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
June 20, 2018
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. May 23, 2018 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. C-0038-2018. Chickahominy Riverfront Park Improvements
2. C-0025-2018. Forest Heights/Neighbors Drive Rezoning Amendment

F. ADJOURNMENT

AGENDA ITEM NO. C.1.

ITEM SUMMARY

DATE: 6/20/2018

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: May 23, 2018 Meeting Minutes

ATTACHMENTS:

	Description	Type
	May 23, 2018 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	6/13/2018 - 12:03 PM
Development Review Committee	Holt, Paul	Approved	6/14/2018 - 8:35 AM
Publication Management	Burcham, Nan	Approved	6/14/2018 - 8:37 AM
Development Review Committee	Holt, Paul	Approved	6/14/2018 - 8:39 AM

M I N U T E S
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 23, 2018
4:00 PM

A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:
Rich Krapf, Chair
Danny Schmidt
Frank Polster
Jack Haldeman

Staff:
Ellen Cook, Principal Planner

C. MINUTES

1. April 18, 2018 Meeting Minutes

Mr. Danny Schmidt made a motion to approve the minutes.

The minutes were approved by a vote of 3-0-1 with Mr. Jack Haldeman abstaining, as he was not present at the meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0039-2018. Stonehouse 2018 Proposed Master Plan Amendment

Mr. Rich Krapf opened the discussion.

Ms. Ellen Cook presented the Stonehouse 2018 Proposed Master Plan Amendment to the Development Review Committee.

Mr. Timothy Trant, Kaufman and Canoles, PC, stated that he was working with the Stonehouse Home Owners Association (HOA) to meet with residents. He stated that a meeting with the residents would occur once the elections for the HOA were finished. He stated that approximately 4,500 acres were currently undeveloped. He stated that access through Sycamore Landing Road was not a likely route. He stated that there was an additional entrance to Stonehouse through Six Mount Zion. He stated that a town square was added to the Master Plan. He stated that the town square would provide a recreation area and green

space. He stated that there was a current need for a middle school. He stated that outdoor recreation and trails would be added to the proposal.

Mr. Mike Etchemendy stated that the density in Tracts two and three would remain the same.

Mr. Rich Krapf stated that the 2007 Master Plan had extensive proffers. He asked if proffers would be amended.

Mr. Trant stated that the County Attorney's Office would allow amended proffers for portions of the Master Plan. He stated that traffic improvements would require a new traffic study.

Mr. Krapf stated that he would like a matrix showing the existing and the new proffers presented in an illustrative way.

Mr. Trant stated that he would provide a document at the rezoning stage.

Mr. Danny Schmidt stated that he was in favor of the recreation areas. He asked if there would be an access easement through the preservation areas.

Mr. Trant stated that the Planned Unit Development required public water and sewer to be available to the lots. He stated that the preservation areas would have a conservation easement on the property. He stated that one possible outcome would be to have smaller cluster properties with a large recreation area for the homeowners or alternatively, the property could be subdivided as large estate lots.

Mr. Frank Polster asked for more information on the conservation easement.

Mr. Trant stated that the conservation easement would limit the amount of development that would occur.

Mr. Polster stated that he favored the cluster development and leaving a larger recreation area. He stated that there was potential for relief in the Ware Creek Watershed regarding sediment buildup. Mr. Polster asked if the kayak path can be relocated.

Mr. Trant stated that he can work through the options at the next stage to provide more details.

Mr. Polster asked for more details about the school site.

Mr. Trant stated that the original school site had about 113 developable acres. He stated that the new site will have 35 developable acres. He stated that there are possibilities of public uses near the school site.

Mr. Polster stated that there may not be enough developable area with the Resource Protection Area. He asked where the additional amenities would be located that were in the original proffers.

Mr. Trant stated that fewer homes would be built resulting in less revenue to support the amenities in the original proffers.

Mr. Polster asked if affordable housing would be available.

Mr. Trant stated that the affordable housing would still be available per the original proffers.

Mr. Polster asked about the density around the recreation areas in the town center.

Mr. Etchemendy stated that there was a proposal for 100 lots.

Mr. Polster stated that he was reminded of New Town while looking at the proposal.

Mr. Etchemendy stated that Land Bay five will include both single-family and townhomes.

Mr. Trant stated that Tract nine would have a recreational vehicle storage lot.

Mr. Schmidt asked if there were any plans for shoreline stabilization.

Mr. Trant stated that the applicant would not be taking on the stabilization of the shore. He stated that if the lot was under a private ownership, they would have the ability to use the shoreline and make their own choices about stabilization.

Mr. Etchemendy stated that removing over 1,200 homes was a public benefit.

Mr. Polster agreed.

Mr. Krapf asked if there were any citizens in the room that would like to make a comment.

Mr. Bob Spencer, 9123 Three Bushel Drive, asked that the applicant meet with the residents regarding the potential development. He asked how many units would be located near the Stonehouse entrance near Old Stage Road.

Mr. Trant stated that there was not a proposal to change the land use of Land Bay five. He stated that he had made a request with the Stonehouse Board regarding meeting with the residents.

Ms. Caroline Lott, 9804 Loblolly Court, asked if the public amenities in the town square would be open to the public.

Mr. Trant confirmed that the square would be open to the public.

Ms. Lott asked who would be responsible for the maintenance costs.

Mr. Trant stated that either the County or an easement would be dedicated to a private association.

Ms. Lott asked if there would be an additional pool.

Mr. Trant stated that he did not have that information this early in the planning stage.

Mr. Krapf stated that specific questions about the project might best be handled in a community meeting.

Mr. Polster asked who would be responsible for the visitor center previously mentioned by Mr. Trant.

Mr. Trant stated that the Commercial Owners Association or the Stonehouse Owners Foundation.

Ms. Lott asked who would be responsible for the tennis courts.

Mr. Etchemendy stated that the courts could be dedicated to the County and open to the

public.

Mr. Trant stated that multi-use fields were the most popular recreational amenity in many communities.

Mr. Etchemendy stated that an activity center would help bring residents together.

Mr. Krapf asked if there were any further questions.

Upon hearing no further questions, Mr. Krapf thanked Mr. Trant and the other representatives for attending the meeting and presenting their proposal.

F. ADJOURNMENT

Mr. Polster made a motion to adjourn the meeting.

Mr. Krapf adjourned the meeting at 5:10 p.m.

Mr. Rich Krapf, Chair

Mr. Paul Holt, Secretary

AGENDA ITEM NO. E.1.

ITEM SUMMARY

DATE: 6/20/2018

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner

SUBJECT: C-0038-2018. Chickahominy Riverfront Park Improvements

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ATTACHMENTS:

	Description	Type
🗋	Staff Report	Staff Report
🗋	Attachment No. 1 Cocnceptual Plan	Exhibit
🗋	Attachment No. 2. Adopted Resolution	Exhibit
🗋	Attachment No. 3. Adopted Master Plan	Exhibit
🗋	Attachment No. 4. Shaping Our Shores report (Executive Summary and Page 4)	Exhibit
🗋	Attachment No. 5.Location Map	Exhibit
🗋	Attachment No. 6. Pictures	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	6/15/2018 - 11:29 AM
Development Review Committee	Holt, Paul	Approved	6/15/2018 - 11:40 AM
Publication Management	Burcham, Nan	Approved	6/15/2018 - 11:55 AM
Development Review Committee	Holt, Paul	Approved	6/15/2018 - 11:55 AM

CONCEPTUAL PLAN-0038-2018. Chickahominy Riverfront Park Improvements

Staff Report for the June 20, 2018, Development Review Committee

SUMMARY FACTS

Applicant:	Mrs. Nancy Ellis, James City County Parks and Recreation
Land Owner:	James City County
Proposal:	To build an additional boathouse and to relocate the RV/boat storage. Special Use Permit Condition No. 1 from Case No. SUP-0014-2009, adopted by the Board of Supervisors on November 10, 2009, states that improvements to the site shall generally be located as shown on the *Chickahominy Riverfront Master Plan*, with only changes thereto that the Development Review Committee (DRC) determines to be generally consistent with the *Master Plan and Shaping Our Shores Report*.
Location:	The north side of John Tyler Highway and bordered by the Chickahominy River and Gordon Creek
Tax Map/Parcel No.:	3430100002
Project Acreage:	+/- 140 acres
Zoning:	PL, Public Lands
Comprehensive Plan:	Open Space or Recreation
Primary Service Area:	Outside

Staff Contact: Jose Ribeiro, Senior Planner II

FACTORS FAVORABLE

1. With the proposed improvements, the proposal continues to be compatible with surrounding zoning and development.

2. The proposal is consistent with the recommendations of the *2035 Comprehensive Plan.*

FACTORS UNFAVORABLE

1. There are no unfavorable factors.

STAFF RECOMMENDATION

Approval of the request to add a second boathouse and to relocate the existing RV/Boat storage. Staff recommends that a Spill Prevention Plan be submitted for review and approval as part of the site plan approval for the RV/boat storage area.

PROJECT DESCRIPTION

The applicant has submitted a Conceptual Plan (Attachment No. 1) proposing a number of improvements such as development of a public launch area for paddle craft and public rental operations. Two of the proposed improvements are not currently shown on the adopted *Chickahominy Riverfront Master Plan*:

- An additional boathouse; and
- A storage area for RV/boats

Additional Boathouse

During the development of the *Shaping Our Shores Master Plan*, a need for a permanent boathouse was identified and subsequently included in the *Chickahominy Riverfront Master Plan.* In 2010, a site plan for the construction of the boathouse was submitted for approval. During the review of the site plan it was determined that the boathouse could not be built in the area on the Master Plan designated as "kayak/canoe launch and rowing facility with boathouse" (labeled "H") due to the presence of Resource Protection Areas (RPAs). The boathouse was built in approximately the area identified on the Master Plan as small RV camping area (labeled as "C1"). Staff notes that the second boathouse is proposed to be located next to the existing boathouse (refer to Attachment No. 1).

According to the applicant, the existing boathouse is under an exclusive lease agreement with the College of William & Mary and a second boathouse is needed in order to accommodate the needs of the Williamsburg Boat Club and the community as a whole.

Relocation of a Storage Area for RV/Boats

According with the applicant, the RV/boat storage area, currently located next to the existing boathouse was already in place prior to the County's acquisition of the property. However, this use is not identified on the *Chickahominy Riverfront Master Plan.* The applicant is seeking to relocate the RV/boat storage to a larger area south of its current location in order to allow for additional revenue to the park and to provide better services to patrons. The proposed RV/boat storage will be approximately 400 x 140 square feet and store up to 50 large RV/boats. The park fronts on John Tyler Highway, designated as a Community Character Corridor by the *2035 Comprehensive Plan*. View of the proposed storage from the public right-of-way is limited as the area along John Tyler Highway is heavily wooded (refer to Attachment No. 6).

In the *Shaping Our Shores Report*, Item No. 4.3.27 of the report states the following (refer to Attachment No. 4):

"A fenced area for seasonal boat and trailer storage was discussed and considered during the master planning of the park. Dedicating land for this type of use was determined to generally be not compatible with other park uses and that other more suitable sites exist within James City County. A storage facility of this type has several drawbacks such as poorly maintained boats and RVs may develop oil or fuel leaks directly into the soil which can go undetected indefinitely. In addition, the facility competes with private business within the county that provide storage services. If JCC were to pursue providing a fenced-in storage area, the most suitable area would be in the east side of the road leading down to the rowing facility, generally in the area where there is currently unorganized storage of boats and trailers."

However, on the executive summary of the *Shaping Our Shores Report*, there is a section titled "Plan Adoption and Board of Supervisors Guidance" which states:

"For the Chickahominy Riverfront Park the Board supported the camping mix and enhanced boating services, especially amenities that appeal to County residents in addition to visitors. Dependable revenue generators such as RV camping and boat storage were encouraged along with activities such as primitive camping that have relatively low initial investment and maintenance costs."

