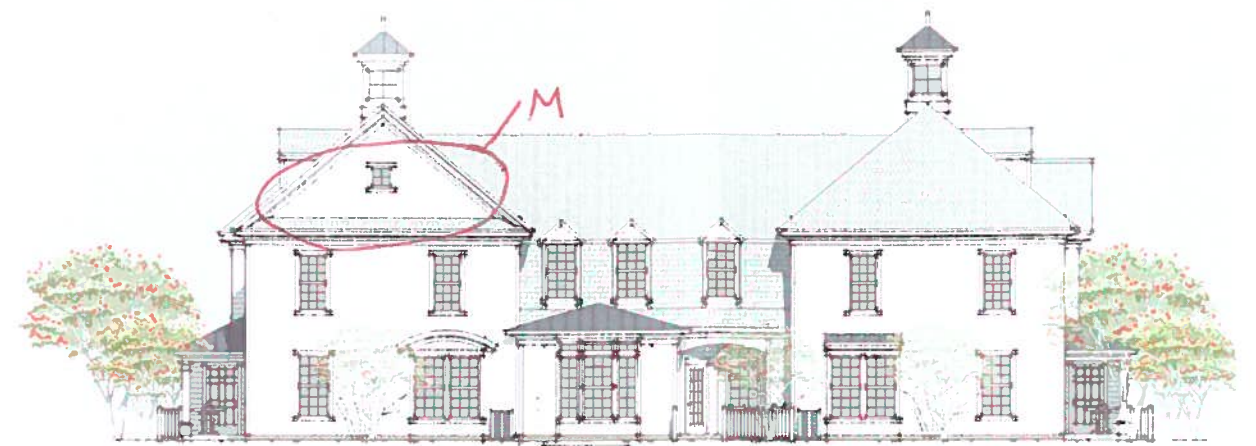
REAR



LEFT SIDE



ELEVATION 1



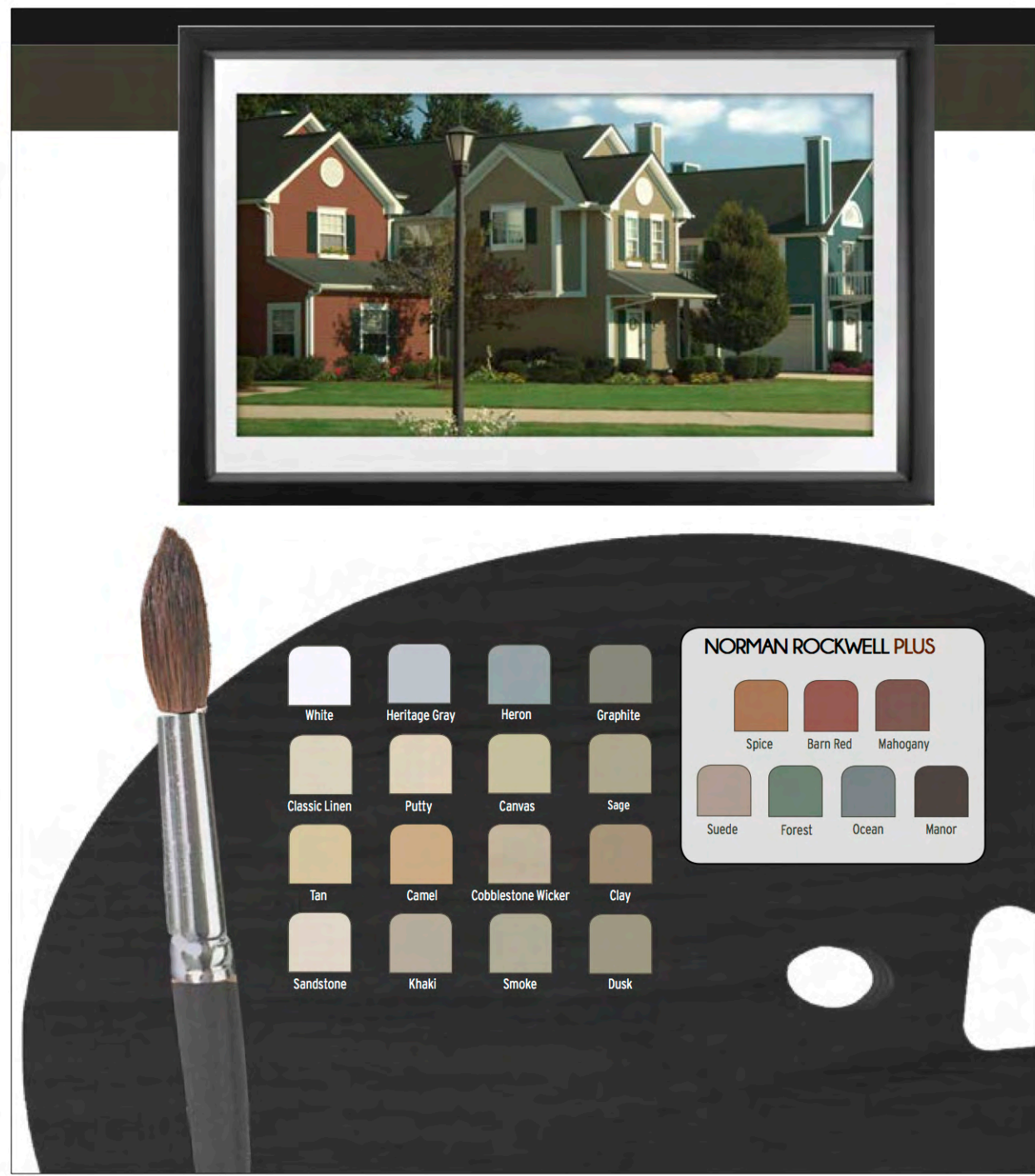
ELEVATION 2



ELEVATION 3



ELEVATION 4



10PLEX COLOR PALETTE FOR:
THE PROMENADE @ JOHN TYLER
COLONIAL STYLE ELEVATIONS



A ELEVATION - "A"



B ELEVATION - "B"



A.1 ELEVATION - "A-1"



B.1 ELEVATION - "B.1"



C ELEVATION - "C"



D ELEVATION - "D"



C.1 ELEVATION - "C.1"



D.1 ELEVATION - "D.1"



1 2 3 4 STREET SCAPE 5 6 7 8



DUPLEXS ELEVATIONS FOR:
THE PROMENADE @ JOHN TYLER
COLONIAL STYLE ELEVATIONS

ITEM SUMMARY

DATE: 8/31/2016

TO: The Development Review Committee

FROM: Alex Baruch, Planner

SUBJECT: C-0065-2016, The Colonies at Williamsburg Swimming Pool Addition

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Location Map	Exhibit
▣	SUP-0021-2005 Conditions	Exhibit
▣	Master Plan Adopted 11/08/2005	Exhibit
▣	Conceptual Plan	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/24/2016 - 11:35 AM
Development Review Committee	Secretary, DRC	Approved	8/24/2016 - 11:48 AM
Publication Management	Boles, Amy	Approved	8/24/2016 - 11:50 AM
Development Review Committee	Holt, Paul	Approved	8/24/2016 - 1:56 PM

CONCEPTUAL PLAN-0065-2016. The Colonies at Williamsburg Pool Addition

Staff Report for the August 31, 2016, Development Review Committee**SUMMARY FACTS**

Applicant: Mr. William Felts, Landtech Resources, Inc.

Land Owner: Williamsburg Plantation, Inc.

Proposal: Construction of a swimming pool where the approved master plan shows timeshare units.

Development Review Committee (DRC) Review:

Conditions associated with SUP-21-05/MP-09-05, Olde Towne Timeshares, state that development of the site shall be generally in accordance with the master plan, with such minor changes as the Development Review Committee (DRC) determines does not change the basic concept or character of the development.

Location: 5380 Olde Towne Road

Tax Map/Parcel No.: 3240100026A

Project Acreage: +/- 111.76 acres

Zoning: R-2, General Residential with Cluster Overlay

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Alex Baruch, Planner

FACTORS FAVORABLE

1. The proposal continues to be compatible with surrounding zoning and development.
2. The proposal does not change the basic concept or character of the adopted master plan.

FACTORS UNFAVORABLE

None.

STAFF RECOMMENDATION

Staff recommends that the DRC find the replacement of 18 timeshare units with a pool consistent with the Olde Towne Timeshares Master Plan (now known as The Colonies at Williamsburg).

PROJECT DESCRIPTION

The applicant has submitted a conceptual plan proposing a swimming pool where 18 timeshare units were shown on the master plan and subsequently approved with SP-0110-2009. Per the applicant, this request is to meet the desires of the timeshare owners for a quieter pool area. The proposed pool would be located across from other recreation facilities on the site, there would be limited visibility offsite from Olde Towne Road/Route 199 and the area disturbed would be approximately the same footprint as the timeshare buildings would have been. Staff has also determined that the proposed pool does not conflict with the adopted Special Use Permit conditions.

