

**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**  
**February 19, 2020**  
**4:00 PM**

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**A. CALL TO ORDER**

**B. ROLL CALL**

**C. MINUTES**

1. January 22, 2020 Meeting Minutes

**D. OLD BUSINESS**

**E. NEW BUSINESS**

1. Case No. C-19-0100. Shaping Our Shores Update

**F. ADJOURNMENT**

**ITEM SUMMARY**

DATE: 2/19/2020

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: January 22, 2020 Meeting Minutes

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**ATTACHMENTS:**

	Description	Type
	Minutes of the January 22, 2020 DRC Meeting	Minutes

**REVIEWERS:**

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/14/2020 - 9:14 AM
Development Review Committee	Holt, Paul	Approved	2/14/2020 - 11:43 AM
Publication Management	Burcham, Nan	Approved	2/14/2020 - 11:47 AM
Development Review Committee	Holt, Paul	Approved	2/14/2020 - 11:52 AM

**MINUTES**  
**JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE**  
**REGULAR MEETING**  
**Building A Large Conference Room**  
**101 Mounts Bay Road, Williamsburg, VA 23185**  
**January 22, 2020**  
**4:00 PM**

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**A. CALL TO ORDER**

Mr. Frank Polster called the Development Review Committee (DRC) meeting to order at 4 p.m.

**B. ROLL CALL**

**Present:**

Frank Polster, Chair  
Jack Haldeman  
Danny Schmidt

**Absent:**

Odessa Dowdy

**Staff in Attendance:**

Ellen Cook, Principal Planner  
Thomas Wysong, Senior Planner  
Juan Carlos Morgado, Stormwater and Resource Protection  
Katie Pelletier, Community Development Assistant

**C. MINUTES**

1. November 20, 2019 Meeting Minutes

Mr. Polster asked if there were any comments regarding the minutes.

Mr. Jack Haldeman made a motion to Approve the November 20, 2019 minutes. The minutes were approved by a unanimous voice vote of 3-0.

**D. OLD BUSINESS**

There was no old business.

**E. NEW BUSINESS**

1. C-19-0073. 2822 and 2896 Forge Road

Mr. Thomas Wysong addressed the Committee and stated that Mr. Hawley Smith has applied for an exception to Section 19-73 of the Subdivision Ordinance, which requires for all minor subdivisions of three or more lots to limit direct access from the existing road to one shared driveway.

Mr. Wysong said Mr. Smith is proposing to modify the driveway access for this subdivision that was recommended by the DRC and approved by the Planning Commission in November 2019, which permitted one shared driveway between "New Parcel 1" and "New Parcel 2" and one driveway to serve "New Parcel 3."

Mr. Wysong stated that in this proposal, "New Parcel 2" would share access with the existing driveway on the Boelt property via a 50-foot by 50-foot access easement. He noted, per the original DRC recommendation, the driveway approved for "New Parcel 1" would remain in place, as well as the driveway approved for "New Parcel 3" (with the understanding that the applicant hopes to access this parcel in the future via a shared driveway with the Martin Farm Estates neighborhood).

Mr. Wysong said staff continues to find that the request does not meet the required exception criteria in the Ordinance. He said, for this reason, staff recommends the DRC recommend denial of the exception request to the Planning Commission. However, he noted that when compared with the exception request previously approved by the DRC, staff finds this proposal does help achieve the intent of reducing the number of driveways along Forge Road by permitting a maximum of two new driveways, which is the outcome achieved by the previous DRC recommendation.

Mr. Wysong stated that should the DRC be inclined to consider approving an exception to the Ordinance, staff recommends that the DRC consider requiring the shared driveway for the Boelt property and "New Parcel 2" be built to the standards specified in Section 19-73 (b) of the Subdivision Ordinance.

Mr. Wysong stated that he and Mr. Smith, attending the meeting by phone, were available for any questions.

Mr. Haldeman asked Mr. Smith if he had considered having the driveway for Parcel No. 1 go to the right and connect to the Boelt driveway.

Mr. Smith replied they envisioned direct entry and preferred a straight driveway approach to the home site for that lot.