Staff notes that if this Master Plan consistency request is approved by the DRC, a site plan for the additional boathouse and the RV/boat storage area will be required to be submitted for review and approval. Staff recommends that a Spill Prevention Plan to address potential oil/fuel leaks associated with the RV/boat storage be submitted as part of the site plan for review and approval.

PLANNING AND ZONING HISTORY

- The Board of Supervisors approved SUP-0014-2009 for the Chickahominy Riverfront on November 10, 2009. This allowed the development of the site as a recreational complex.

- The Board of Supervisors adopted a resolution in support of the *Shaping Our Shores Master Plan* for Jamestown Beach Campground, Jamestown Yacht Basin and Chickahominy Riverfront Park, on June 9, 2009.

SURROUNDING ZONING AND DEVELOPMENT

- The project site is bordered by the Chickahominy River and Gordon Creek in the west and north and by property zoned A-1 and designated Rural Lands to the south and east. These properties are currently either undeveloped or used for single-family residential.

PUBLIC IMPACTS

1. Anticipated impact on public facilities and services: None

2. Anticipated impact on nearby and surrounding properties: None

RECOMMENDATION

Staff finds the proposed boathouse addition and the relocation of the RV/boat storage area to be generally consistent with the adopted Master Plan for *Chickahominy Riverfront* Master Plan and the *Shaping Our Shores* as it does not change the basic concept or character of the development. Staff acknowledges that the location of the existing and proposed boathouses are not exactly in the same area as shown on the Master Plan. However, given the location of RPAs next to the kayak/canoe and rowing facilities, staff finds the proposed location of the additional boathouse to be acceptable. Staff also acknowledges that the proposed location of the RV/boat storage is not shown in the Master Plan and that a recommendation was made in the *Shaping Our Shores* report against this type of use. However, the *Shaping Our Shores* report does say that if such facility is proposed, the most suitable area would be in the east side of the road leading to the rowing facility, and the proposed location is generally consistent with this description.

In addition, staff notes that the Board of Supervisors provided guidance in support of this type of use at this park when they adopted the report, and that the use itself predates any Master Plan for the park area. Please note that based on the proposed location of these facilities they may overlap with an area shown for RV camping, but there are additional RV camping areas located east of the road which could still be developed into RV camping in the future. Should the DRC find these uses consistent with the master plan, staff recommends that a Spill Prevention Plan be submitted for review and approval as part of the site plan submittal for the RV/boat storage area.

JR/nb
CP38-18ChickRvrftPkImp

Attachments:
1. Conceptual Plan
2. Adopted Resolution for SUP-0014-2009
3. Adopted *Chickahominy Riverfront Master Plan*
4. *Shaping Our Shores Report* (Executive Summary Regarding Chickahominy Riverfront Park and page 4)
5. Location Map
6. Pictures of Existing Vegetation along John Tyler Highway

C-0038-2018

PLANNING DIVISION

MAY 04 2018

RECEIVED

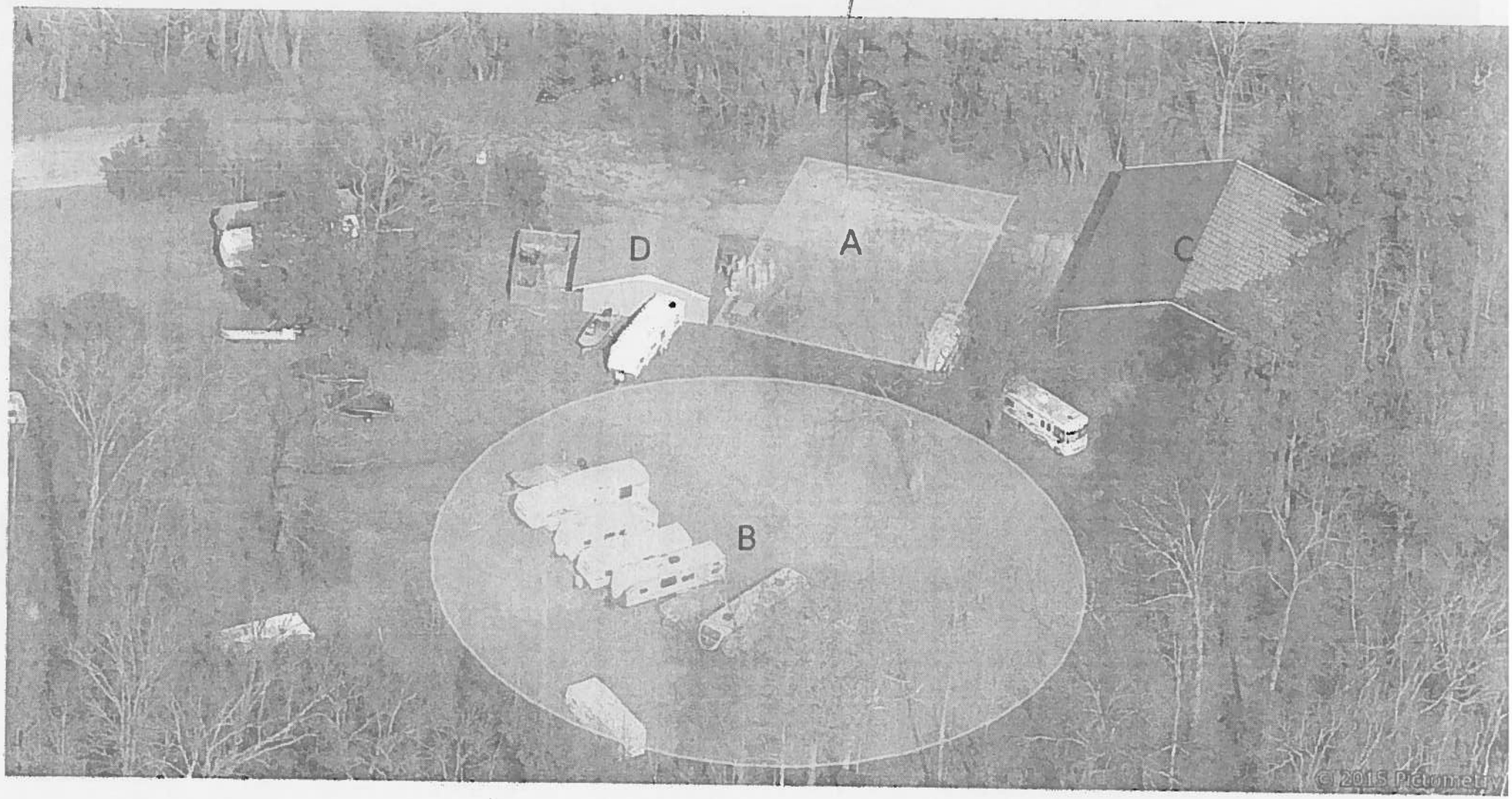
Proposed Boat House and Launch



02/01/2015 - 02/16/2015

Additional Boathouse and Parking

60x90 will trigger



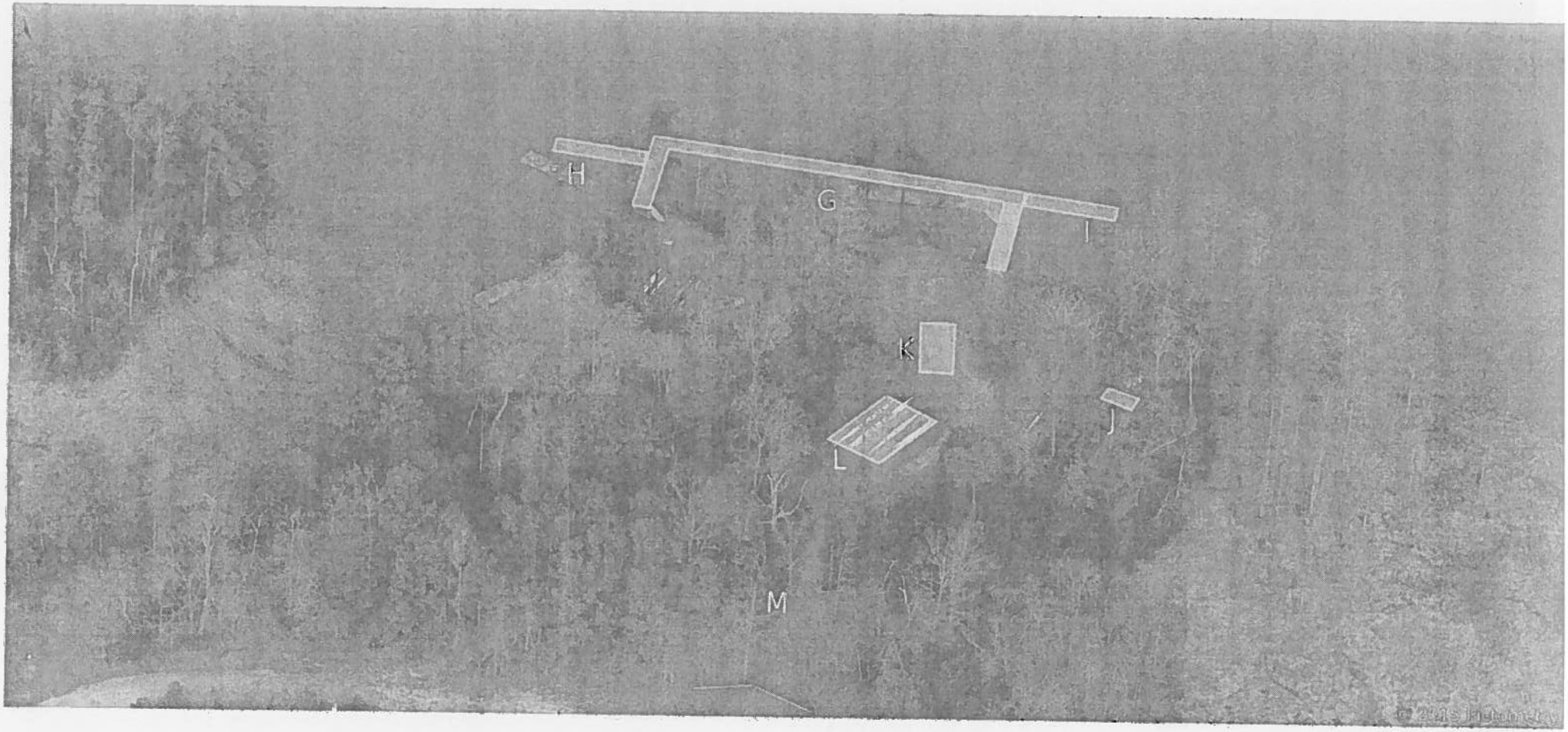
02/09/2015

Temporary RV Dry Storage



02/09/2015

Improved Launch Area



02/09/2015

Proposed Boat House and Launch

A. Additional Boathouse

a. 60' X 90' for boat storage, lockers, equipment, and training space
b. 2nd floor for additional storage
c. Rest Rooms
d. **Water, Septic, Electric required**
e. Explore possibility of roof water collection for restrooms, solar panels for electricity
f. Note: requested location 30 feet from existing boathouse will likely be too close to existing maintenance building

B. Paved loop road with Permeable Paver Parking Lot

a. Location of existing temporary RV Dry Storage
b. Existing gravel loop road resurfaced with asphalt for participant drop-off
c. Permeable paver parking for approximately 50 cars
d. Will require re-location of existing temporary RV storage

C. Existing Boathouse

D. Existing Park Maintenance Building

E. Temporary RV Dry Storage

a. 400' X 140' to house up to 50 Large RVs

F. Buffer Trees

a. Line of trees to obscure storage area from rte. 5

Proposed Boat House and Launch

G. Rowing Launch Area

a. Add pier to connect to existing floating pier in order to create rowing launch area
b. Pier spans 180' east to west, extends 60' into Gordon Creek
c. Floating pier that meets ADA requirements for "Accessible Fishing Piers & Platforms"
d. Improved, ADA accessible ramps at both launch entrances
e. Lighting at both launch entrances
f. Pylons along floating pier for stability
g. **Electric required for lights**
h. Note: the aerial photograph (from 2015) doesn't reflect the current layout of floating piers