The applicant has stated that the property owner intends to transfer the density of the 18 timeshare units by adding a third floor to

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.

CONCEPTUAL PLAN-0065-2016. The Colonies at Williamsburg Pool Addition

Staff Report for the August 31, 2016, Development Review Committee

buildings shown on the previously approved site plan. A proposal for this change has not been submitted to the Planning Division as of this time. The applicant understands that they will need to come back to the DRC for another master plan consistency determination once more specific plans are known to be able to achieve the transfer in units and the subsequent increase in building height.

RECOMMENDATION

Staff recommends that the DRC find the replacement of 18 timeshare units with a pool consistent with the Olde Towne Timeshares Master Plan.

AB/ab
C-65-16ColoniesPool

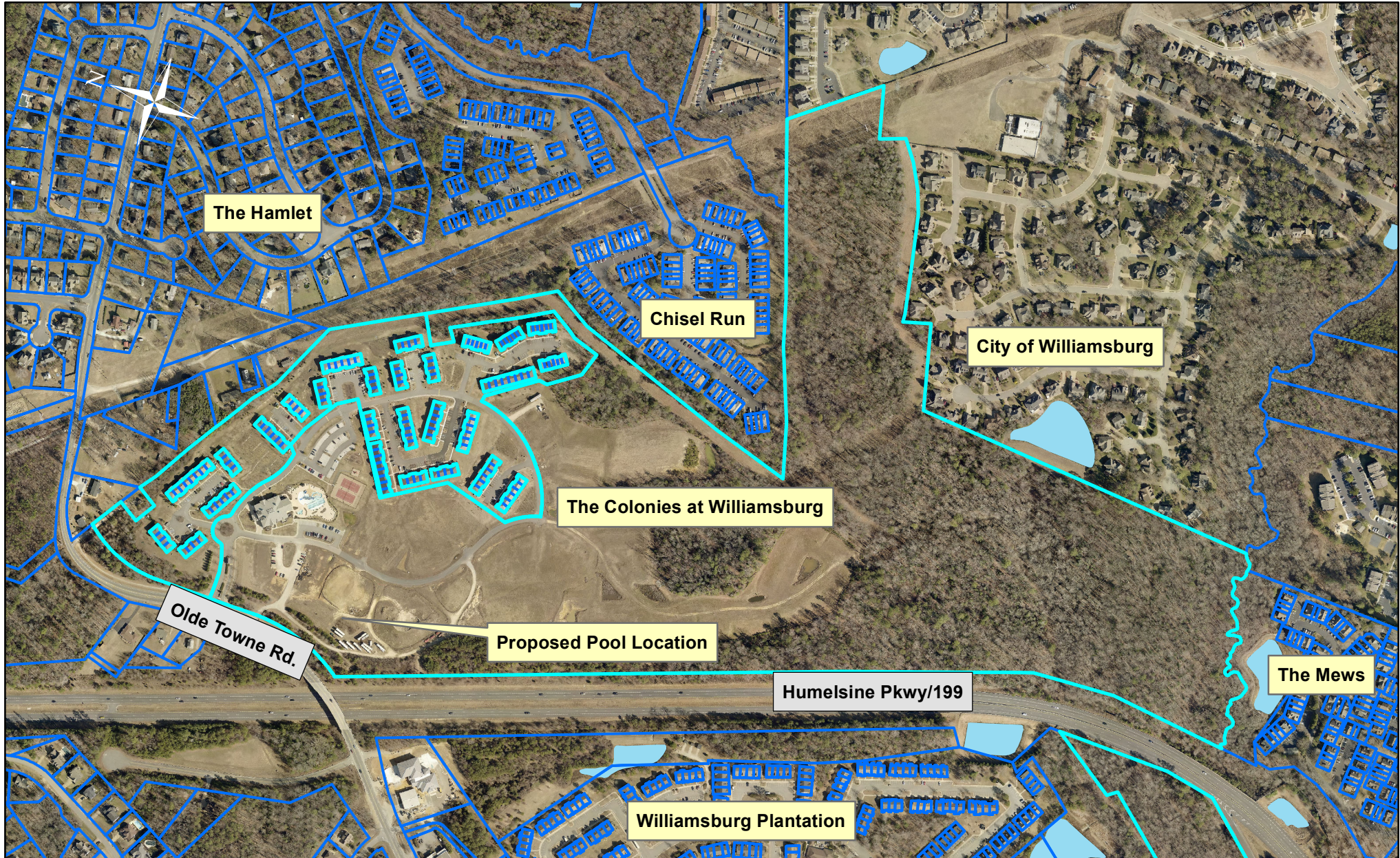
Attachments:

1. Location Map
2. SUP-0021-2005 Conditions
3. Master Plan adopted November 8, 2005
4. Conceptual Plan

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

C-0065-2016

The Colonies at Williamsburg Pool Addition SP Amend.



RESOLUTION

CASE NO. SUP-21-05/MP-9-05. OLDE TOWNE TIMESHARES AMENDMENT

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance specific land uses that shall be subjected to a special use permit (SUP) process ; and

WHEREAS, Mr. Robert Anderson has applied on behalf of Heritage Resorts, Inc., for a SUP to amend a previously approved SUP allowing 365 timeshares in a residential cluster; and

WHEREAS, the proposed residential cluster is shown on the Master Plan prepared by McKinney and Company, dated October 20, 2005, and entitled "Master Plan SUP-21-05/MP-09-05 Olde Towne Timeshares"; and

WHEREAS, the property is located on land zoned R-2, General Residential District, and can be further identified as Parcel Nos. (1-26), (1-26A), and (1-36) on James City County Real Estate Tax Map No. (32-4) and Parcel No. (1-30) on James City County Real Estate Tax Map No. (33-3); and

WHEREAS, the Planning Commission, following its Public Hearing on October 3, 2005, voted 6-0 to approve this application.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit-21-05/MP-9-05 as described herein with the following conditions:

1. If construction has not commenced on this project within 36 months from the issuance of a SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation has passed required inspections.
2. The master plan of development required under Section 24-554 of the zoning ordinance shall be generally consistent with the "Master Plan SUP-21-05/MP-09-05 Olde Towne Timeshares" prepared by McKinney and Company, dated October 20, 2005, as determined by the Director of Planning. Development of the site shall be generally in accordance with the Master Plan, with such minor changes as the Development Review Committee determines does not change the basic concept or character of the development.
3. The property shall be developed as a timeshare project. There shall be not more than 365 timeshare units in addition to associated recreation facilities on the property and one single-family residential lot, its location identified on the Master Plan.
4. The applicant shall implement the road improvements recommended by the traffic study "Traffic Analysis for Olde Towne Road Timeshares on Olde Towne Road" prepared by DRW Consultants, Inc., September 9, 1998, prior to issuance of the first Certificate of Occupancy for any structure on the site.

5. All dumpsters and heating and cooling units shall be screened by landscaping or fencing approved by the Planning Director prior to final site plan approval.
6. Free-standing signs shall be ground-mounted, monument style and shall be approved by the Planning Director prior to final site plan approval.
7. The landscape plan shall be approved by the Planning Director prior to final site plan approval for any section or phase of this project and shall include enhanced landscaping around the perimeter of each timeshare building, so that the required number of plants equals at least 133 percent of the County's Landscaping Ordinance requirements with a minimum of 33 percent of the required number of trees being evergreen. The landscape plan shall also contain landscape screening and berms with a minimum eight-foot height along the Olde Towne Road and Route 199 frontage, at the location shown on the Master Plan. Additionally, the landscape plan shall address the landscaping along the Route 199 right-of-way berm. In order to ensure the adequacy of the reduced buffer, the landscaping shall include the total number of trees required for a 150-foot buffer. Landscaping should also be designed in a manner that provides the appearance of a natural forested area.
8. Four-foot paved shoulder bikeways shall be provided on both sides of Olde Towne Road at the location shown on the Master Plan prior to the issuance of the first Certificate of Occupancy for any structure on this site. A four-foot sidewalk shall be provided at the location shown on the Master Plan on the eastern side of Olde Towne Road prior to the issuance of the first Certificate of Occupancy for any structure on this site.
9. All exterior light fixtures on the property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. A lighting plan shall be submitted to, and approved by, the Planning Director which indicates the fixture type and that no glare will occur outside the property lines. "Glare" shall be defined as more than 0.1 footcandle at the property line or any direct view of the lighting source from a public street (except at street connections where up to 2.0 foot candles is permitted) or adjoining residentially designated property.
10. An ten-foot-wide paved public use path with four-foot-wide mulched shoulders and a six-foot-wide mulched path as shown generally on the Master Plan shall be constructed prior to the issuance of a certificate of occupancy for no more than 200 timeshare units if the Board of Supervisors has approved the construction of this path and requested it in writing. Any bridge(s) will have two feet of clearance on either side and shall meet the Virginia Department of Transportation (VDOT) standards (for conveyance of pedestrians and bicyclists only). If the Board of Supervisors has not approved construction of this path and requested it in writing within seven years of the approval of this SUP, the applicant and/or its successors shall have no obligation to construct this path. The applicant shall fully maintain the paths and bridge(s) during the period of time the developer is constructing the timeshare units.
11. The applicant shall work out an arrangement with the VDOT to address traffic issues and safety concerns on Olde Towne Road. The applicant shall provide documentation of the agreed upon arrangement prior to final site plan approval.