Mr. Polster asked about the shared driveway requirements for minor subdivisions and whether the impervious surface would increase.

Mr. Juan Carlos Morgado replied the shared driveway should be paved.

Mr. Wysong read (b) of Section 19-73, "such driveway shall have a paved surface at least ten feet wide consisting of 2 inches of pavement over 4-6 inches of stone aggregate."

Mr. Danny Schmidt asked Mr. Smith if he preferred to put in a gravel driveway.

Mr. Smith said yes, he preferred stone aggregate for stability, but not to pave the driveway.

Mr. Morgado stated that, from a Stormwater perspective, there is no difference between a gravel or paved surface and that both are considered 100% impervious, because over time gravel compacts the soil. He said a gravel driveway would require more maintenance.

Ms. Ellen Cook noted the driveway is perpendicular to Forge Road and either type of surface would create the same amount of impervious surface area. She said the staff recommendation is to adhere to the Subdivision Ordinance as much as possible.

Mr. Polster noted exceptions have been made. He asked if there were additional questions for the applicant or other discussion items from the Committee.

Mr. Schmidt said that given the rural character of the area and the addition of only one new driveway, he would approve the applicant's preference for either a gravel or paved driveway.



Mr. Polster asked for a motion.

Mr. Smith asked if the option for gravel or pavement could be included in the motion. He said Mr. Boelt's gravel driveway is well-established and serving the area quite well.

Mr. Jack Haldeman motioned to recommend Approval of Case No. C-19-0073, 2822 and 2896 Forge Road, with proposed modifications to the previously approved driveway access and either a gravel or paved driveway.

The motion was approved by a unanimous voice vote of 3-0.

**F. ADJOURNMENT**

Mr. Polster thanked everyone for attending the meeting.

Mr. Haldeman motioned to Adjourn the meeting.

Mr. Polster adjourned the meeting at 4:15 p.m. after a unanimous voice vote of 3-0.

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Mr. Frank Polster, Chair

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Mr. Paul Holt, Secretary

**ITEM SUMMARY**

DATE: 2/19/2020

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Case No. C-19-0100. Shaping Our Shores Update

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**ATTACHMENTS:**

	Description	Type
☐	Memorandum	Cover Memo
☐	Attachment No. 1. Parks and Recreation's Summary of the SOS Update Process	Backup Material
☐	Attachment No. 2. Adopted Master Plan for Chickahominy Riverfront Park	Backup Material
☐	Attachment No. 3. Adopted SUP Conditions for Chickahominy Riverfront Park (SUP-0014-2009)	Backup Material
☐	Attachment No. 4. Proposed Master Plan for Chickahominy Riverfront Park	Backup Material
☐	Attachment No. 5. Adopted Master Plan for Jamestown Marina	Backup Material
☐	Attachment No. 6. Proposed Master Plan for Jamestown Marina	Backup Material
☐	Attachment No. 7. Adopted Master Plan for Jamestown Beach Event Park	Backup Material
☐	Attachment No. 8. Adopted SUP Conditions for Jamestown Beach Event Park (SUP-0010-2015)	Backup Material
☐	Attachment No. 9. Proposed Master Plan for Jamestown Beach Event Park	Backup Material

**REVIEWERS:**

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/14/2020 - 2:14 PM
Development Review Committee	Holt, Paul	Approved	2/14/2020 - 2:17 PM
Publication Management	Daniel, Martha	Approved	2/14/2020 - 2:20 PM
Development Review Committee	Holt, Paul	Approved	2/14/2020 - 2:21 PM

## MEMORANDUM

DATE: February 19, 2020

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Case No. C-19-0100. Shaping Our Shores Update

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On June 9, 2009, the James City County Board of Supervisors endorsed the Shaping Our Shores (SOS) Master Plan in order to guide the revitalization and development of three James City County waterfront park facilities: Chickahominy Riverfront Park, Jamestown Beach Event Park, and the Jamestown Marina. The Master Plan also serves as an all-encompassing broad plan meant to delineate types of uses and their general location within park properties to help guide future capital improvement requests. The 2009 SOS Master Plan was the result of a process that included public participation and input from citizens, businesses, and County offices.