H. Coaches Launch

I. Canoe/Kayak Launch

a. Launch point for JCC paddle craft rentals
b. Floating pier extending to accessible floating canoe/kayak launch (EZ Launch "Drive Through" model or similar)

J. Attendant Booth

a. 12'X15' attendant booth to house one attendant with desk and service window and storage of lifejackets/paddles.
b. Electricity, internet connection required

Proposed Boat House and Launch

K. Accessible Parking

a. Existing gravel area resurfaced
b. 18' X 42' asphalt pad with tire stops
c. 3 ADA Parking spaces (one Van accessible) with 5' aisles

L. Paddlecraft Storage

a. Approx. 1600 square feet area for storage of JCC rental paddlecraft (rack storage system for approx. 24 kayaks, 12 canoes, 10 Stand up paddleboards, and racks for storage rental space)

M. Paved road to Launch Area

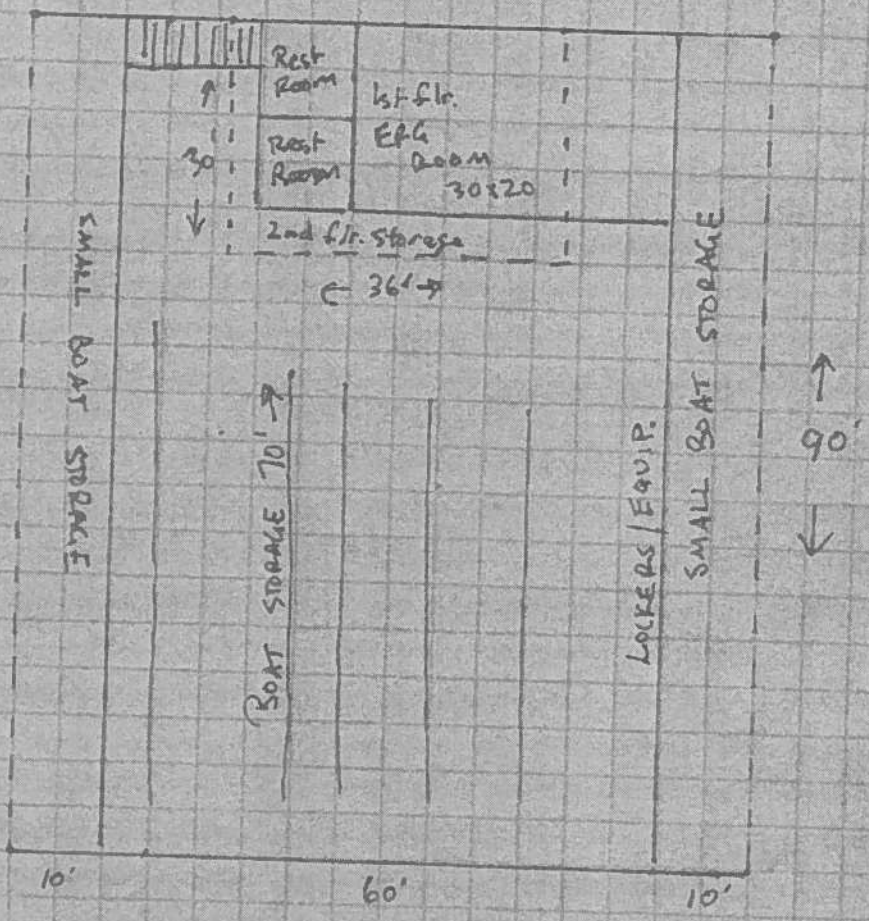
a. Existing gravel road resurfaced with asphalt

WBC PROPOSED EXPANSION
GORDON CREEK WATERFRONT

BOAT HOUSE FOOT PRINT

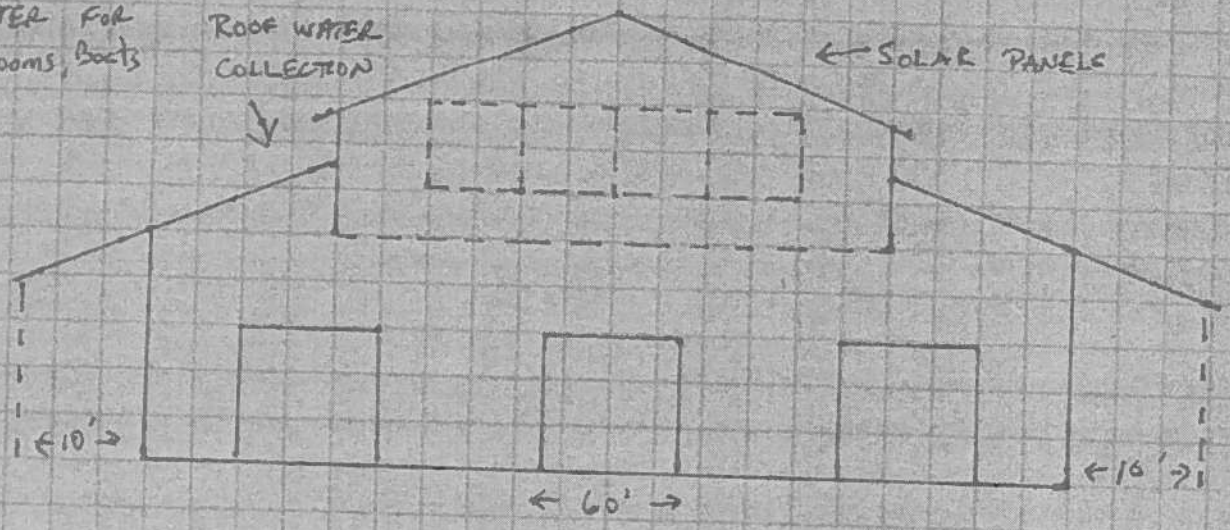
- Adds Small Boat Storage - Roof overhang
- Adds Rest Rooms
- Adds Indoor ERG space - inclement weather

SCALE: ☐ = 5'x5'



FRONT FACE

- SOLAR OPTIONAL
- NON-POTABLE WATER FOR RRooms, Boats



SCALE = ☐ 3'x3'

RESOLUTION

CASE NO. SUP-0014-2009. CHICKAHOMINY RIVERFRONT PARK –

RV LOOP AND MASTER PLAN

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. Aaron Small of AES Consulting Engineers, on behalf of James City County Parks and Recreation, has applied for an SUP to make improvements to existing facilities at Chickahominy Riverfront Park and to master-plan the entire park property for community recreation; and

WHEREAS, the property is located on land zoned PL, Public Land, and can be further identified as James City County Real Estate Tax Map/Parcel No. 3430100002; and

WHEREAS, the Planning Commission of James City County, following its public hearing on October 7, 2009, recommended approval of this application by a vote of 6-1; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2003 Comprehensive Plan Land Use Map designation for this site.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, after a public hearing does hereby approve the issuance of SUP No. 0014-2009 as described herein with the following conditions:

1. **Master Plan.** This SUP shall permit a public community recreation facility and accessory uses thereto, including, but not limited to, tent sites, cabins, recreational vehicle (RV) camping areas, special event areas, docks/piers, swimming facilities, playgrounds, boat launches, rowing facilities, picnic pavilions, camp store, and seasonal concession stands on property located at 1350 John Tyler Highway (the "Property"). Improvements to the site shall generally be located as shown on the document entitled "Figure 4-2: Master Plan-Chickahominy Riverfront Park," (the "Master Plan") prepared by Vanasse, Hangen, and Brustlin, Inc. (VHB) and date-stamped October 14, 2009, with only changes thereto that the Development Review Committee (DRC) determines to be generally consistent with the Master Plan and Shaping Our Shores report.

2. **Soil Studies.** Soil feasibility studies to determine appropriate areas for septic drainfields shall be submitted to the Virginia Department of Health for review and approval prior to final development plan approval for any new development on the Property. Redevelopment plans ("Redevelopment") for the Property shall not be subjected to this requirement. Redevelopment shall include the removal and replacement, renovation, or rehabilitation of existing buildings or facilities that does not increase or change the general shape or location of impervious area or number of tent sites or RV spaces, does not change the existing primary use of an area, and/or

does not change existing points of access. Based on the findings of any study, if a proposed use needs to be relocated, a plan detailing the relocation shall be provided to the DRC to determine whether the plan is generally consistent with the Master Plan and Shaping Our Shores report.

3. **Right-of-Way Buffer.** A 150-foot buffer shall be maintained along John Tyler Highway. That buffer shall remain undisturbed with the exception of breaks for roadways and pedestrian connections, utilities, walking, hiking, and biking trails, and other uses specifically approved by the Director of Planning and the DRC.

4. **Lighting.** Any new exterior site or building lighting shall have recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source are not visible from the side. Fixtures which are horizontally mounted on poles shall not exceed 15 feet in height. No glare defined as 0.1 foot-candle or higher shall extend outside the property lines.

5. **Speakers.** All permanent public address speakers used on the site shall be oriented generally toward the interior of the property and away from exterior property lines.

6. **Archaeology.** Additional archaeological studies for any area to be disturbed that is identified as 'eligible' for inclusion on the National Register of Historic Places and/or 'unknown (further work needed)' on pages 109-112 of the report titled "Phase I Cultural Resources Survey and Archaeological Inventory of the Chickahominy Riverfront Park, James City County, Virginia" by Geo-Marine, Inc. and dated June 2008, shall be submitted to the Director of Planning for review and approval prior to the commencement of any land-disturbing activity on the property. 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.

7. **Tree Clearing.** Tree clearing on the entire property shall be limited to the minimum necessary to accommodate the proposed recreational uses shown on the Master Plan and related driveways, entrance improvements, and facilities as determined by the Director of Planning or designee and the DRC.

8. **Master Stormwater Management Plan.** A Master Stormwater Management Plan for the Property shall be submitted for review and approval by the County's Environmental Division Director prior to final development plan approval for any new development on the Property. Redevelopment of the Property shall not be subjected to this requirement.

9. **Special Stormwater Criteria.** Special Stormwater Criteria (SSC) as adopted by the County in the Powhatan and Yarmouth Creek watersheds shall apply to this project. Low-impact development principles and techniques shall also be used in all development plans to reduce and control impacts associated with any increased storm water runoff. The owner shall demonstrate the application of SSC and low-impact design on all development plans to the satisfaction and approval of the County's Environmental Division Director prior to final development plan approval for any new development on the Property. Redevelopment of the Property shall not be subjected to this requirement.

10. **Resource Management Area (RMA) Buffers.** All development plans shall have the RMA buffers delineated in accordance with the Powhatan Creek Watershed Management Plan revision dated October 11, 2006, or any such RMA buffers as outlined in any future Gordon Creek Watershed Management Plan, to the satisfaction and approval of the County's Environmental Division Director prior to final development plan approval for any new development on the Property. Redevelopment of the Property shall not be subjected to this requirement.

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

James G. Kennedy
Chairman, Board of Supervisors

SUPERVISOR	VOTE
GOODSON	AYE
JONES	AYE
MCGLENNON	AYE
ICENHOUR	AYE
KENNEDY	AYE

ATTEST:

Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 10th day of November, 2009.