12. The applicant shall dedicate to the County a conservation easement for 44.94 acres of the Chisel Run Swamp, identified on the Master Plan as "Protected and Preserved Natural Area, RMA Wetlands, and Buffers," in a form approved by the County Attorney prior to final site plan approval for any structure on the site.
13. If the applicant desires to have outdoor watering they shall provide water for irrigation utilizing surface water collection from the surface water impoundments as shown on the Master Plan and shall not use JCSA water or well water for irrigation purposes. This irrigation system shall be included with the site plan for the project and shall be approved by the JCSA General Manager. This requirement prohibiting the use of well water may be waived by the JCSA General Manager if the applicant demonstrates to the JCSA General Manager that there is insufficient water for irrigation in the surface water impoundments, and the applicant may apply for a waiver for a shallow (less than 100 feet) well only.
14. In order to mitigate the impact of the road improvements on Olde Towne Road caused in part by this project, for a period of 15 years from the issuance of this SUP, the area shown on the Master Plan as "Reserved Lot" may be used as one residential lot if needed by the County or VDOT to relocate a family displaced due to the Olde Towne Road improvements. In the event the "Reserved Lot" is not used for the purpose allowed in this paragraph, the "Reserved Lot" shall remain open space.
15. The Owner shall submit to the County a master stormwater management plan as a part of the initial site or development plan submittal for the Property, including the stormwater management BMP ponds, methods and measures to reduce fecal bacteria; low impact design techniques where appropriate and feasible for review and approval by the Environmental Division. The Master Stormwater Management Plan may be revised and/or updated during the development of the Property with the prior approval of the Environmental Division. The County shall not be obligated to approve any final development plans for development on the Property until the Master Stormwater Management Plan has been approved. The approved Master Stormwater management plan, as revised and/or updated, shall be implemented in all development plans for the Property.
16. Additional berming and landscaping shall be provided between the compactor and the adjacent residential property to mitigate any noise impacts produced by the compactor operation. A landscape plan showing the additional berming and landscaping shall be included with the site plan for the phase of the project containing the compactor and shall be approved by the Planning Director prior to final site plan approval.
17. A Phase I Archaeological Study for the entire site shall be submitted to the Director of Planning for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Director of Planning for all sites in the Phase I study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to

the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to land disturbance within the study areas. All Phase I, Phase II, and Phase III studies shall meet the Virginia Department of Historic Resources' *Guidelines for Preparing Archaeological Resource Management Reports* and the Secretary of the Interior's *Standards and Guidelines for Archaeological Documentation*, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's *Professional Qualification Standards*. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading, or construction activities thereon.

18. The owner shall be responsible for developing and enforcing water conservation standards to be submitted to, and approved by, the James City Service Authority prior to final development 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.
19. This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.



Michael J. Brown
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
HARRISON	AYE
GOODSON	AYE
MCGLENNON	AYE
BRADSHAW	AYE
BROWN	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of November, 2005.

sup21-05MP9-05.res

MASTER PLAN

SUP-21-05/MP-09-05, OLDE TOWNE TIMESHARES

THE BERKELEY GROUP

JAMES CITY COUNTY, VIRGINIA

DRAWING INDEX

M-001 COVER SHEET
M-101 OVERALL MASTER PLAN
M-102 MASTER PLAN

SITE NOTES

1. SITE AREA - 130.4 AC
2. EXISTING ZONING - R-2
3. WATER - JAMES CITY COUNTY
4. SEWER - JAMES CITY COUNTY

OWNER/DEVELOPER

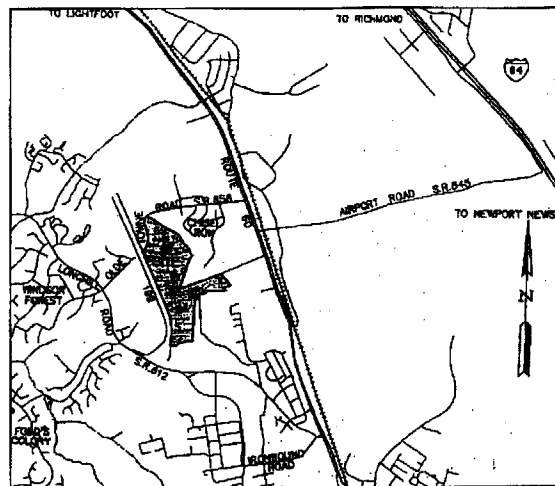
THE BERKELEY GROUP
4870 LONGHILL ROAD
WILLIAMSBURG, VIRGINIA 23188
CONTACT: CORINNA CALDWELL
TELEPHONE: 757-253-8100
FAX: 757-253-0758

ENGINEER

McKINNEY AND COMPANY
100 SOUTH RAILROAD AVENUE
ASHLAND, VIRGINIA 23005
CONTACT: ROBERT GRAY JR., PE
PHONE: (804) 798-1451
FAX: (804) 798-7120
EMAIL: RGRAY@MCKINNEY-USA.COM

LANDSCAPE ARCHITECT

McKINNEY AND COMPANY
100 SOUTH RAILROAD AVENUE
ASHLAND, VIRGINIA 23005
CONTACT: ROBERT ANDERSON, LA
PHONE: (804) 798-1451
FAX: (804) 798-7120
EMAIL: RANDERSON@MCKINNEY-USA.COM



VICINITY MAP
SCALE 1"=2000'

MASTER PLAN REVISIONS

1. LOW IMPACT DEVELOPMENT (L.I.D.)
 - a. CLOSELY FOLLOWED NATURAL TERRAIN
 - b. PROVIDE STORMWATER MANAGEMENT (SWM) CLOSE TO SOURCE
 - c. NO LARGE RESIDUAL PONDING
 - d. NO IMPACT TO SENSITIVE AREAS
2. TRAFFIC CALMING SITE LAYOUT