Over 10 years since its adoption, the SOS Master Plan is being updated. The process to update the SOS Master Plan was based on coordination between different County offices, participation, and input from the public and also from the Board of Supervisors (Attachment No. 1). As a result, the Master Plans for Chickahominy Riverfront Park, Jamestown Beach Event Park, and the Jamestown Marina have been updated (see Attachment Nos. 4, 6, and 9) and will be considered for adoption by the Planning Commission and the Board of Supervisors in the near future.

Prior to consideration by the full Planning Commission, the Parks and Recreation Department staff has requested for this item to be placed on the Development Review Committee (DRC) agenda in order to discuss the update and obtain input from the DRC members. No action by the DRC is required.

Once the SOS update has been reviewed and endorsed by the Board of Supervisors, applications will be submitted to amend existing Special Use Permits (SUPs) for Chickahominy Riverfront Park and Jamestown Beach Event Park. The amendment to the SUPs will reflect the updates made to the SOS Master Plan. An SUP amendment for the Jamestown Marina Master Plan is not required as the Marina and other uses at this park are permitted uses in B-1, General Business District.

JR/nb  
C19-01SOS-Updte-mem

### Attachments:

1. Parks and Recreation's Summary of the SOS Update Process
2. Adopted Master Plan for Chickahominy Riverfront Park
3. Adopted SUP Conditions for Chickahominy Riverfront Park (SUP-0014-2009)
4. Proposed Master Plan for Chickahominy Riverfront Park
5. Adopted Master Plan for Jamestown Marina
6. Proposed Master Plan for Jamestown Marina
7. Adopted Master Plan for Jamestown Beach Event Park
8. Adopted SUP Conditions for Jamestown Beach Event Park (SUP-0010-2015)
9. Proposed Master Plan for Jamestown Beach Event Park

## **Parks and Recreation's Summary of the Shaping Our Shores (SOS) Update Process**

### **1. Background Information**

In 2009, James City County (JCC) created the Shaping Our Shores (SOS) Master Plan to guide the revitalization of three waterfront park facilities. This plan was crafted from extensive public input to incorporate the needs identified by citizens, businesses, the James City County Office of Economic Development and the Department of Parks & Recreation. The JCC Board of Supervisors (BOS) approved the comprehensive plan with minimal exceptions, and it has been used to guide the development and Capital Improvement Budgets for the JCC Marina, Chickahominy Riverfront Park and Jamestown Beach Event Park.

### **2. Proposed Updates to the Master Plans**

#### *a. Chickahominy Riverfront Park (CRP):*

Since 2009, several facility improvements have been made at Chickahominy Riverfront Park. These include resurfacing the pool, paving and improvements to the recreation vehicle loop, replacing the water main, removal of smaller pool, addition of the splash pad and the addition of the William & Mary Boathouse. The general concepts that appeared on the 2009 map were kept in the new version with minimal relocations.

The team also recommended following additional map updates:

- Add the proposed JCSA Water Treatment Plant
- Relocate RV and boat storage to the front corner of the park
- Removal of second entrance
- Addition of camper amenities to include propane filling station, laundry rooms, environmental education/recreation room, bath houses and a relocated pump-out station
- Addition of second rowing building due to growth of the sport

#### *b. James City County Marina (JCCM):*

Since the past plan, the Department of Parks & Recreation assumed daily operations of the Marina from a private contractor. Staff was hired, the Marina was brought into the County's financial and computer systems and operation manuals and procedures were created. The BOS leased 10 acres to the Economic Development Authority (EDA) in September 2015 and then the EDA leased their parcel to Billsburg Brewery and a production building and tasting room were constructed. The Office of Economic Development and EDA are also actively pursuing food service/restaurant options on the EDA's parcel to serve park patrons and be a complimentary feature to the existing brewery. Contracts have been issued for engineering services for Marina improvements and work is going to commence in fall 2019.