SUP_0014_09_res


KEY
A - Camping Opportunities
A1 - Primitive / Tent Platforms
A2 - Cabins
B - Bath House
C - RV Camping -1. Small RV - 2. Large RV
D - RV Waste Disposal
E - Large Open Grass Event Area and Facilities to Support
- County Fair
- Seasonal Driving Range
- Recreation Fields
F - Fixed Wood Docks / Dinghy / Moorings
G - Organized Parking for Existing Boat Ramp
H - Kayak / Canoe Launch and Rowing Facility with Boat House
I - Existing Pool Shelter and Play Area
J - Picnic Pavilion
K - Stabilize Shore and Create Beaches
L - Small Picnic Pavilions
M - Campground Store and Ticketing
N - Maintain Existing Boat Ramp
O - Multi - Purpose Area
- Fair Parking
- Events
- Recreation Fields
P - Existing Pond Activities
- Paddle Boats
Q - Existing Fishing Pier
R - Canoe / Kayak Launch Area
S - Picnic Area
T - Controlled Access Gate
U - Existing Water Well Pump House
V - Bank Grading / Buffer Restoration
W - Seasonal Food Concessions
X - Maintenance Facility
Y - Bioretention Basin
GORDON CREEK
CHICKAHOMINY RIVER
JOHN TYLER HIGHWAY

4.3.27 Boat and RV Storage Area

A fenced area for seasonal boat and trailer storage was discussed and considered during the master planning of the park. Dedicating land for this type of use was determined to generally be not compatible with other park uses and that other more suitable sites exist within James City County. A storage facility of this type has several drawbacks such as poorly maintained boats and RVs may develop oil or fuel leaks directly into the soil which can go undetected indefinitely. In addition, the facility competes with private businesses within the county that provide storage services. If JCC were to pursue providing a fenced-in storage area, the most suitable area would be on the east side of the road leading down to the Rowing Facility, generally in the area where there is currently unorganized storage of boats and trailers.

4.3.28 Shoreline Stabilization and Creation of Pocket Beach Areas

Improvements are needed in a few locations along the shoreline to stabilize eroding bank areas. The shoreline improvements will have a three-fold benefit of stabilizing the bank, providing for buffer planting and restoration and the creation of small pocket beaches which provide access directly to the water for park users.

At the top bank of the Chickahominy River, there are notable runoff related erosion areas that are in need of treatment by bank grading and replanting of the buffer area for stabilization of the slopes. The most significant erosion areas are in the vicinity of camp sites #17 and #22 where a split rail fence has been placed around the eroded area. In addition, there is bank erosion in the vicinity of site #42 and from site #59 to #61. In these areas, bank grading is required to lay back the slope to of approximately 1.5′ H: 1.0′ V to 2.0′ H: 1.0′ V. The new graded slope is further stabilized and the RPA buffer restored, by planting native grasses, shrubs and trees along the slope and within the RPA buffer.

On the Chickahominy River, there are three existing natural pockets of narrow (< 12′ wide average) sand beach that range in length from approximately 20′ to 50′. These beach features could be enhanced with the construction of stone spurs which extend out from the shoreline into the water at an angle to the shoreline. A spur is placed at each end of the sand beach and additional sand fill placed between the spurs to create a wider and more stable beach feature. The combination of the spurs and beach fill will protect the toe of the bank slope.

Also along the top bank of Gordon Creek there are several areas of steep slopes (near vertical drops of approx. 8′ to 14′) where there is significant erosion due to storm run-off and fallen trees. This reach of Gordon Creek is quite sheltered from wave attack and as a result the shoreline is generally stable and not eroding due to wave action. There is little opportunity for the creation of pocket beaches along this reach of the creek. The eroding banks would be treated with similar measures of bank grading and planting as along the Chickahominy shoreline. Implementation of shoreline improvements may potentially be funded through Living Shoreline grant funding or other similar sources of funding.

The marina must be financially self-sufficient but the BOS did not expect revenues from the JYB to support the planned programs at either JBC or CRP. Self sufficiency is an economic challenge because the current infrastructure conditions at the marina require immediate attention. These conditions will be a major factor in any decisions about ownership and financing. In response, the BOS requested additional pro forma financial analysis of several development and ownership scenarios that did not include a residential or hospitality component and the fiscal impact of returning the marina to the tax rolls. This additional analysis appears in Appendix O. As with the JBC, public-private partnerships are a viable option for future development of the JYB.

While the BOS emphasized intelligent redevelopment of the marina, they also highlighted the need to preserve several existing aspects of the site including public waterfront access; a full service marina attractive to the local boating community; and the historic, environmental and scenic attractiveness of the entire "gateway" area of the Jamestown Road corridor.

Chickahominy Riverfront Park (CRP)

The Board supported the camping mix and enhanced boating services, especially amenities that appeal to County residents in addition to visitors. Dependable revenue generators such as RV camping and boat storage were encouraged along with activities such as primitive camping that have relatively low initial investment and maintenance costs.

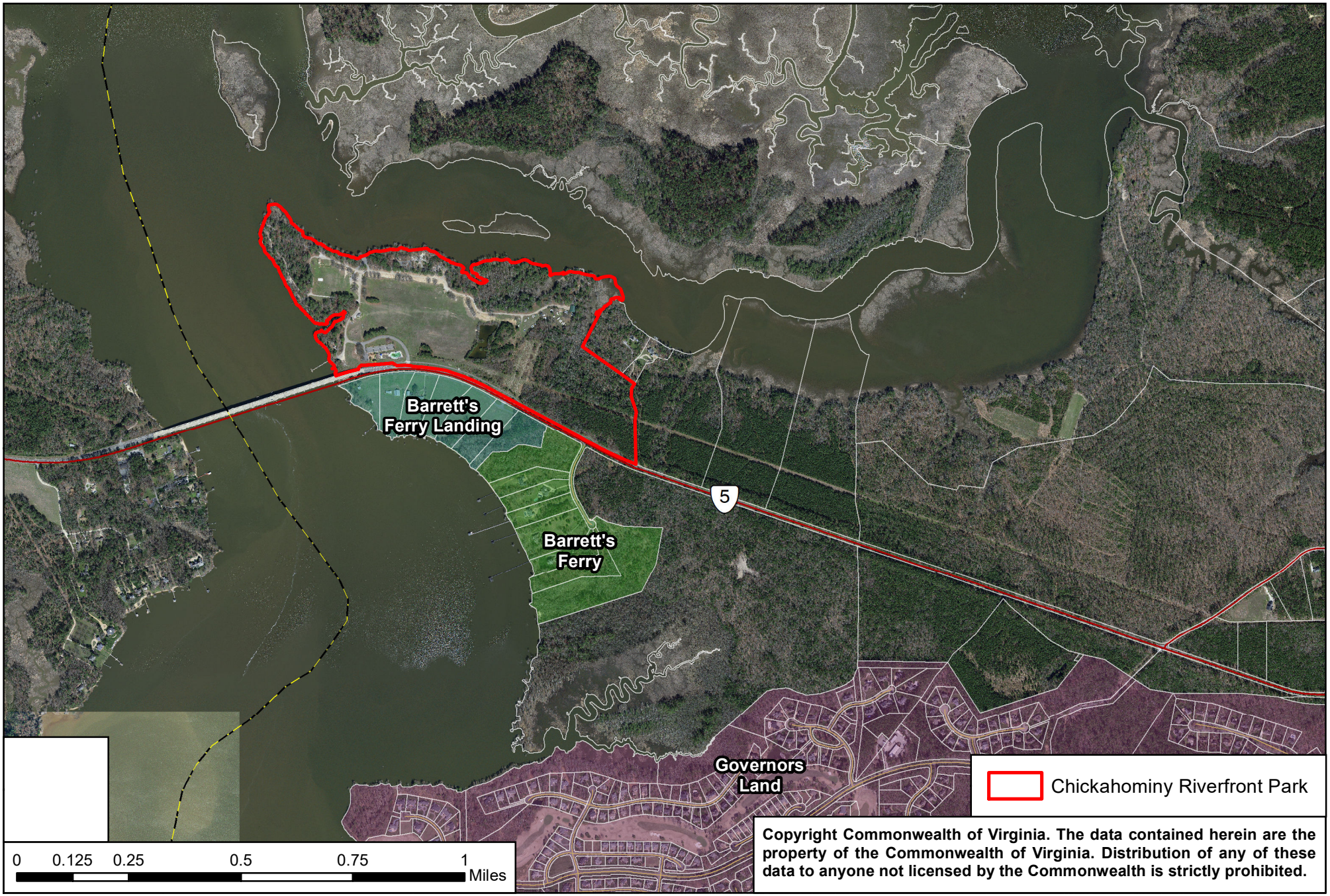
Purposes and Application of the Master Plans

The conceptual master plans identify uses that: 1) are feasible given the environmental and other site constraints and reasonably fit within available program space; 2) match, to the greatest extent possible, the broad concepts or "visions" for the three sites presented by citizens, elected and appointed officials, community groups, neighbors, and JCC staff; 3) bring the maximum benefit to the maximum number of users and 4) provide opportunities for JCC to generate revenue to offset operational and maintenance costs for the properties.

The plans focus on the uniqueness of the sites and develop potential uses that emphasize and celebrate their distinctive features. These uses are defined in broad terms that provide a range of possibilities. Identifying exactly what types of functions will take place in a specific building or what organization will be responsible for the day-to-day operations or programming of the sites or portions of the sites is beyond the scope of this Master Plan. The Master Plan is a high level planning tool prepared to assist JCC in making decisions concerning the future of the parks.

The plans do not provide a detailed depiction of each and every proposed park program element. For example, since the plans are depicted on Geographic Information System (GIS) maps at a scale of 1" = 100', the graphic representation of property lines and environmental buffer lines, etc. are shown conceptually and may appear to show encroachments of proposed improvements. In the final development design, setbacks, property lines, Community Character Corridors and environmental buffers would be respected. The intent of the plans is to avoid or minimize to the extent possible any encroachments or environmental impacts.

JCC C-0038-2018
Chickahominy Riverfront Park Improvements



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AGENDA ITEM NO. E.2.

ITEM SUMMARY

DATE: 6/20/2018

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner

SUBJECT: C-0025-2018. Forest Heights/Neighbors Drive Rezoning Amendment

---

ATTACHMENTS:

	Description	Type
🗋	Memorandum	Cover Memo
🗋	Attachment No. 1 Adopted Master Plan	Exhibit
🗋	Attachment No. 2 Proposed Master Plan	Exhibit
🗋	Attachment No.3. Location Map	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	6/15/2018 - 9:26 AM
Development Review Committee	Holt, Paul	Approved	6/15/2018 - 11:38 AM
Publication Management	Burcham, Nan	Approved	6/15/2018 - 11:54 AM
Development Review Committee	Holt, Paul	Approved	6/15/2018 - 11:55 AM

M E M O R A N D U M

DATE: August 20, 2018

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Case No. C-0025-2018. Forest Heights/Neighbors Drive Rezoning Amendment

---

The applicant, Mr. Douglas Harbin, has submitted a Conceptual Plan proposing to amend the rezoning application for Forest Heights, Neighbors Drive and Richmond Road improvements (Z-0001-2011). The original application rezoned 64 parcels within the Forest Heights and Neighbors Drive area, from R-2, General Residential, to MU, Mixed Use, with proffers, allowing for property line adjustments to facilitate infrastructure improvements and bringing lots into conformance with the current Zoning Ordinance. The properties subject to the rezoning are designated as Low-Density Residential and Moderate Residential by the 2035 Comprehensive Plan Land Use Map.

The original Master Plan (Attachment No. 1) shows ± 27-acres of reconfigured land through a combination of boundary line adjustments and subdivision to accommodate single-family detached residences. The remaining 20 acres, located north of the Forest Heights Road, was proposed as the location of a new Salvation Army facility with offices, community meeting space, a gym and other accessory uses and future residential uses as well.

The applicant has indicated that the Salvation Army is no longer part of this project and the proposed amendment (Attachment No. 2) seeks to add 46 multi-family units (for a total of 107 units) and commercial or institution uses within an area of ± 12 acres (the applicant has indicated the possibility of an Assisted Living Facility) to the Master Plan area originally slated for uses related to the Salvation Army.