NOTES

1. THE SITE CONSISTS OF JAMES CITY COUNTY TAX PARCELS (32-4) (1-20A), (32-4) (1-34), AND A PORTION OF THE WARBURTON AND MAHONEY ESTATE (33-3). (SEE VICINITY MAP.)
2. SITE INFORMATION WAS OBTAINED FROM JAMES CITY TAX MAPS, JAMES CITY TOPOGRAPHY MAPS, USDA FLOOD HAZARD ANALYSES, POWHATAN CREEK AND TRIBUTARIES (DEC. 1976) AND FROM SURVEY BY AES CONSULTING ENGINEERS IN MARCH 1997.
3. ANY OLD WELLS THAT MAY BE ON SITE THAT WILL NOT BE USED WILL BE ABANDONED ACCORDING TO STATE PRIVATE WELL REGULATIONS.
4. THE SITE WILL BE SERVED BY PUBLIC WATER AND SEWER. A MASTER UTILITIES PLAN SHALL BE SUBMITTED TO JAMES CITY COUNTY WITH THE FIRST SUBMITTAL OF UNITS FOR CONSTRUCTION.
5. THE EXTERNAL BUFFER ALONG THE WOODED PORTION OF ROUTE 158 CORRIDOR IS 150' PLUS 18" (TOTAL SETBACK IS 168") AND 130' PLUS 15" (TOTAL SETBACK 145") AT THE BERMED, NON-WOODED PORTION. THE EXTERNAL BUFFER ALONG OLDE TOWNE ROAD IS 75' PLUS 15" (TOTAL SETBACK 90"). THE EXTERNAL BUFFERS AND BUILDING SETBACKS ARE ESTABLISHED IN ACCORDANCE WITH THE JAMES CITY ZONING ORDINANCE (CH.24, ART.1A, DIV.1: RESIDENTIAL CLUSTER DEVELOPMENT).
6. OLDE TOWNE TIMESHARES AT WILLIAMSBURG SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF DESIGNATED OPEN SPACE AREAS. MAINTENANCE OF PUBLIC USE FACILITIES SHALL BE IN ACCORDANCE WITH SPECIAL USE PERMIT REQUIREMENTS.
7. ALL TREES TO BE PRESERVED SHALL BE PROTECTED IN ACCORDANCE WITH THE STANDARDS OF THE JAMES CITY COUNTY ZONING ORDINANCE, SEC. 30-50C.
8. THE RT. 688 FRONTAGE SHALL BE LANDSCAPED BY THE DEVELOPER WITH APPROPRIATE COMBINATIONS OF NATIVE TREES, SHRUBS, GRASSES AND GROUND COVERS. EXISTING NATURAL TREES PRESERVED AND PROTECTED IN SUCH AREAS, AND SERVING TO PROVIDE AN EFFECTIVE SCREEN, THE ENTRANCE SHALL BE LANDSCAPED BY THE SUBDIVIDER IN ACCORDANCE WITH JAMES CITY COUNTY.
9. STREETSCAPE GUIDELINES FOR LOW DENSITY RESIDENTIAL CLUSTER DEVELOPMENTS. THE DEVELOPER SHALL PLANT STREET TREES IN ACCORDANCE WITH JAMES CITY COUNTY STREETSCAPE GUIDELINES.
10. GUIDELINES FOR LOW DENSITY RESIDENTIAL CLUSTER DEVELOPMENTS. STREET TREES WILL BE PLACED PRIMARILY IN PARKING ISLANDS, WHERE UTILITY CONFLICTS DO NOT EXIST. BUILDINGS WILL BE LANDSCAPED IN ACCORDANCE WITH JAMES CITY COUNTY CASE NO. SUP-18-99 ORDINANCES.
11. ENTRANCE IMPROVEMENTS PROVIDED ON OLDE TOWNE ROAD FOR ACCESS: USING 35 MPH DESIGN SPEED, WIDENING FOR LEFT TURN ON BOTH SIDES, A RIGHT TURN LANE (150' STORAGE, 100' TAPER) AND A LEFT TURN LANE (150' STORAGE, 185' TAPER).
12. PATHS SHALL BE PROVIDED PER SEC. 24-540 PARAGRAPH (3)(A). SIDEWALKS SHALL BE PROVIDED ADJACENT TO BUILDINGS AND PARKING AREAS ONLY.
13. IN ACCORDANCE WITH ORD. SEC. 24-540(a)(3)(b)(2), AND TO FACILITATE LOW IMPACT DEVELOPMENT TECHNIQUES, CURBS & GUTTER WILL BE PROVIDED IN PARKING AREAS ONLY. VEGETATED SWALES WILL BE CONSTRUCTED ADJACENT TO PRIVATE ROADS.
14. ALL ROADS WITHIN OLDE TOWNE TIMESHARES AT WILLIAMSBURG SHALL BE PRIVATE, AND WILL BE BUILT IN ACCORDANCE WITH JAMES CITY COUNTY REQUIREMENTS.
15. THIS PROJECT IS SITUATED IN SUB WATERSHEDS OF POWHATAN CREEK. MAJORITY OF SITE IS IN SUB WATERSHED 207 (UPPER CHESL. RUN), CATCHMENT 207-101-2. A SMALL PORTION OF SITE IS IN SUB WATERSHED 208 (UPPER LONGHILL SWAMP), CATCHMENT 208-301-2.
16. THE BICYCLE TRAIL ALONG OLDE TOWNE ROAD WAS ADDRESSED IN THE SUBMISSION OF "SP 33-03-THE COLUMBES AT WILLIAMSBURG ENTRANCE ROAD".



DEVELOPMENT STATISTICS				NEW MASTER PLAN SUMMARY					
	ACRES	%		APPROVED PLAN SUMMARY		PROPOSED PLAN SUMMARY		DEFERENCE	EXPLANATION
TOTAL SITE	130.40	100.00		ACRES	% OF TOTAL SITE	ACRES	% OF TOTAL SITE	ACRES	
STREAMS	0.14			10.03	7.80	10.08	7.71	+0.03	COLLECTOR RD. & REC. PARKING
AREAS SUBJECT TO FLOODING	20.74			9.49	7.28	9.92	7.61	+0.43	LOWER DENSITY
RPA NOT IN FLOODWAY	0.80			0.32	0.25	1.10	0.84	+0.78	
STEEP SLOPES (> 25%)	1.89			2.43	1.86	0.00	0.00	-2.43	NO IMPACT TO WETLANDS
SUBTOTAL NONDEVELOPABLE AREA:	23.47	18.00		23.47	18.00	31.26	23.97	+7.79	ABOL. DESIGNATED WETLAND AREA
NET DEVELOPABLE AREA	106.93	82.00		82.81	63.83	31.71	24.32	-28.10	BUFFER, SETBACKS
DENSITY CALCULATIONS				23.71	18.18	46.12	35.37	+22.41	
COMPREHENSIVE PLAN DESIGNATION				0.00	0.00	0.23	0.18	+0.23	
	MINIMUM	GROSS DENSITY ALLOWABLE BASE	MAXIMUM	UNIT BLDG					
LOW DENSITY RESIDENTIAL	0.00	2.00	4.00	TOTAL AREA	[130.28] 130.40	130.40	100.00		
*GROSS DENSITY = 365 UNITS / 130.4 ACRES = 2.8 UNITS PER ACRE. FOR PURPOSES OF CALCULATING GROSS DENSITY, THE TOTAL ACREAGE OF THE SITE WAS USED BECAUSE THE TOTAL NONDEVELOPABLE AREA WAS LESS THAN 35%.				IMPERVIOUS COVER	ACRES	% OF TOTAL SITE	ACRES	% OF TOTAL SITE	ACRES
UNITS TYPES				BUILDINGS	9.81	7.52	10.48	8.04	+0.67
A	A - 4 UNIT TWO STORES			ROADS & PARKING	10.03	7.80	10.06	7.71	+0.03
A1	A1 - 6 UNIT THREE WITH WALK OUT BASEMENT			POOL / TENNIS	0.69	0.53	0.77	0.59	+0.08
B	B - 8 UNIT TWO STORES			TOTAL IMPERVIOUS	20.53	15.65	21.31	16.34	+0.78
				% OF TOTAL SITE IN IMPERVIOUS	0.48		0.00		-0.48
				WETLAND IMPACT	1.03		0.00		-1.03
				RPA IMPACTS					
				PARKING SPACES PROVIDED:					
				UNIT PARKING SPACES	719		668		
				COMMUNITY REC CENTER PARKING SPACES	135		117		
				TOTAL PARKING SPACES	854		785		
				PARKING NOTE:					
				PARKING SPACES REQUIRED 365 UNITS @ 1.50 SPACES/UNIT (OTHER RESIDENTIAL UNITS)					
				PARKING SPACES PROVIDED 365 UNITS @ 1.75 SPACES/UNIT					

OLDE TOWNE TIMESHARES
The Berkeley Group
James City County
Virginia

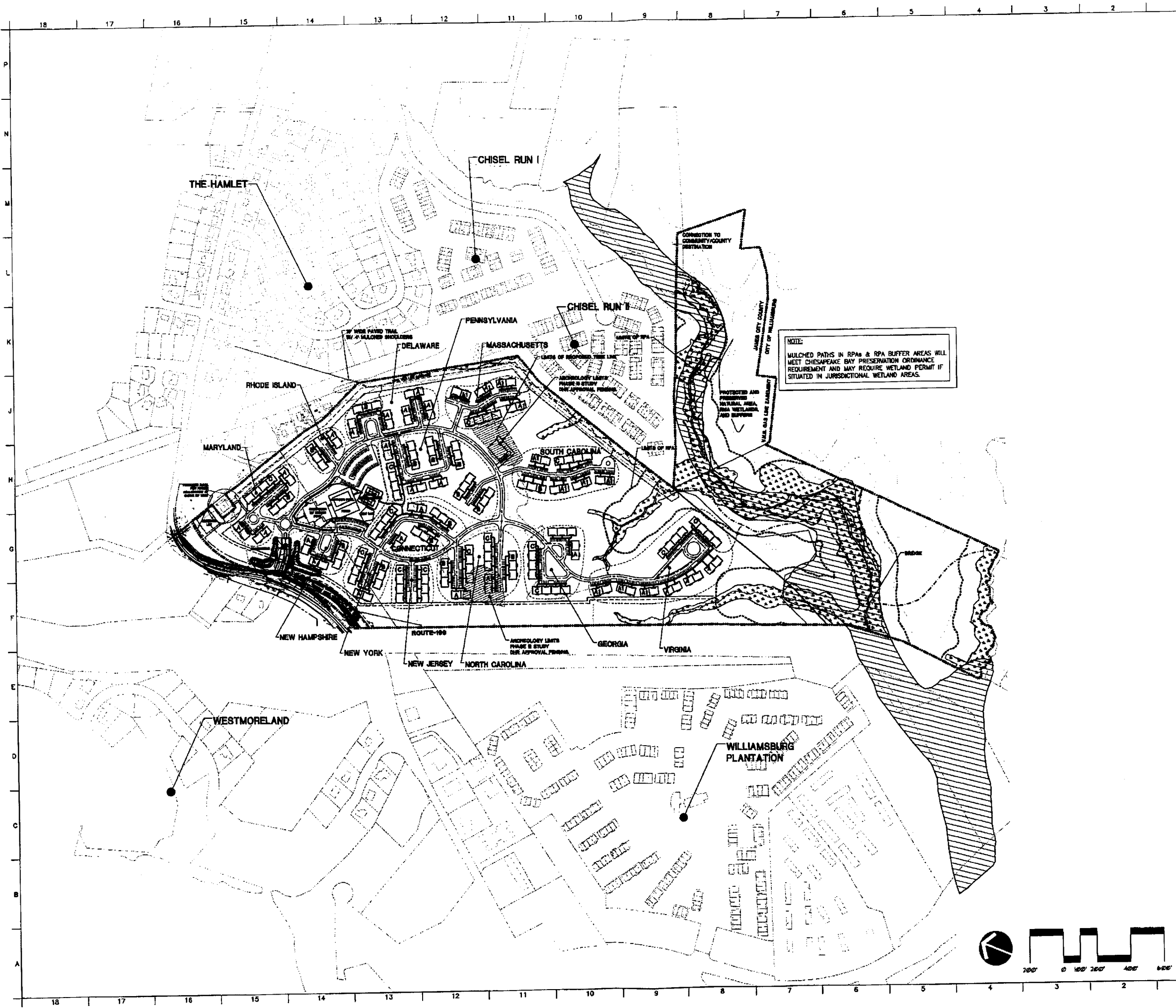
DESIGN:
L. J. L. / R.G.
DRAWN:
B. CABRERA
CHECKED:
R. GRAY, JR.