There were some substantial changes made to this park map. In particular, some items were removed based on their location in flood plains and RPAs. Changes include:

## **Parks and Recreation's Summary of the Shaping Our Shores (SOS) Update Process**

- Eliminate the parking peninsula and new ramp due to wetlands
- Removal of condos, hotel and retail shops – these items were not endorsed by the BOS in the first plan and the size of the property does not support their development
- Relocate Marina office building out of flood plain
- Relocate dry stack storage out of flood plain
- Add additional short term trailer parking
- Move long-term boat storage to JBEP due to lack of space
- Addition of a second entrance into new parking lot
- Add semi-permanent event tent
- Relocate the proposed restaurant/food service area
- Relocate boat ramp and fuel dock

### *c. Jamestown Beach Event Park (JBEP):*

Since 2009, several grants have been obtained to make improvements to the beach. A \$100,000 Chesapeake Bay Trust grant was awarded to assist with removing the concrete rubble that littered the shoreline, the creation of three beach areas and the installation of shoreline grasses. A \$152,049 grant from the Land and Water Conservation Funds was received to upgrade the parking and entrance way, create an accessible paved walkway and to construct the restroom building. A \$147,499 grant was also awarded to upgrade the water and sewer system for the bathroom. Lastly, a paddle craft launch site was created.

Changes and modifications to the JBEP map are severely limited by identified archeological and historic sites and the restrictive covenants of the two grants that were used to purchase the property in 2007. The committee re-aligned some amenities and recommends the following changes to the map:

- Relocate fishing pier off VDOT property to far end of beach
- Add additional restrooms and parking for events and beach patrons
- Addition of event tent for use with the Amblers House
- Re-align the park entrance along Jamestown Road to intersect with the road leading to the Marina
- Close the section of Greensprings Road that runs in front of the park – align it to meet Jamestown Road
- Addition of long-term boat storage to support revenue development and the Marina
- Addition of a public/private Running Center to support community racing, events and provide work spaces for Parks & Recreation staff

## **3. Plan Update Process**

### *a. Phase I- Creation of Draft Plan:*

The addition of new amenities and the age of the SOS Master Plan led to the decision to review and update the 2009 approved document. In October 2018, a cross-departmental JCC employee team was created with the task of updating the plan. Employees were selected based on their area of expertise to ensure that the final product would be inclusive of amenities that were important to the many different stakeholders within the County as well as the citizens they serve. Members were tasked with creating a plan that complied with County planning and environmental requirements, enhanced

## **Parks and Recreation's Summary of the Shaping Our Shores (SOS) Update Process**

revenue opportunities and complemented the existing infrastructure and surrounding community. The team, led by the Department of Parks & Recreation, also included members from the Office of Economic Development, Planning, James City Service Authority and General Services.

The three parks that comprise the plan have become celebrated treasures to James City County and its citizens over the past 10 years. For this reason, the update to the Shaping Our Shores Master Plan was not about having to re-create or fix the old plan. Instead, the team approached the update to the plan with these goals:

- Evaluate and confirm where existing park amenities are successfully meeting community needs
- Identify unmet needs or opportunities and challenges to improve upon existing amenities
- Evaluate maintenance/conditions and longevity of park features
- Learn from the community if facilities in the plan are no longer needed, feasible, or should be built in other parks
- Create an updated master plan to guide development for the next decade and beyond

The team began by reviewing the 2009 SOS Master Plan and the recommendations for future development. The group also conducted a site visit to each park that was facilitated by the Department of Parks & Recreation Parks Administrator. After those tours, the team agreed there were some modifications and changes needed to the plan for the future at all three park locations. Specifically, decisions needed to be reviewed as they related to water restrictions, grant easements, environmental concerns, resource protection areas issues, zoning, building codes, new trends and patron requests. The tour highlighted that many of these issues were not taken into account when the first SOS Master Plan was designed, and more realistic development plans were needed to guide future amenities and budget requests.

After the initial review, the team met for several of months to update the maps of the three parks that were located in the 2009 SOS Master Plan. Each park was reviewed separately, and new amenities and changes since 2009 were added to the maps. Each map was then reviewed to see if the 2009 proposed amenities were feasible taking into account environmental, zoning and code issues. Use patterns, tracked patron requests and other changes that have occurred since 2009 were also incorporated.