Prior to the public hearing with the full Planning Commission, the applicant has requested that this item be placed on the Development Review Committee (DRC) agenda in order to discuss the project and obtain input from the DRC members. No action by the DRC is required.

JR/nb
CP25-18RezonAmnd-mem

Attachments:
1. Adopted Master Plan
2. Proposed Master Plan (1-page layout)
3. Location Map

MASTER PLAN FOR REZONING

FOR

FOREST HEIGHTS ROAD / NEIGHBORS DRIVE / RICHMOND ROAD AREAS

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

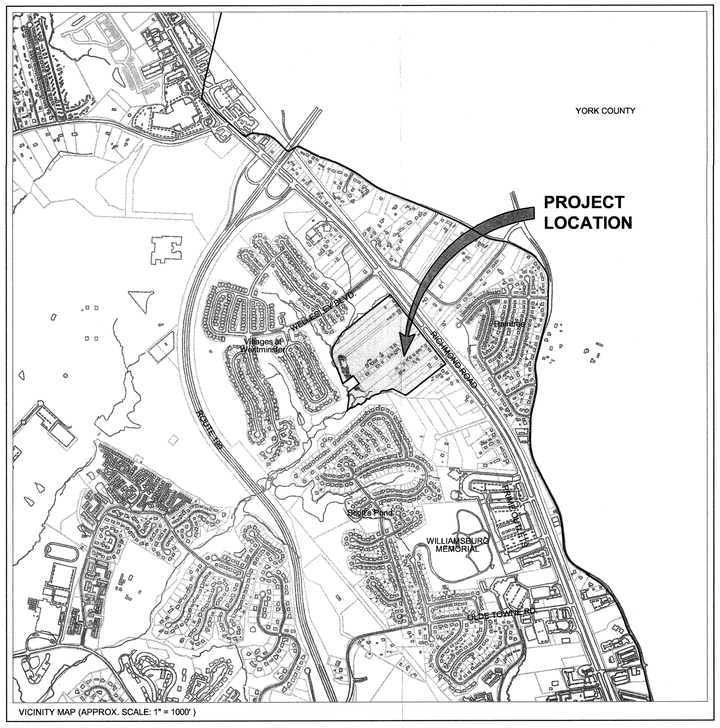
DEVELOPER INFORMATION:

JAMES CITY COUNTY HOUSING & COMMUNITY DEVELOPMENT

CONTACT: MR. KEITH DENNY
5320 PALMER LANE, SUITE 1A
WILLIAMSBURG, VA 23188-2674
EMAIL: keithd@james-city.va.us
PHONE NO.: (757) 259-5349
FAX NO.: (757) 220-0640

GENERAL NOTES:

1. TOTAL PROJECT AREA FOR REZONING IS APPROX. 47.1± AC (REZONING FROM R-2 TO MU).
2. EXISTING ZONING OF ALL SUBJECT PROPERTIES IS R-2.
3. TOPOGRAPHIC INFORMATION IS BASED ON 5-FOOT CONTOUR INTERVALS, GATHERED FROM JAMES CITY COUNTY GIS INFORMATION.
4. SHEET 2, ENVIRONMENTAL INVENTORY, INDICATES 25% SLOPES, SOIL INVENTORY, WETLANDS, THE APPROXIMATE LOCATION OF RESOURCE PROTECTION AREAS (RPA) AND ASSOCIATED BUFFERS, AND PERENNIAL STREAM DETERMINATIONS. FOR FURTHER INFORMATION ON THE ENVIRONMENTAL INVENTORY, REFER TO THE COMMUNITY IMPACT STATEMENT.
5. THIS PROJECT IS LOCATED THE POWHATAN CREEK WATERSHED.
6. CURB AND GUTTER STREETS ARE PROPOSED.
7. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE DESIGNED PER APPLICABLE VDOT STANDARDS.
8. NO STRUCTURES WITHIN THE DEVELOPMENT SHALL EXCEED 60' IN HEIGHT.



VICINITY MAP (APPROX. SCALE: 1" = 1000')

JCC CASE NO.: Z-0001-2011
ORIGINAL SUBMITTAL DATE: 04-01-11

INDEX OF SHEETS:

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	ENVIRONMENTAL INVENTORY
3	BINDING MASTER PLAN
4	ILLUSTRATIVE PLAN
5	CONCEPTUAL UTILITY & SWM PLAN

COUNTY OF JAMES
FINAL SITE PLAN
APPROVALS
Planning
Health Dept.
VDOT
Zoning Adm.
JCSA
Comm. Dev.
Engr.
REA
Other

RECEIVED
AUG 2011
Planning Department

Z-0001-2011

Rev.	Date	Description	Revised By
3	08/30/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	BMC
2	06/08/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	ABS
1	07/13/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	ABS

COMMONWEALTH OF VIRGINIA LICENSED LANDSCAPE ARCHITECT
ANDREW B. PETERS
Lic. No. 393
08/30/11

COMMONWEALTH OF VIRGINIA LICENSED PROFESSIONAL ENGINEER
AARON B. SMALL
Lic. No. 30712
08/30/11

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Hampton Roads | Central Virginia | Middle Peninsula

FOREST HEIGHTS ROAD / NEIGHBORS DRIVE / RICHMOND ROAD AREAS
MASTER PLAN FOR REZONING
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	ABS/JSP/GRR
Project Number:	W10119-E-03
Scale: AS NOTED	Date: 04-01-11

Sheet Title: COVER SHEET

Sheet Number 1

These documents were printed from the JCC official Records Manangement Imaging site.

SOIL CHARACTERISTICS - JAMES CITY & YORK COUNTIES AND THE CITY OF WILLIAMSBURG, VA

SOILS NO.	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K_w) WHOLE SOIL	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
15E	EMPORIA COMPLEX	C	15–25%	0.24–0.28	4	3.0–4.5
17	JOHNSTON COMPLEX	D	0–2%	0.17	5	0.0
19B	KEMPSVILLE FINE SANDY LOAM	B	2–6%	0.24–0.28	4	–
29B	SLAGLE FINE SANDY LOAM	C	2–6%	0.24–0.28	5	1.5–3.0
34C	UCHEE LOAMY FINE SAND	A	6–10%	0.10–0.28	5	3.5–5.0
35	UDORTHENTS, LOAMY	D	0–70%	–	–	–

INFORMATION TAKEN FROM USDA NATURAL RESOURCES CONSERVATION SERVICE, SURVEY AREA VERSION: 11, SURVEY AREA VERSION DATED: 01/11/2010.

SOIL SUSCEPTIBILITY TO EROSION CLASSIFICATION (K)
0.23 AND LOWER – LOW ERODIBILITY
0.23 TO 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.

FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NOS. 510201035B & 510201020B. PORTIONS OF THE REZONING AREA LIE WITHIN ZONES AE OR ZONE A (AREAS SUBJECT TO FLOODING FROM THE 1% CHANCE FLOOD).

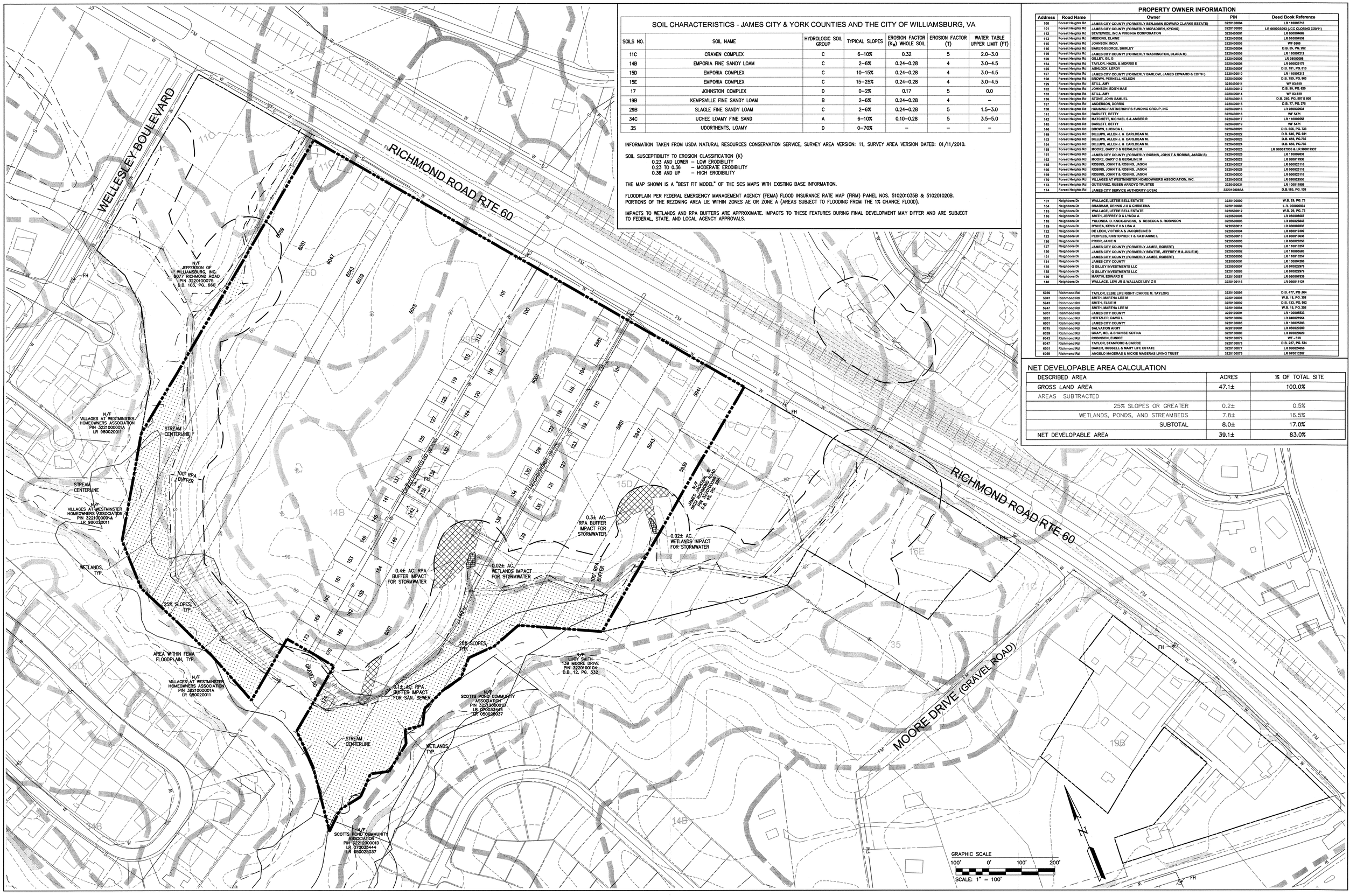
IMPACTS TO WETLANDS AND RPA BUFFERS ARE APPROXIMATE. IMPACTS TO THESE FEATURES DURING FINAL DEVELOPMENT MAY DIFFER AND ARE SUBJECT TO FEDERAL, STATE, AND LOCAL AGENCY APPROVALS.