REVISIONS:
APPROVED BY COUNTY COM.
APPROVED BY COUNTY COM.

DATE:
JUL 2004
JOB NO.: 12613-04
CADD NO.: 12613M-001
DRAWING TITLE:
COVER
SHEET
SHEET NO.
M-001

Box 11/8/05

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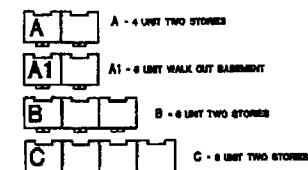
McKINNEY AND COMPANY
planning
design
construction
MAIN OFFICE
10000 HALLS CREEK AVE.
JAMES CITY, VIRGINIA 23176
(800) 441-1111
www.mckinney.com

OLDE TOWNE TIMESHARES

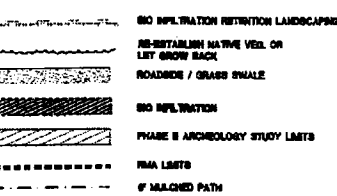
The Berkley Group
James City County
Virginia

DESIGN: L.J.H. / R.G.
DRAWN: B. CABRERA
CHECKED: R. GRAY, JR.
REVISIONS:
APPROVED BY COUNTY COM.
APPROVED BY COUNTY COM.
DATE: Jan 2004
JOB NO. 0243-04
CAD NO. 285101.dwg
DRAWING TITLE:
OVERALL MASTER PLAN
SHEET NO.
M-101

UNITS TYPES



LEGEND



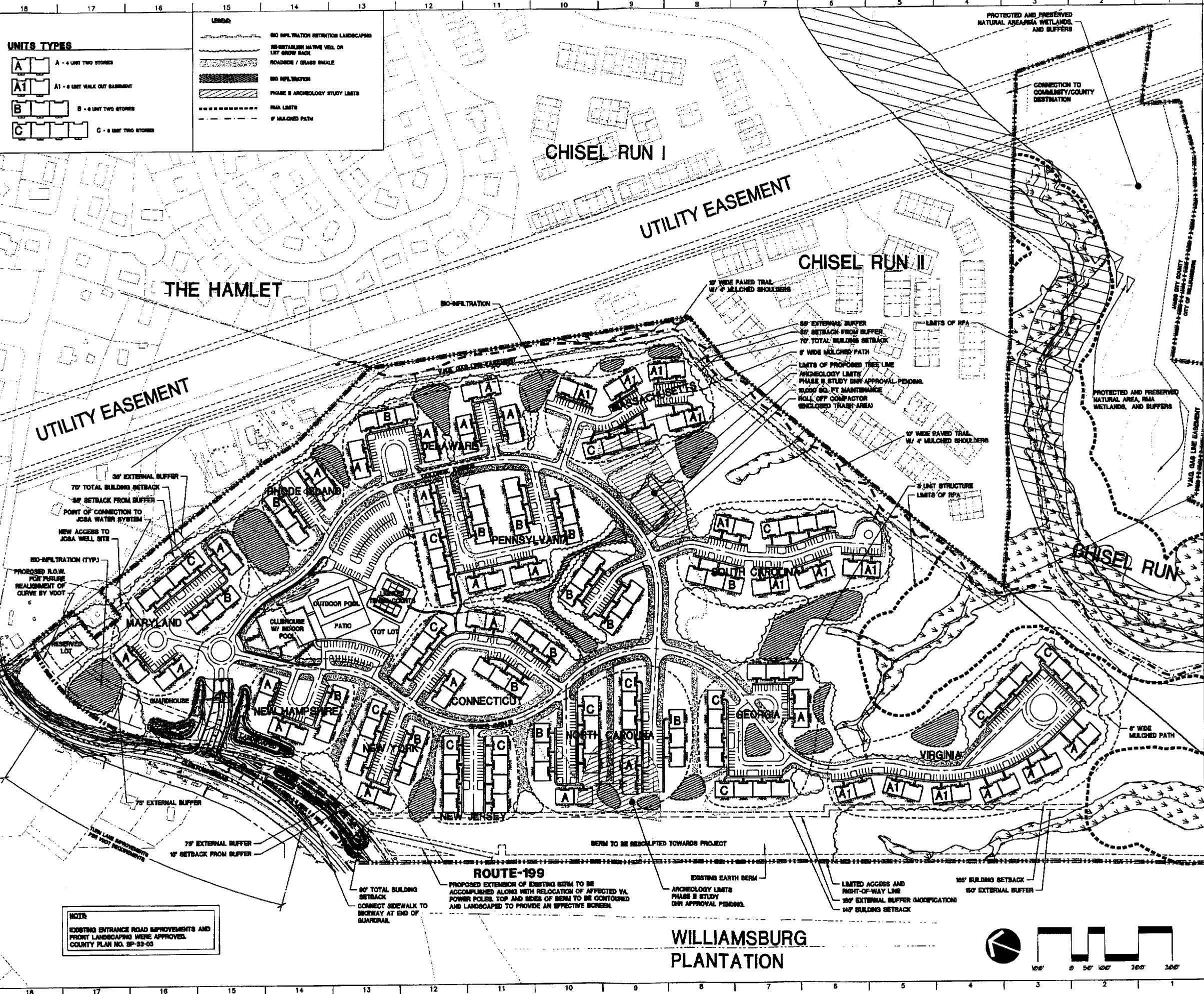
CHISEL RUN I

UTILITY EASEMENT

CHISEL RUN II

THE HAMLET

UTILITY EASEMENT



NOTES
EXISTING ENTRANCE ROAD IMPROVEMENTS AND FRONT LANDSCAPING WERE APPROVED.
COUNTY PLAN NO. 09-03-03

WILLIAMSBURG
PLANTATION



**MCKINNEY
AND
COMPANY**
planning
design
construction
MAIN OFFICE
10000 BARNES RD.
JAMES CITY COUNTY, VA 23060
WILLIAMSBURG OFFICE
4000 LAFAYETTE CHASE, SUITE 100
WILLIAMSBURG, VA 23186
www.mckinneyandcompany.com

OLDE TOWNE TIMESHARES
The Berkley Group
James City County
Virginia

DESIGN:
L.H. / R.G.
DRAWN:
B. CABRERA
CHECKED:
R. GRAY
REVISIONS:
APPROVED COUNTY COM.
APPROVED COUNTY COM.
DATE:
Jan 2004
JOB NO. 12619-04
C/D NO. 090602.00
DRAWING TITLE:
MASTER
PLAN
SHEET NO.
M-102

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CONCEPTUAL SITE PLAN AMENDMENT OF

THE COLONIES AT WILLIAMSBURG

WILLIAMSBURG PLANTATION, INC.
JCC PLAN C-0065-2016

JAMES CITY COUNTY

JAMESTOWN MAGISTERIAL DISTRICT

VIRGINIA

STATISTICAL INFORMATION

PROPERTY ADDRESS	5350 OLDE TOWNE ROAD
TAX MAP No.	3240100026A
ZONING	R2 GENERAL RESIDENTIAL
TOTAL SITE AREA	130.26
CURRENT USE	TIMESHARE RESORT
PROPOSED USE	TIMESHARE RESORT
WATER	PUBLIC
SEWER	PUBLIC
HYDROLOGIC UNITS	
SUBWATERSHED	POWHATAN CREEK (JL31)
WATERSHED	JAMES RIVER-POWHATAN CREEK (JL-G)
SUBBASIN	LOWER JAMES
AREA OF SITE AMENDMENT	64,964 S.F. / 1.49 AC.
APPROVED IMPROVEMENTS	
IMPERVIOUS SURFACES	37,793 S.F. / 0.87 AC.
MANAGED TURF	27,171 S.F. / 0.62 AC.
PROP. SITE COVER	
IMPERVIOUS SURFACES	42,198 S.F. / 0.97 AC.
MANAGED TURF	22,766 S.F. / 0.52 AC.
PARKING SPACES	
BASED ON OCCUPANCY LOAD FOR THE SWIMMING POOL AND SURROUNDING POOL (DECK IN ACCORDANCE WITH IBC TABLE 1004.1.1:)	
POOL AREA – 4,140 S.F.	
OCCUPANCY – 1 PER 50 S.F. = MAX OCCUPANCY OF 82	
POOL DECK AREA – 4,960 S.F.	
OCCUPANCY – 1 PER 15 S.F. = MAX OCCUPANCY OF 330	
TOTAL FACILITY OCCUPANCY = 412	
PARKING PROVIDED AS APPROXIMATELY 1 SPACE FOR EVERY 5 OCCUPANTS	
412 / 80 = 5.2	

GENERAL NOTES:

1. THE POOL WATER SERVICE SHALL HAVE ITS OWN BACKFLOW PREVENTER.
2. JCSA WILL ONLY ACCEPT FILTERED BACKWASH WATER FROM THE PROPOSED POOL AND AQUATIC EQUIPMENT INTO THE SANITARY SEWER SYSTEM.
3. THIS PROPERTY IS SUBJECT TO A SPECIAL USE PERMIT CONDITIONS ASSOCIATED WITH SUP-0021-2005.

STORMWATER MANAGEMENT NOTE:

PARKING BAYS FOR NEW PARKING AREAS WILL BE CONSTRUCTED OF IMPERMEABLE CONCRETE OR PAVERS.

BEFORE DIGGING CALL "MISS UTILITY"
OF VIRGINIA AT 811

VICINITY MAP

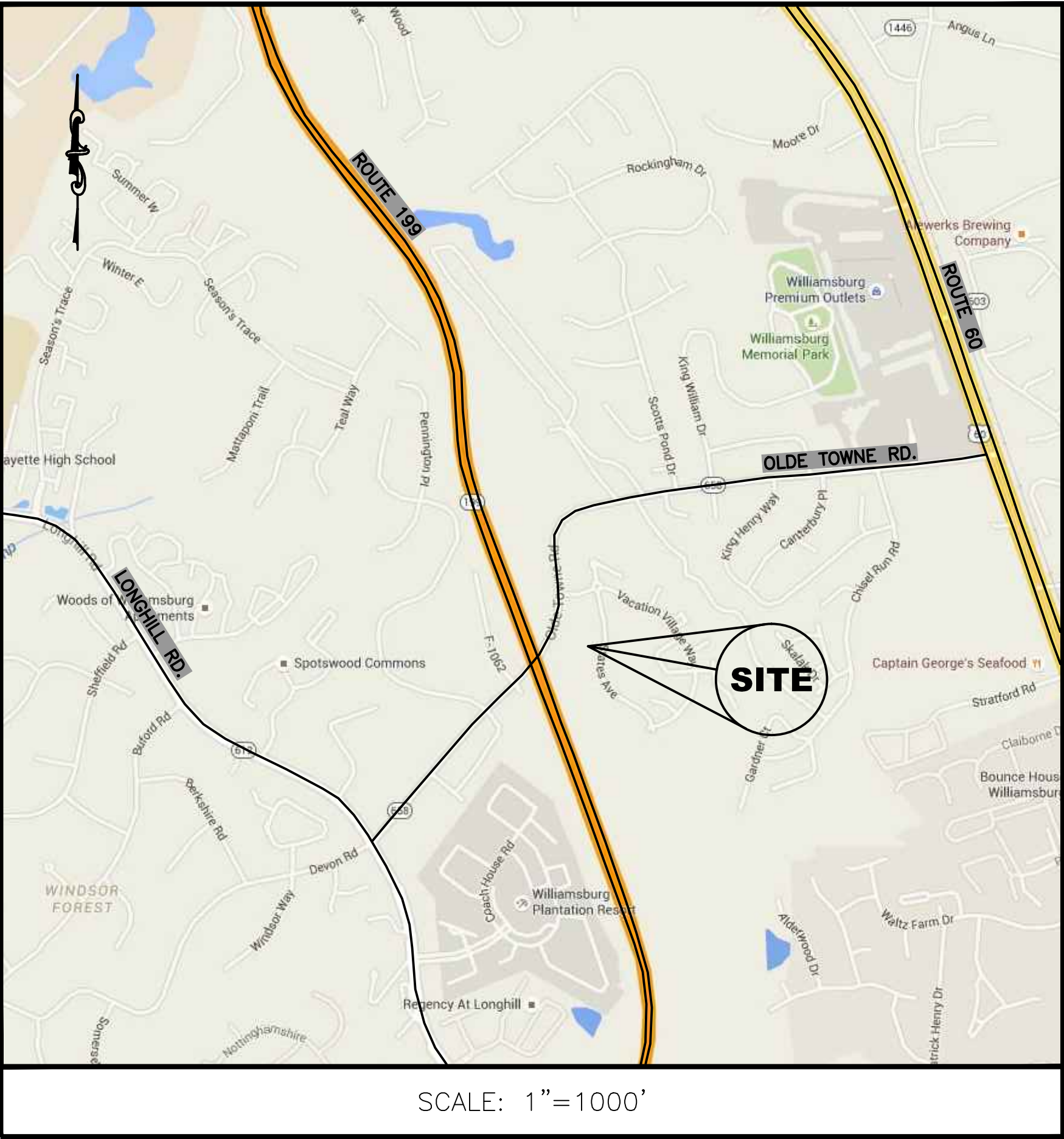
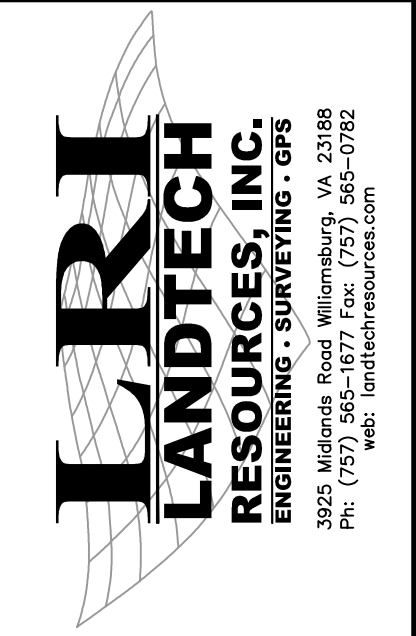


TABLE OF CONTENTS

SHEET NO.	SHEET TITLE
C001	COVER
C100	EXISTING CONDITIONS
C200	APPROVED DEV PLAN IMPROVEMENTS
C300	REVISED LAYOUT

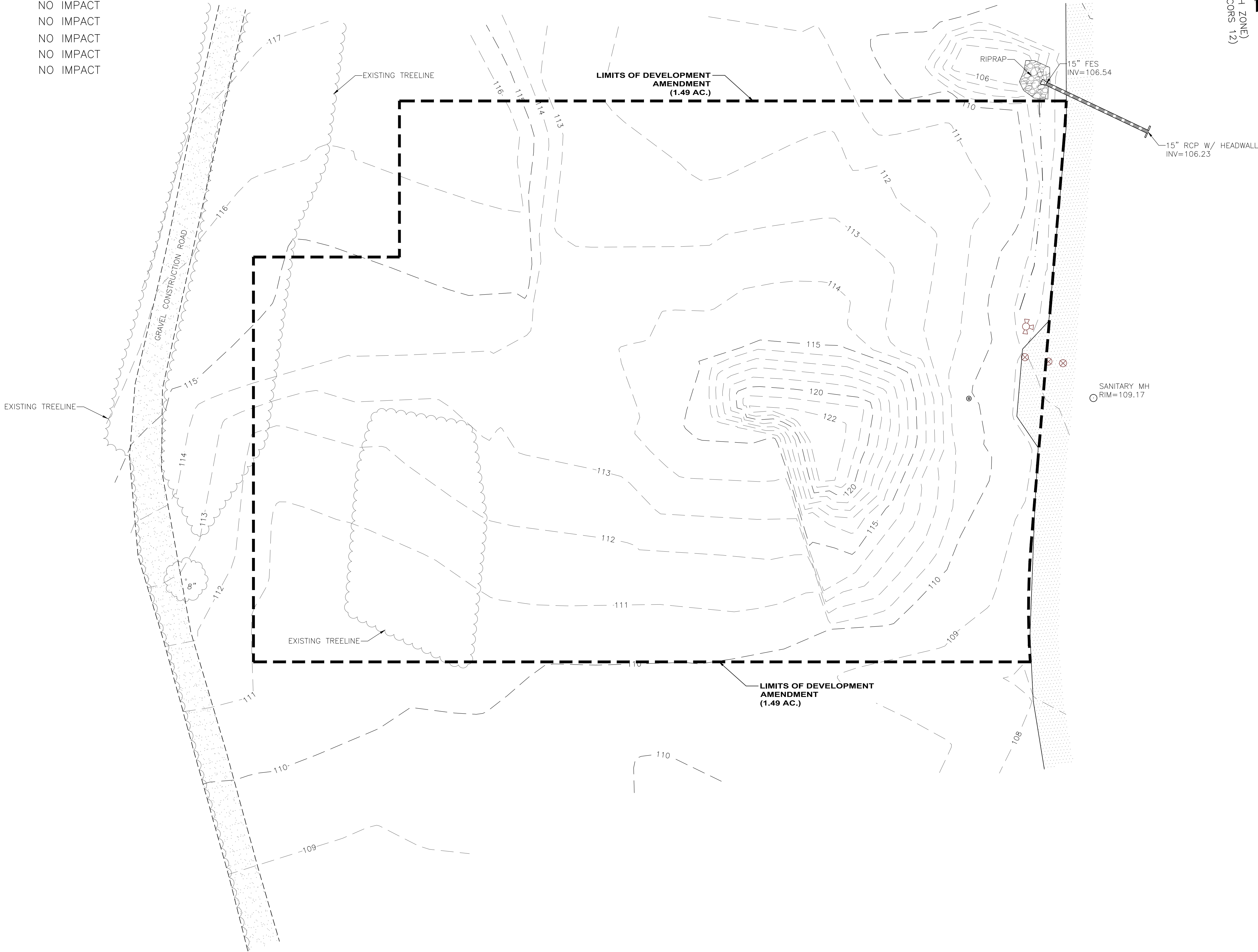
THE OWNER/DEVELOPER, WILLIAMSBURG PLANTATION INC, DESIRES TO PRESERVE THE PREVIOUSLY APPROVED PROJECT DENSITY OF 365 UNITS, HOWEVER WISHES TO DEFER ASSIGNMENT OF THESE 18 DISPLACED UNITS FROM NEW YORK AVENUE IN FUTURE SUBMISSIONS.