PROPERTY OWNER INFORMATION

Address	Road Name	Owner	PIN	Deed Book Reference
100	Forest Heights Rd	JAMES CITY COUNTY (FORMERLY BENJAMIN EDWARD CLARKE ESTATE)	3220100084	LR 110003718
101	Forest Heights Rd	JAMES CITY COUNTY (FORMERLY MCFADDEN, KYONG)	3220100063	LR 060003093 (JCC CLOSING 7/20/11)
112	Forest Heights Rd	STATEWIDE, INC A VIRGINIA CORPORATION	3220400001	LR 050004669
113	Forest Heights Rd	MEEKINS, ELAINE	3220400002	LR 010004559
115	Forest Heights Rd	JOHNSON, INDIA	3220400003	WF 5866
116	Forest Heights Rd	BAKER-GEORGE, SHIRLEY	3220400004	D.B. 55, PG. 262
119	Forest Heights Rd	JAMES CITY COUNTY (FORMERLY WASHINGTON, CLARA M)	3220400006	LR 110007212
120	Forest Heights Rd	GILLEY, GIL G	3220400005	LR 08003098
124	Forest Heights Rd	TAYLOR, HAZEL & MORRIS E	3220400008	LR 050025179
125	Forest Heights Rd	ASHLOCK, LEROY	3220400007	D.B. 181, PG. 810
127	Forest Heights Rd	JAMES CITY COUNTY (FORMERLY BARLOW, JAMES EDWARD & EDITH)	3220400010	LR 110007213
128	Forest Heights Rd	BROWN, PERNELL NELSON	3220400009	D.B. 785, PG. 863
129	Forest Heights Rd	STILL, AMY	3220400011	WF 03-519
132	Forest Heights Rd	JOHNSON, EDITH MAE	3220400012	D.B. 90, PG. 020
133	Forest Heights Rd	STILL, AMY	3220400014	WF 03-519
136	Forest Heights Rd	STONE, JOHN SAMUEL	3220400013	D.B. 260, PG. 807 & 809
137	Forest Heights Rd	ANDERSON, DORRIS	3220400015	D.B. 77, PG. 275
138	Forest Heights Rd	HOUSING PARTNERSHIPS FUNDING GROUP, INC	3220400016	LR 080039054
141	Forest Heights Rd	BARLETT, BETTY	3220400018	WF 5471
142	Forest Heights Rd	MATCHETT, MICHAEL S & AMBER R	3220400017	LR 110009558
145	Forest Heights Rd	BARLETT, BETTY	3220400019	WF 5471
146	Forest Heights Rd	BROWN, LUCINDA L.	3220400020	D.B. 656, PG. 733
149	Forest Heights Rd	BILLUPS, ALLEN J. & EARLDEAN M.	3220400022	D.B. 646, PG. 031
153	Forest Heights Rd	BILLUPS, ALLEN J. & EARLDEAN M.	3220400023	D.B. 656, PG.735
154	Forest Heights Rd	BILLUPS, ALLEN J. & EARLDEAN M.	3220400024	D.B. 656, PG.735
158	Forest Heights Rd	MOORE, GARY C & GERALINE M.	3220400025	LR 980017935 & LR 980017937
161	Forest Heights Rd	JAMES CITY COUNTY (FORMERLY ROBINS, JOHN T & ROBINS, JASON S)	3220400026	LR 110009838
162	Forest Heights Rd	MOORE, GARY C & GERALINE M	3220400028	LR 980017938
165	Forest Heights Rd	ROBINS, JOHN T & ROBINS, JASON	3220400027	LR 050025116
166	Forest Heights Rd	ROBINS, JOHN T & ROBINS, JASON	3220400029	LR 050025116
169	Forest Heights Rd	ROBINS, JOHN T & ROBINS, JASON	3220400030	LR 050025116
170	Forest Heights Rd	VILLAGES AT WESTMINSTER HOMEOWNERS ASSOCIATION, INC.	3220400032	LR 030022555
173	Forest Heights Rd	GUTIERREZ, RUBEN ARROYO TRUSTEE	3220400031	LR 110011999
174	Forest Heights Rd	JAMES CITY SERVICE AUTHORITY (JCSA)	3220100085A	D.B.185, PG. 138
101	Neighbors Dr	WALLACE, LETTIE BELL ESTATE	3220100090	W.B. 29, PG. 73
104	Neighbors Dr	BRASHAM, DENNIS J III & CHRISTINA	3220100088	L.R. 050006934
115	Neighbors Dr	WALLACE, LETTIE BELL ESTATE	3220500012	W.B. 29, PG. 73
116	Neighbors Dr	SMITH, JEFFREY D & LYNDA A	3220500006	LR 030006687
118	Neighbors Dr	YULONDA D. KNOX-GIVENS, & REBECCA S. ROBINSON	3220500005	LR 030020848
119	Neighbors Dr	O'SHEA, KEVIN F II & LISA A	3220500011	LR 060007835
122	Neighbors Dr	DE LEON, VICTOR A & JACQUELINE B	3220500004	LR 060019309
123	Neighbors Dr	PEOPLES, KRISTOPHER T & KATHARINE L	3220500010	LR 060019838
126	Neighbors Dr	PRIOR, JANIE N	3220500003	LR 030026256
127	Neighbors Dr	JAMES CITY COUNTY (FORMERLY JAMES, ROBERT)	3220500009	LR 110010257
130	Neighbors Dr	JAMES CITY COUNTY (FORMERLY BEATTIE, JEFFREY M & JULIE M)	3220500002	LR 110005585
131	Neighbors Dr	JAMES CITY COUNTY (FORMERLY JAMES, ROBERT)	3220500008	LR 110010257
134	Neighbors Dr	JAMES CITY COUNTY	3220500001	LR 100004286
135	Neighbors Dr	G GILLEY INVESTMENTS LLC	3220500007	LR 070022979
138	Neighbors Dr	G GILLEY INVESTMENTS LLC	3220100086	LR 070022979
139	Neighbors Dr	MARTIN, EDWARD E	3220100087	LR 060007839
140	Neighbors Dr	WALLACE, LEVI JR & WALLACE LEVI Z III	3220100116	LR 060011124
5939	Richmond Rd	TAYLOR, ELSIE LIFE RIGHT (CARRIE M. TAYLOR)	3220100095	D.B. 477, PG.864
5941	Richmond Rd	SMITH, MARTHA LEE M	3220100093	W.B. 18, PG. 356
5943	Richmond Rd	SMITH, ELSIE M	3220100092	D.B. 133, PG. 502
5947	Richmond Rd	SMITH, MARTHA LEE M	3220100094	W.B. 18, PG. 356
5951	Richmond Rd	JAMES CITY COUNTY	3220100091	LR 100005533
5981	Richmond Rd	HERTZLER, DAVID L	3220100089	LR 040021954
6001	Richmond Rd	JAMES CITY COUNTY	3220100085	LR 100025393
6015	Richmond Rd	SALVATION ARMY	3220100081	LR 050032280
6039	Richmond Rd	GRAY, MEL & SHANISE KOTINA	3220100080	LR 070020920
6043	Richmond Rd	ROBINSON, EUNICE	3220100079	WF - 519
6047	Richmond Rd	TAYLOR, STANFORD & CARRIE	3220100078	D.B. 227, PG. 534
6051	Richmond Rd	BAKER, RUSSELL & MARY LIFE ESTATE	3220100077	LR 980024656
6059	Richmond Rd	ANGELO MAGERAS & NICKIE MAGERAS LIVING TRUST	3220100076	LR 070013267

NET DEVELOPABLE AREA CALCULATION

DESCRIBED AREA	ACRES	% OF TOTAL SITE
GROSS LAND AREA	47.1±	100.0%
AREAS SUBTRACTED		
25% SLOPES OR GREATER	0.2±	0.5%
WETLANDS, PONDS, AND STREAMBEDS	7.8±	16.5%
SUBTOTAL	8.0±	17.0%
NET DEVELOPABLE AREA	39.1±	83.0%



Rev.	Date	Description	Revised By
3	08/30/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	BMC
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COMMONWEALTH OF VIRGINIA
AARON B. SMALL
Lic. No. 30712
08/30/11
PROFESSIONAL ENGINEER

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These documents were printed from the JCC official Records Manangement Imaging site.

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

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	ABS/JSP/GRR
Project Number:	W10119-E-03
Scale: 1" = 100'	Date: 04-01-11
Sheet Number	2

AREAS TO BE REZONED TO MIXED USE

LAND USE AREA	USE DESIGNATION	PROPOSED USE	GROSS AREA (ACRES)	PERCENT OF TOTAL SITE	TOTAL MAX. DWELLING UNITS	DENSITY PER GROSS ACRE	GFA SQ. FEET	MAX. FLOOR TO AREA RATIO
(AREAS COMBINED)	(SEE BELOW)	MIXED USE	47.1±	100.0%	61	1.3 DU/AC	30,000 SF±	0.015*
SINGLE FAMILY RESIDENTIAL	A & J	EXISTING & PROPOSED SINGLE FAMILY RESIDENTIAL	27.4±	58.2%	61	2.23 DU/AC	N/A	N/A
SALVATION ARMY	I, J, X	SALVATION ARMY	19.7±	41.8%	N/A	N/A	30,000 SF±	0.035*

*THE DENSITY AND FLOOR AREA RATIO CALCULATIONS ARE BASED ON THE RELATIVE LAND USE AREA.

DEVELOPABLE AREAS SUMMARY

	DESCRIBED AREA	ACRES	% OF NET DEVELOPABLE	% OF TOTAL SITE
NON OPEN SPACE AREAS	ROAD RIGHT-OF-WAYS (R/W)	3.0±	7.7%	6.4%
	RESIDENTIAL LOTS	13.1±	33.5%	27.8%
	STORM WATER MANAGEMENT & JCSA AREAS	1.3±	3.2%	2.7%
	DEVELOPABLE AREA FOR SALVATION ARMY SITE*	13.3±*	34.0%	28.2%
	SUBTOTAL	30.7±	78.5%	65.1%
OPEN SPACE	OPEN SPACE WITHIN NET DEVELOPABLE AREAS*	8.4±*	21.5%	17.8%
	SUBTOTAL	8.4±	21.5%	17.8%
	TOTAL DEVELOPABLE ACRES	39.1±	100.0%	83.0%

*THE AREA LISTED IS THE DEVELOPABLE AREA WITHIN THE PROPOSED SALVATION ARMY PARCEL. THE LOCATION OF ADDITIONAL OPEN SPACE WITHIN THE DEVELOPABLE AREA HAS NOT BEEN DETERMINED FOR THIS REZONING.