NO.	DATE	REVISION / COMMENT / NOTE
1	08/17/2016	REVISED PER COUNTY REVIEW



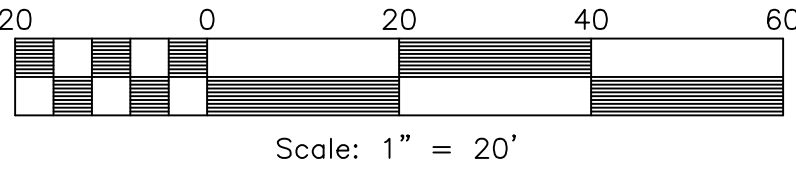
ENVIRONMENTAL INVENTORY

COMPONENT	PRESENT	IMPACT
TIDAL WETLANDS	NOT PRESENT	NO IMPACT
TIDAL SHORES	NOT PRESENT	NO IMPACT
NONTIDAL WETLANDS IN RPA	NOT PRESENT	NO IMPACT
100-FOOT RPA BUFFER	NOT PRESENT	NO IMPACT
NONTIDAL WETLANDS IN RMA	NOT PRESENT	NO IMPACT
100-YEAR FLOODPLAIN	NOT PRESENT	NO IMPACT
SLOPES 25% OR GREATER	NOT PRESENT	NO IMPACT



VIRGINIA STATE PLANE
COORDINATE SYSTEM
(VA SOUTH ZONE)
(NAD 83)(CORS 12)

BEFORE DIGGING CALL "MISS UTILITY"
OF VIRGINIA AT 811



CONCEPTUAL SITE PLAN AMENDMENT OF
THE COLONIES AT WILLIAMSBURG
WILLIAMSBURG PLANTATION, INC.

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	08/17/2016	REVISED PER COUNTY REVIEW



LRI LANDTECH
RESOURCES, INC.
ENGINEERING - SURVEYING - GPS
3025 Midway Road, Williamsburg, VA 23198
Ph: (757) 565-1677 Fax: (757) 565-0782
web: landtechresources.com

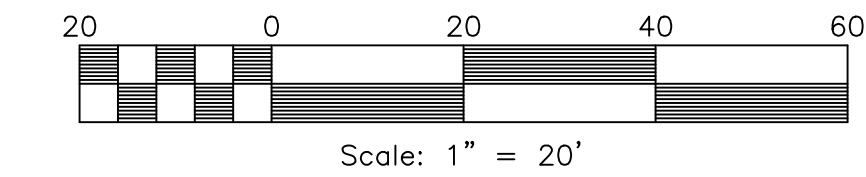
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DATE: 07-28-2016

JOB: 06-039

DRAWN BY: CMH

C100
EXISTING
CONDITIONS



**BEFORE DIGGING CALL "MISS UTILITY"
OF VIRGINIA AT 811**

VIRGINIA STATE PLANE
COORDINATE SYSTEM
(VA SOUTH ZONE)
(NAD 83)(GORS 12)



CONCEPTUAL SITE PLAN AMENDMENT OF
THE COLONIES AT WILLIAMSBURG
WILLIAMSBURG PLANTATION, INC.

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
1	08/17/2016	REVISED PER COUNTY REVIEW

MATTHEW H. CONNOLLY
Lic. No. 48347
08/17/2016
PROFESSIONAL ENGINEER

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LANDTECH
RESOURCES, INC.
ENGINEERING - SURVEYING - GPS
3025 Midway Road, Williamsburg, VA 23198
Ph: (757) 565-1677 Fax: (757) 565-0782
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SCALE: 1" = 20'

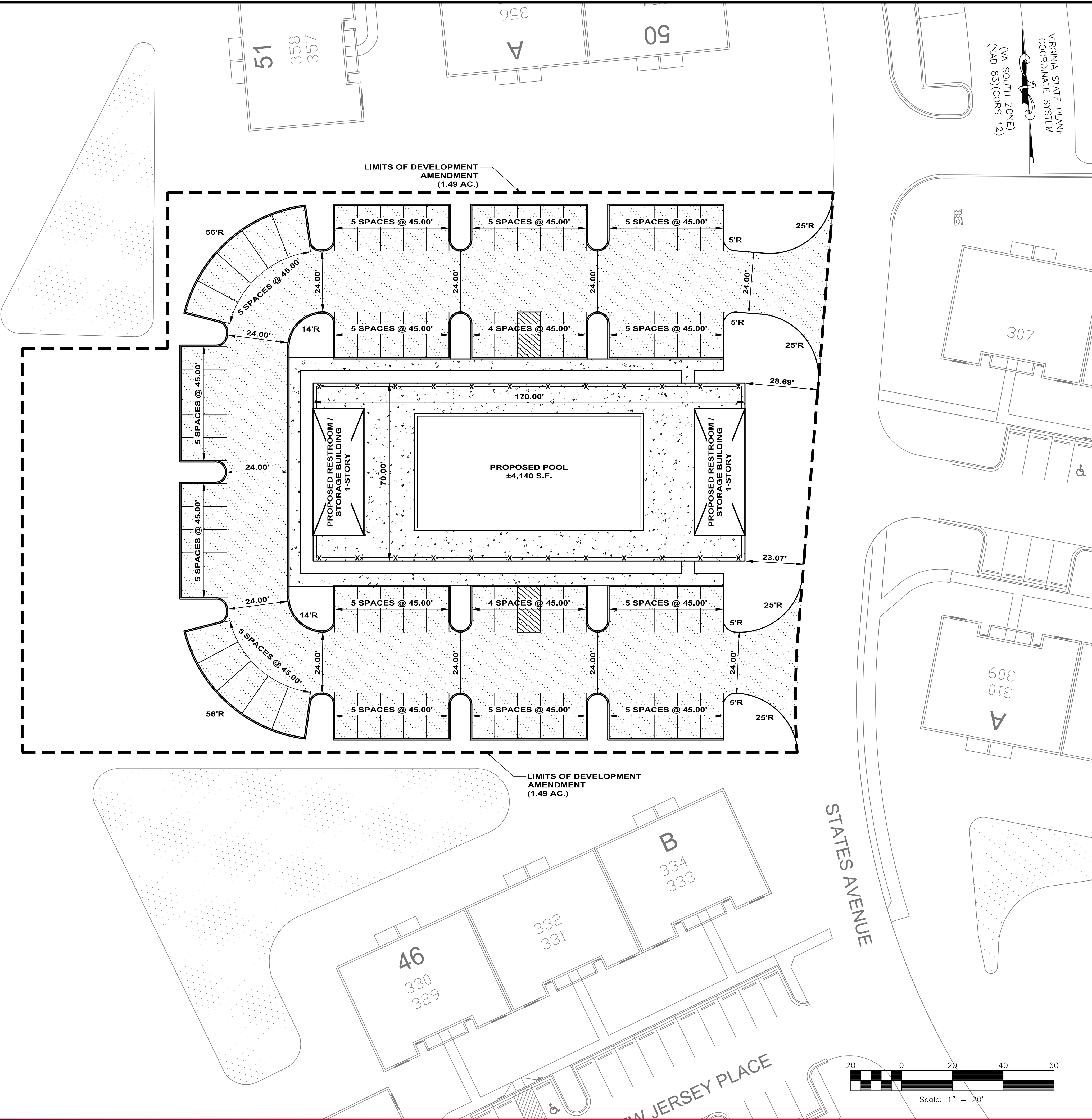
DATE: 07-28-2016

JOB: 06-039

DRAWN BY: CMH

C200
APPROVED
DEVELOPMENT PLANS
IMPROVEMENTS
03 of 04

- NOTES:**
- ALL RADII ARE 4.5' UNLESS OTHERWISE NOTED
 - ALL MEASUREMENTS ARE TO FACE OF CURB



**BEFORE DIGGING CALL "MISS UTILITY"
OF VIRGINIA AT 811**

CONCEPTUAL SITE PLAN AMENDMENT OF
THE COLONIES AT WILLIAMSBURG
WILLIAMSBURG PLANTATION, INC.