LEGEND

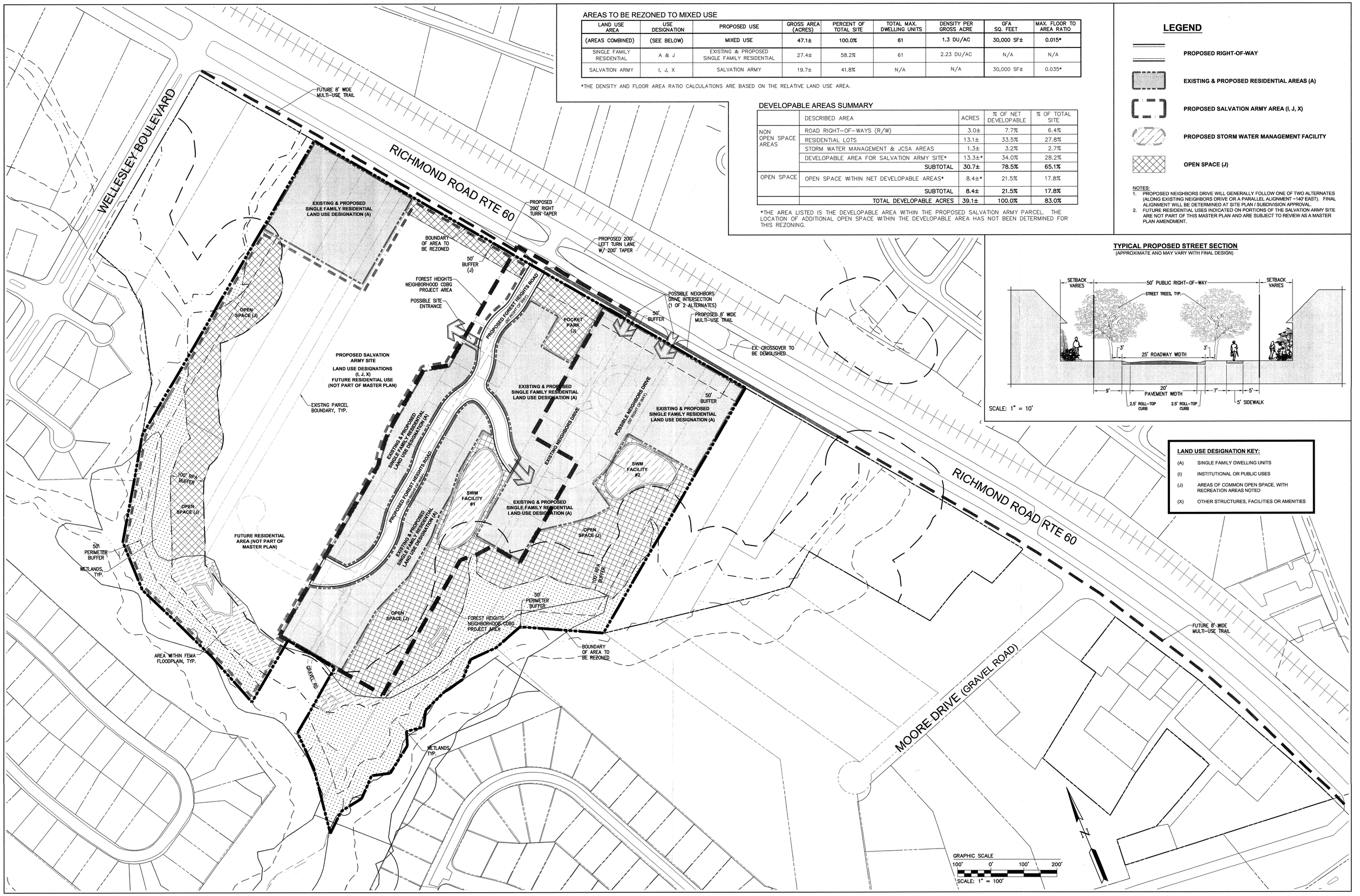
- PROPOSED RIGHT-OF-WAY
- EXISTING & PROPOSED RESIDENTIAL AREAS (A)
- PROPOSED SALVATION ARMY AREA (I, J, X)
- PROPOSED STORM WATER MANAGEMENT FACILITY
- OPEN SPACE (J)

NOTES:
1. PROPOSED NEIGHBORS DRIVE WILL GENERALLY FOLLOW ONE OF TWO ALTERNATES (ALONG EXISTING NEIGHBORS DRIVE OR A PARALLEL ALIGNMENT ~140' EAST). FINAL ALIGNMENT WILL BE DETERMINED AT SITE PLAN / SUBDIVISION APPROVAL.
2. FUTURE RESIDENTIAL USES INDICATED ON PORTIONS OF THE SALVATION ARMY SITE ARE NOT PART OF THIS MASTER PLAN AND ARE SUBJECT TO REVIEW AS A MASTER PLAN AMENDMENT.

TYPICAL PROPOSED STREET SECTION

(APPROXIMATE AND MAY VARY WITH FINAL DESIGN)

SCALE: 1" = 10'



LAND USE DESIGNATION KEY:

(A)	SINGLE FAMILY DWELLING UNITS
(I)	INSTITUTIONAL OR PUBLIC USES
(J)	AREAS OF COMMON OPEN SPACE, WITH RECREATION AREAS NOTED
(X)	OTHER STRUCTURES, FACILITIES OR AMENITIES

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(32-2) (01-83) Z-0001-2011 Forest Heights Road, Neighbors Drive Page 3/5

COMMONWEALTH OF VIRGINIA — AARON B. SMALL — Lic. No. 30712 — PROFESSIONAL ENGINEER — 08/30/11

COMMONWEALTH OF VIRGINIA — JAMES S. PETERS — Lic. No. 393 — LANDSCAPE ARCHITECT — 08/30/11

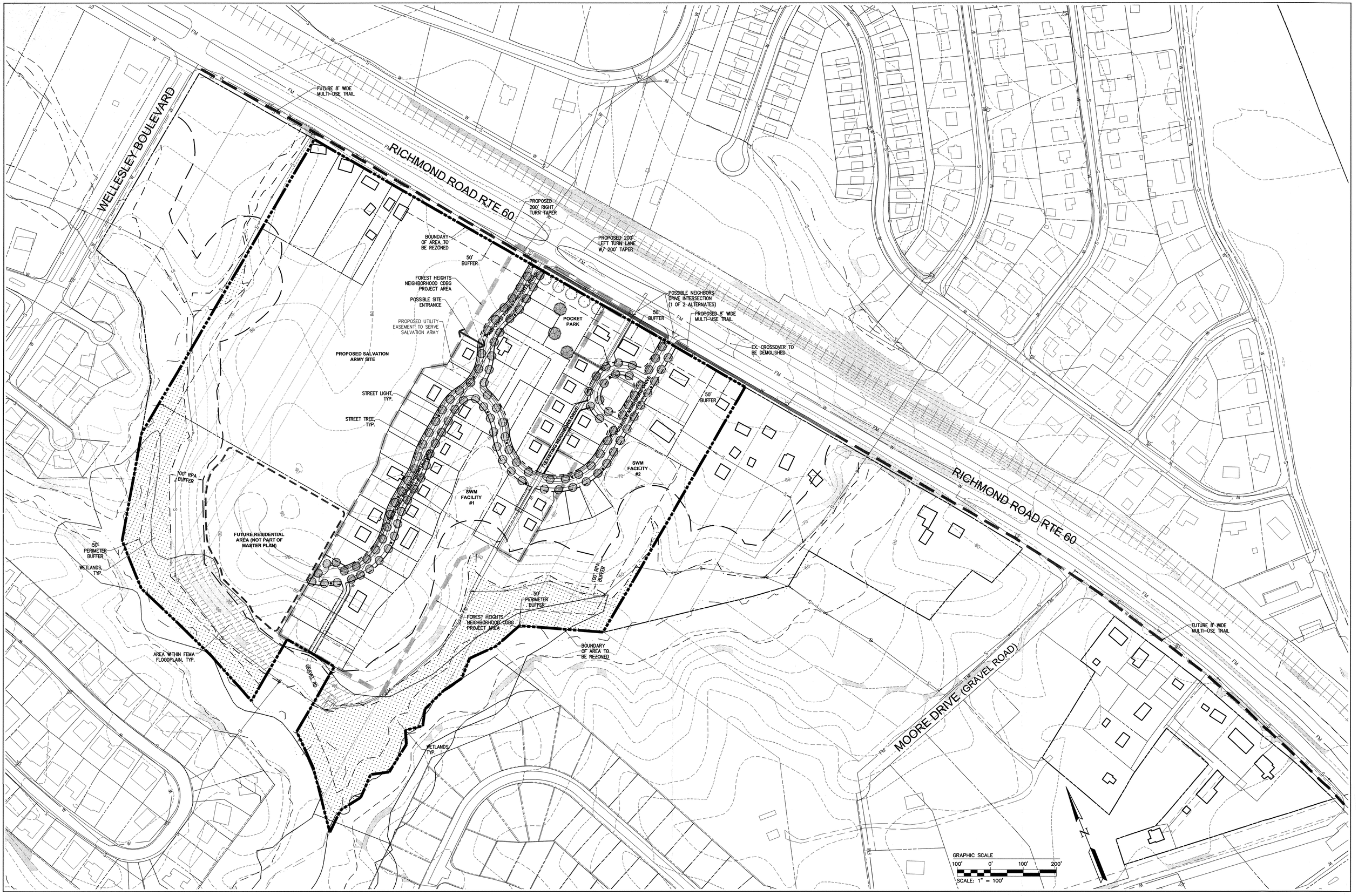
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BINDING MASTER PLAN
FOREST HEIGHTS ROAD / NEIGHBORS DRIVE / RICHMOND ROAD AREAS
MASTER PLAN FOR REZONING

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	ABS/JSP/GRR
Project Number:	W10119-E-03
Scale: 1" = 100'	Date: 04-01-11
Sheet Number	3



Rev.	Date	Description	Revised By
3	08/30/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	BMC
2	08/08/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	ABS
1	07/13/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	ABS

COMMONWEALTH OF VIRGINIA
JAMES S. PETERS
Lic. No. 393
08/30/11
LANDSCAPE ARCHITECT

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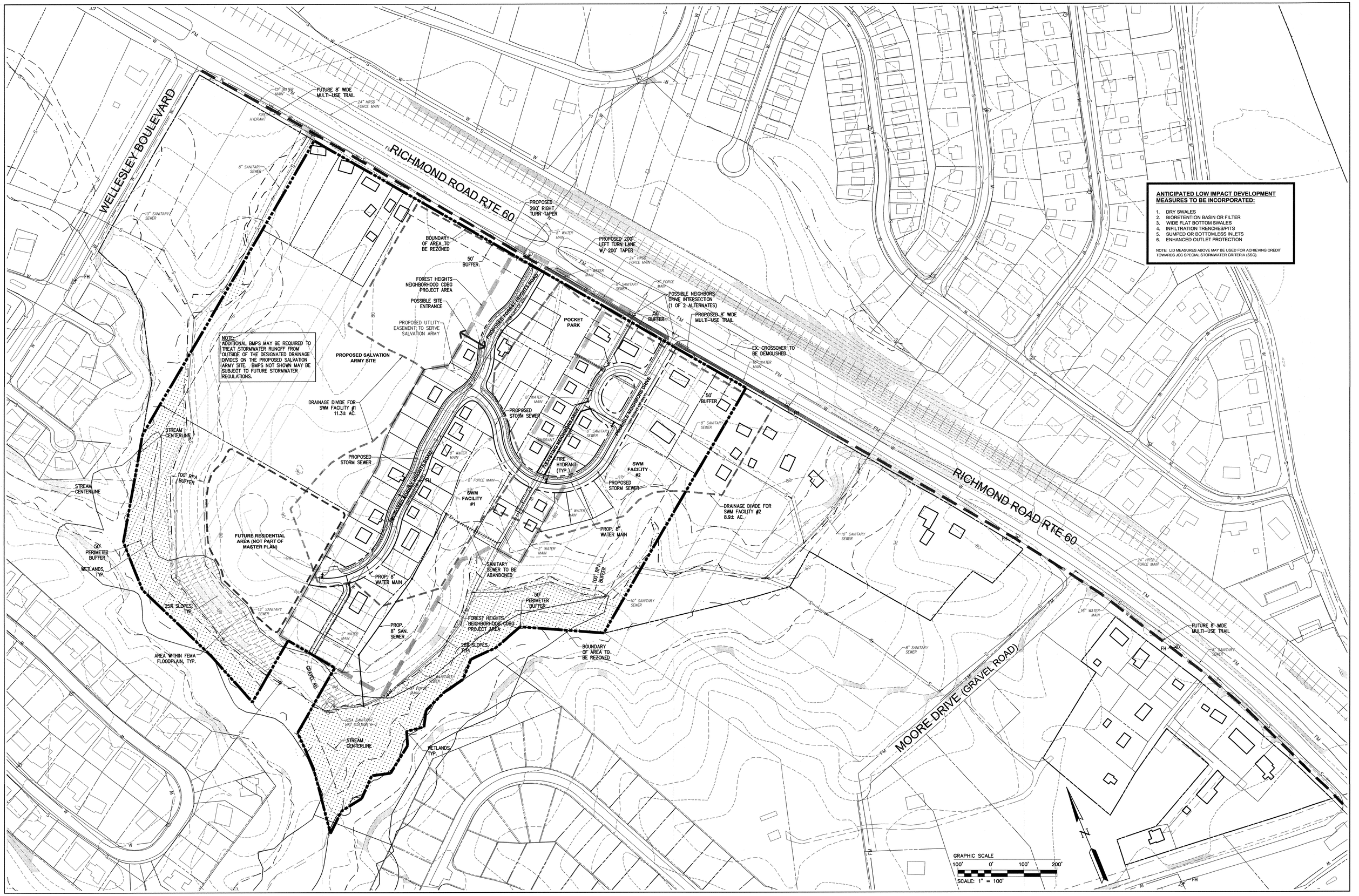
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ILLUSTRATIVE PLAN
FOREST HEIGHTS ROAD / NEIGHBORS DRIVE / RICHMOND ROAD AREAS
MASTER PLAN FOR REZONING

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	ABS/JSP/GRR
Project Number:	W10119-E-03
Scale: 1" = 100'	Date: 04-01-11

Sheet Number 4



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).

Rev.	Date	Description	Revised By
3	08/30/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	BMC
2	08/08/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	ABS
1	07/13/11	REVISED PER JAMES CITY COUNTY STAFF COMMENTS	ABS

(32-2) (01-83) Z-0001-2011 Forest Heights Road, Neighbors Drive Page 5/5

COMMONWEALTH OF VIRGINIA
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CONCEPTUAL UTILITY & SWM PLAN
FOREST HEIGHTS ROAD / NEIGHBORS DRIVE / RICHMOND ROAD AREAS
MASTER PLAN FOR REZONING

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts:	ABS/JSP/GRR
Project Number:	W10119-E-03
Scale: 1" = 100'	Date: 04-01-11
Sheet Number	5

PLANNING DIVISION
MAY 16 2018
C-0025-2018
RECEIVED

MASTER PLAN AMENDMENT FOR FOREST HEIGHTS NEIGHBORHOOD

JCC CASE NO.: Z-0001-2011

JAMES CITY COUNTY VIRGINIA

NET DEVELOPABLE AREA CALCULATION

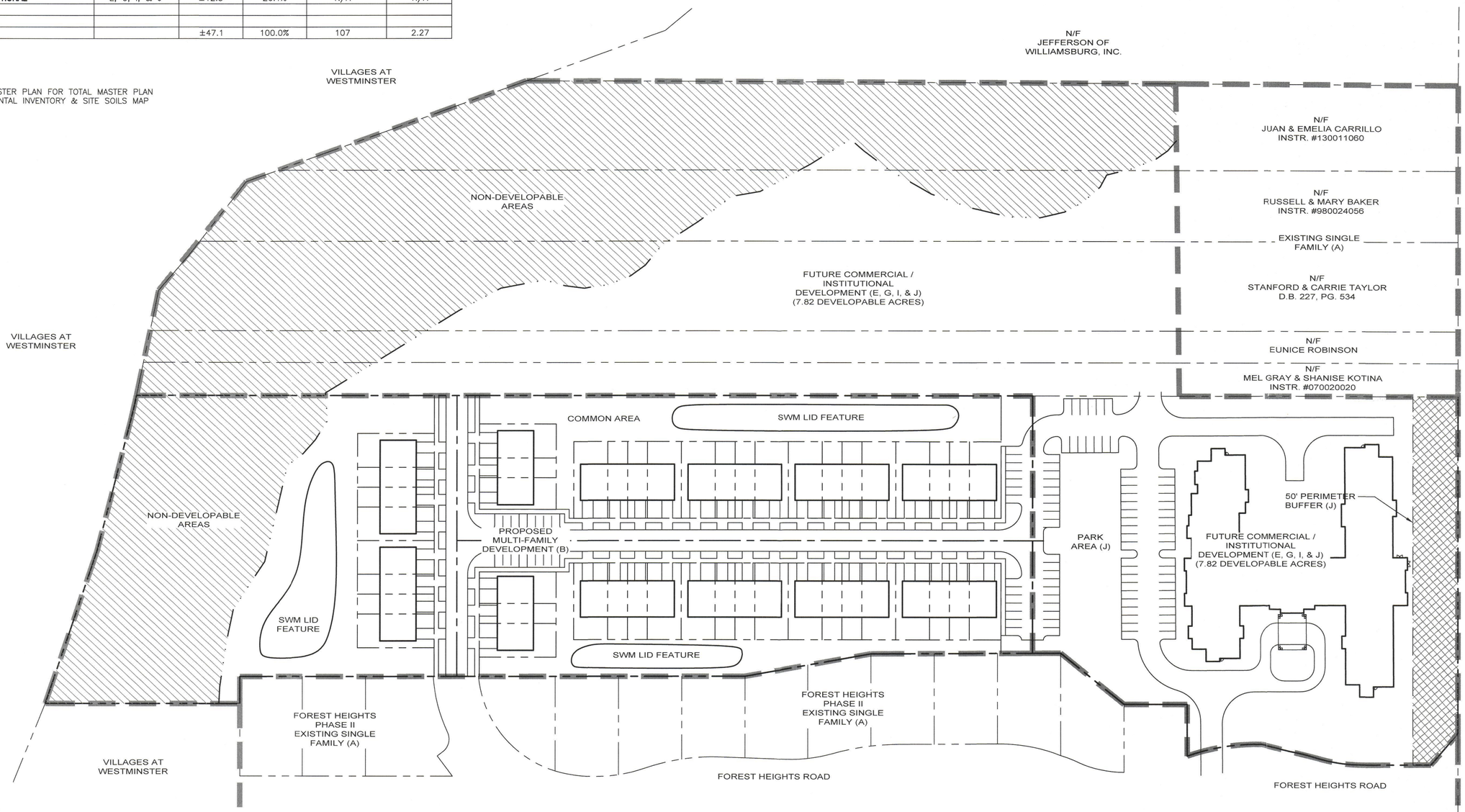
	ACRES	% OF TOTAL SITE
GROSS LAND AREA	±47.1	±47.1
AREAS SUBTRACTED		
25% SLOPES OR GREATER	±0.20	0.5%
WETLANDS, PONDS, AND STREAMBEDS	±7.80	16.5%
SUBTOTAL	±8.00	17.0%
NET DEVELOPABLE AREA	±39.1	83.0%

MIXED USE AREAS

LAND USE AREA	USE DESIGNATION	GROSS AREA	PERCENT OF TOTAL SITE	TOTAL MAX DWELLING UNITS	DENSITY PER GROSS ACRE
SINGLE FAMILY RESIDENTIAL	A & J	±27.4	58.2%	61	2.23
MULTI-FAMILY DWELLING (UP TO 4 UNITS)	B	±7.4	15.7%	46	6.22
COMMERCIAL / INSTITUTIONAL	E, G, I, & J	±12.3	26.1%	N/A	N/A
TOTAL SUMMARY		±47.1	100.0%	107	2.27

GENERAL NOTE:

1. SEE ORIGINAL MASTER PLAN FOR TOTAL MASTER PLAN AREA, ENVIRONMENTAL INVENTORY & SITE SOILS MAP



OPEN SPACE SUMMARY

	DESCRIBED AREA	AREA (ACRES)	% OF NET DEVELOPABLE	% OF TOTAL SITE
EXISTING SINGLE FAMILY DEVELOPMENT	OPEN SPACE AREAS	±2.5	6.4%	5.3%
REMAINING MIXED USE PROPERTY (SALVATION ARMY SITE)				
MULTI-FAMILY RESIDENTIAL DEVELOPMENT	OPEN SPACE AREAS	0	0%	0%
FUTURE COMMERCIAL / INSTITUTIONAL DEVELOPMENT	OPEN SPACE AREAS	±1.5	3.8%	3.2%
TOTAL		±4.0	10.2%	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 COMMERCIAL / INSTITUTIONAL DEVELOPMENT HAVE NOT BEEN DETERMINED.

MASTER PLAN AMENDMENT FOR FOREST HEIGHTS NEIGHBORHOOD
JAMES CITY COUNTY VIRGINIA

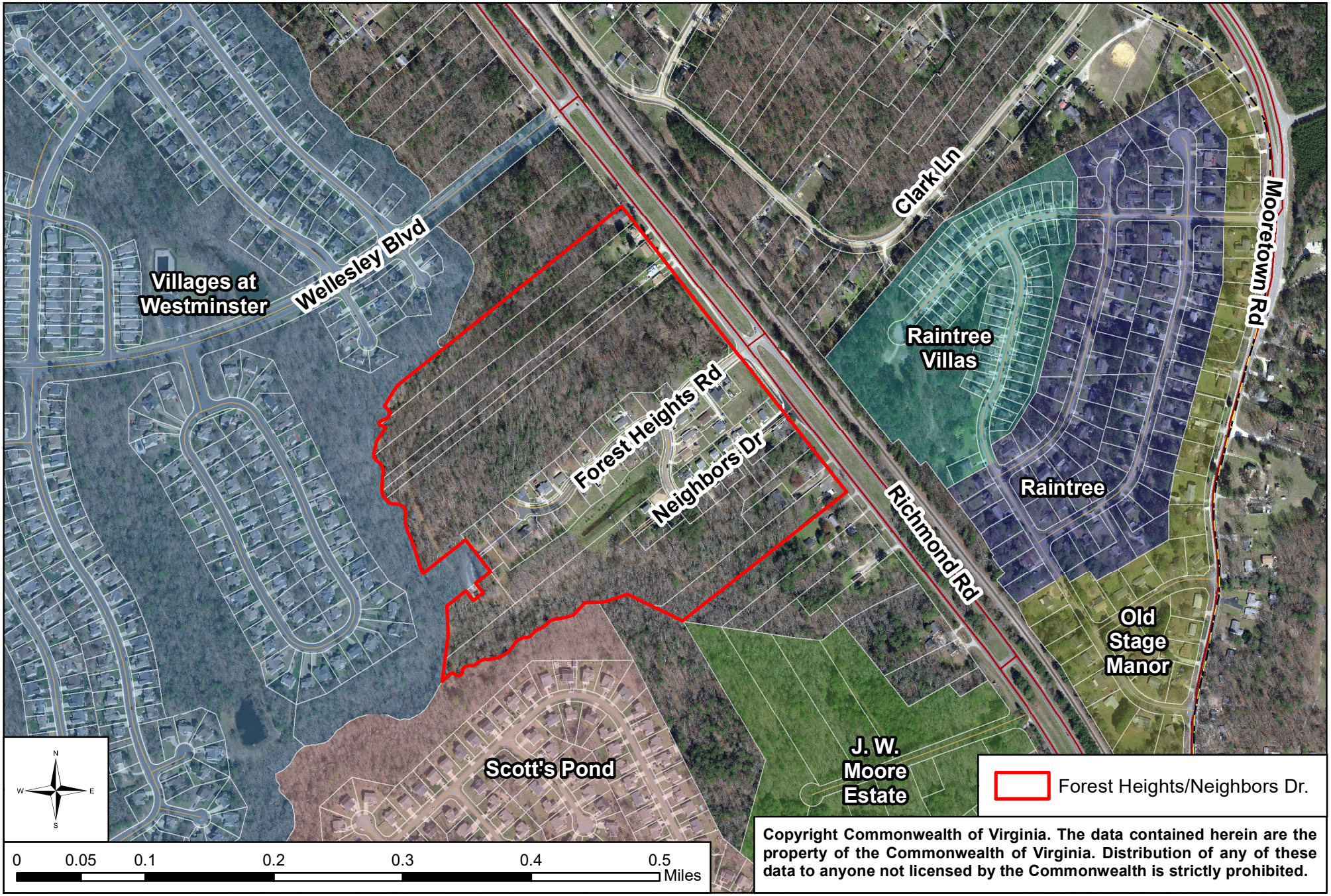
NO.	DATE	REVISION / COMMENT / NOTE

LRI LANDTECH RESOURCES, INC.
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3925 Midlands Road Williamsburg, VA 23188
Ph: (757) 565-1977 Fax: (757) 565-0782
Web: landtechresources.com

SCALE: N/A
DATE: 03-14-2018
JOB: 17-268
DRAWN BY: WSF

C0.01
MASTER PLAN AMENDMENT
01 OF 01

JCC C-0025-2018
Forest Heights Master Plan Amendment



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