JAMES CITY COUNTY JAMESTOWN DISTRICT VIRGINIA

NO.	DATE	REVISION	COMMENT	NOTE
1	08/17/2016		REVISED PER COUNTY REVIEW	

COMMONWEALTH OF VIRGINIA
MATTHEW H. CONNOLEY
Lic. No. 48347
08/17/2016
PROFESSIONAL ENGINEER

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RESOURCES, INC.
ENGINEERING • SURVEYING • GPS
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SCALE: 1" = 20'

DATE: 07-28-2016

JOB: 06-039

DRAWN BY: CMH

C300
REVISED LAYOUT

04 of 04

ITEM SUMMARY

DATE: 8/31/2016

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Proposed changes to the adopted Master Plan for the Warhill Sports Complex

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Proposed master plan	Exhibit
▣	Adopted master plan	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	8/25/2016 - 4:20 PM
Development Review Committee	Secretary, DRC	Approved	8/25/2016 - 4:48 PM
Publication Management	Burcham, Nan	Approved	8/25/2016 - 4:50 PM
Development Review Committee	Secretary, DRC	Approved	8/25/2016 - 4:50 PM

MEMORANDUM

DATE: August 31, 2016

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Warhill Sports Complex Master Plan Amendment

The Department of Parks and Recreation has submitted an exhibit (Attachment No. 1) proposing certain changes to the Master Plan for Warhill Sports Complex, located at 5700 Warhill Trail. Of specific note, the update includes:

- The addition of a running center (labeled as “P” on the exhibit) consisting of a multi-purpose room, office space, restrooms and a multi-sports field;
- The relocation of the indoor sports facility (labeled as “G2” on the exhibit and on the adopted 2004 Master Plan) closer to the football stadium and the parking in that area. The indoor sports facility is envisioned as a multipurpose facility with emphasis on volleyball and basketball practices and tournaments; and
- Other changes which include the removal of the paved multi-use trail and shared parking from a power line easement, removal of picnic areas and removal of the greenway access to Centerville Road (labeled as “N1,” “H,” “I” and “K2” respectively on the adopted Master Plan).

The current Master Plan for the Warhill Complex was adopted by the Board of Supervisors on July 13, 2004. On February 24, 2016, the Development Review Committee (DRC) reviewed and recommended approval of a request to find the addition of a swimming pool at the Williamsburg Sport Indoor Center consistent with the 2004 Warhill Sports Complex Master Plan. In preparation for submission of a Special Use Permit/Master Plan amendment to address the items above, the applicant has requested that this item be placed on the DRC agenda in order to discuss the project and obtain input from the DRC members prior to consideration by the Planning Commission and Board of Supervisors.

JR/ab
WSCMstrPlanAmend-mem

Attachments:

1. Exhibit showing proposed changes to the Warhill Sports Complex Master Plan
2. Adopted Warhill Sports Complex Master Plan

2016 Warhill Sports Complex Master Plan



A- Baseball Complex
5 Baseball Fields, lighted
1 Multiuse Field for T-ball
Parking- 260-400 Spaces
Concession/Rest Room Building

B- Softball Complex
4 Large Softball/Baseball Fields
Parking- 260-400 Spaces
Concession/Rest Room Building

C- Soccer Complex
8 Soccer Fields, adjustable orientation
Parking- 440 Spaces
Concession/Rest Room Building

D- Stadium Complex
Football, Soccer, Track and Field, lighted
600-1000 Stadium parking, some shared,
some available in the utility corridor (N1)

E- Sports Field Complex
2 Multi-purpose Practice Fields
1 Lighted Competition Field
Bleachers for 500
Concession/Rest Room Building
Parking - 160 Spaces

F- Multi-purpose Field Complex
8 Multi-purpose Fields,
adjustable orientation, lighted
Parking - 400 Spaces
Concession/Rest Room Building

G1- Existing WISC Building

G2- Proposed Indoor Sports Facility

H- Unprogrammed Open Space

I- Unprogrammed Open Space

J1- Unprogrammed Open Space

J2- Unprogrammed Open Space

J3- Unprogrammed Open Space

J4- Unprogrammed Open Space

J5- Unprogrammed Open Space

K1- Multiuse Nature Trail, soft surface, 3.5 Miles around park perimeter with connections to Lafayette High School, Seasons Trace, and other neighborhoods

L- Paved Multiuse Trail in utility corridor

M- Paved Multiuse Trails around Soccer Complex- 1 mile
and Baseball/Softball Complex- 1-mile

N1- Existing Paved Multiuse Trail

N2- Unprogrammed Open Space capable of supporting additional stadium parking.

N3- Dominion Power Substation

O- Two options for a secondary park access to Centerville Road for park expansion,
stadium and future high school development.
Vehicular control needed to prevent cut-through to Centerville Road,
but open for secondary emergency access in accordance with the VDOT Dam Agreement.

P- Running Center, multi-purpose room, office space, restrooms, multi-sports field

Q- BMX Park

1 inch = 700 feet
0 700 1,400 Feet

8/23/2016

Warhill Sports Complex 2004 Master Plan



- A Baseball Complex**
5 Baseball Fields, lighted
1 Multisport Field for T ball
Parking 250 400 Spaces
Concession/Venue House Building
- B Softball Complex**
4 Large Softball/Baseball Fields
Parking 250 400 Spaces
Concession/Venue House Building
- C Soccer Complex**
2 Soccer Fields, adjustable orientation
Parking 400 Spaces
Concession/Venue House Building
- D Stadium Complex**
Baseball, Soccer, Track and Field, lighted
600 1000 Stadium parking, some shared, some available on the utility corridor (N1)
- E Sports Field Complex**
2 Multi purpose Fields 1 mile
1 Lighted Competition Field
10 Trackers for 500
Concession/Venue House Building
Parking 160 Spaces
- F Multi purpose Field Complex**
8 Multi purpose Fields, adjustable orientation, lighted
Hockey 400 Spaces
Concession/Venue House Building
- G1 Existing WHS Building**
G2 Proposed Indoor Sports/Track/Field Facility

- H Picnic Area**
4 (or more) Picnic Shelters
Loop Road with Parking on shoulder
Access to 3 Ponds
Picnic Benches
Nature Trail around Pond
Playground
Volleyball and Basketball Courts
Flowerbeds
Multi Purpose Fields and Open Meadows
Nature Center with Reptile House
Walking Platforms and Piers
- I Picnic Area**
Picnic Shelters
Loop Road with Access to Pond
Picnic Benches
Parking Shelters on the Loop
Nature Trail around Pond
Playground
Open Meadows
Walking Platforms and Piers
- J1 Unprogrammed Open Space**
J2 Unprogrammed Open Space
J3 Unprogrammed Open Space
J4 Unprogrammed Open Space
J5 Unprogrammed Open Space
- K1 Multisport Nature Field, soft surface, 1/2 mile around park perimeter with connections to Lafayette High School, Houses Thru, and other neighborhood**
K2 Greenway access to Centerville Road

- L Travel Multisport Trail on utility corridor**
M Travel Multisport Trail around Soccer Complex 1 mile and Baseball/Softball Complex 1 mile
N1 Proposed joint development of shared parking between the stadium and future high school development on the remaining Warhill property within the Highway 1 to Highway 101 corridor
N2 Unprogrammed Open Space capable of supporting additional stadium parking
N3 Recreation Power Substation
O Two options for a secondary park access to Centerville Road for peak expansion, stadium and future high school development. Vehicular control reached in present cut through in Centerville Road, but open for secondary emergency access in accordance with the VDOT 11th Agreement
P Maintenance area 1/2 acre for maintenance, storage, and park headquarters/venue information
Q BMX Park
Master Plan Summary
1996 Master Plan included A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ

1" = 1/4 mile (400 feet)