A work session with the James City County Board of Supervisors was held on September 24, 2019, to review and endorse the draft maps, the public input phase, and the final approval process. Board members made several suggestions to each park map that were incorporated.

### ***b. Phase II – Public Input Phase:***

Once the JCC BOS endorsed the concepts in the updated master plan maps, the SOS Committee conducted a public input campaign. Extensive “best practice” methods were employed to ensure citizen opinions were gathered from a representative cross-section of stakeholders. Two public meetings were advertised and held at the James City County Recreation Center on 11/21/2019 and 11/25/2019 to gather input. A total of 13 citizens and special interest individuals attended these meetings and provided feedback. An on-line survey was also conducted for a month and 23 citizens provided written comments on park improvements. Paper survey stations were also set up at the James City County Recreation Center, the James City County Marina, and Chickahominy Riverfront

## **Parks and Recreation's Summary of the Shaping Our Shores (SOS) Update Process**

Park to in an attempt to canvas specific park users. The surveys netted an additional 21 comments from citizens bringing the total of comments received at 57.

All of the solicited comments were collated and reviewed by the SOS Committee. Further meetings were held, and additional changes were made to the draft maps for each park to reflect citizen requests.

### *c. Phase III- Formal Approval:*

The final version of the draft Shaping Our Shores Master Plan update was presented to the James City County Parks and Recreation Advisory Commission on January 15, 2020. The Commission unanimously voted to approve the SOS Master Plan Draft and endorsed seeking James City County Planning Commission approval.

Once the plan receives an endorsement from the Planning Commission, it will be taken to the JCC Board of Supervisors for a formal vote and adoption. Once approved, a prioritized action plan will be developed that sets forth goals and recommendations to implement and guide the Capital Improvement Process. It will also provide the community with a strategic long-range vision for the future of these County parks, and provide a foundation for further support of future budget funding.



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



## SHAPING OUR SHORES

Master Plan for Jamestown Beach Campground, Jamestown Yacht Basin & Chickahominy Riverfront Park

Figure 4-2  
Master Plan  
Chickahominy Riverfront Park



## 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 AFS 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:

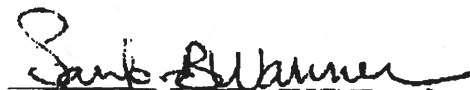
1. **Master Plan.** This SUP shall permit a public community recreation facility and accessory uses thereto, including, but not limited to, tent sites, cabins, recreational vehicle (RV) camping areas, special event areas, docks/piers, swimming facilities, playgrounds, boat launches, rowing facilities, 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. Invalidatior of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

ATTEST:

  
Sanford B. Warner  
Clerk to the Board

James G. Kennedy Chairman, Board of Supervisors	
SUPERVISOR	VOTE
GOODSON	AYE
JONES	AYE
MCGLENNON	AYE
ICENHOUR	AYE
KENNEDY	AYE

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

SUP\_0014\_09\_res



# Draft Master Plan

Chickahominy Riverfront Park



Label	Feature
A	Camping - RV, Primitive & Cabins
A1	Primitive Camping - Hike, Bike & Paddle in Only
B	Bath House / Laundry / Dumpster
C	Community Rowing Facilities
D	RV Waste Disposal
E	Open Space / Event Area
F	Fixed Wood Docks / Dinghy / Moorings
G	Existing Playground
H	Kayak/Canoe/Rowing Launch Area
I	Pool Shelter and Play Area
J	Picnic Pavilions
K	Stabilize Shore and Create Overlooks
L	Walking Trail
M	Campground Store and Check-In
N	Existing Boat Ramp
O	Field Games / Putt-Putt
P	Parking
P1	Boat Trailer Parking
Q	Fishing Pier
R	RV/Boat Storage
S	Picnic & Outdoor Education Area
T	Maintenance Facility
U	Bank Grading / Buffer Restoration
V	Water Treatment Facility
W	Water Well Pump House
X	Bioretention Basins
Y	Propane Tank Fill Site
Z	Bike Repair Station

Gate

Flood Plain

RPA Lines

Label Points Annotation in map

Label Points

Contours

Water Treatment Easement

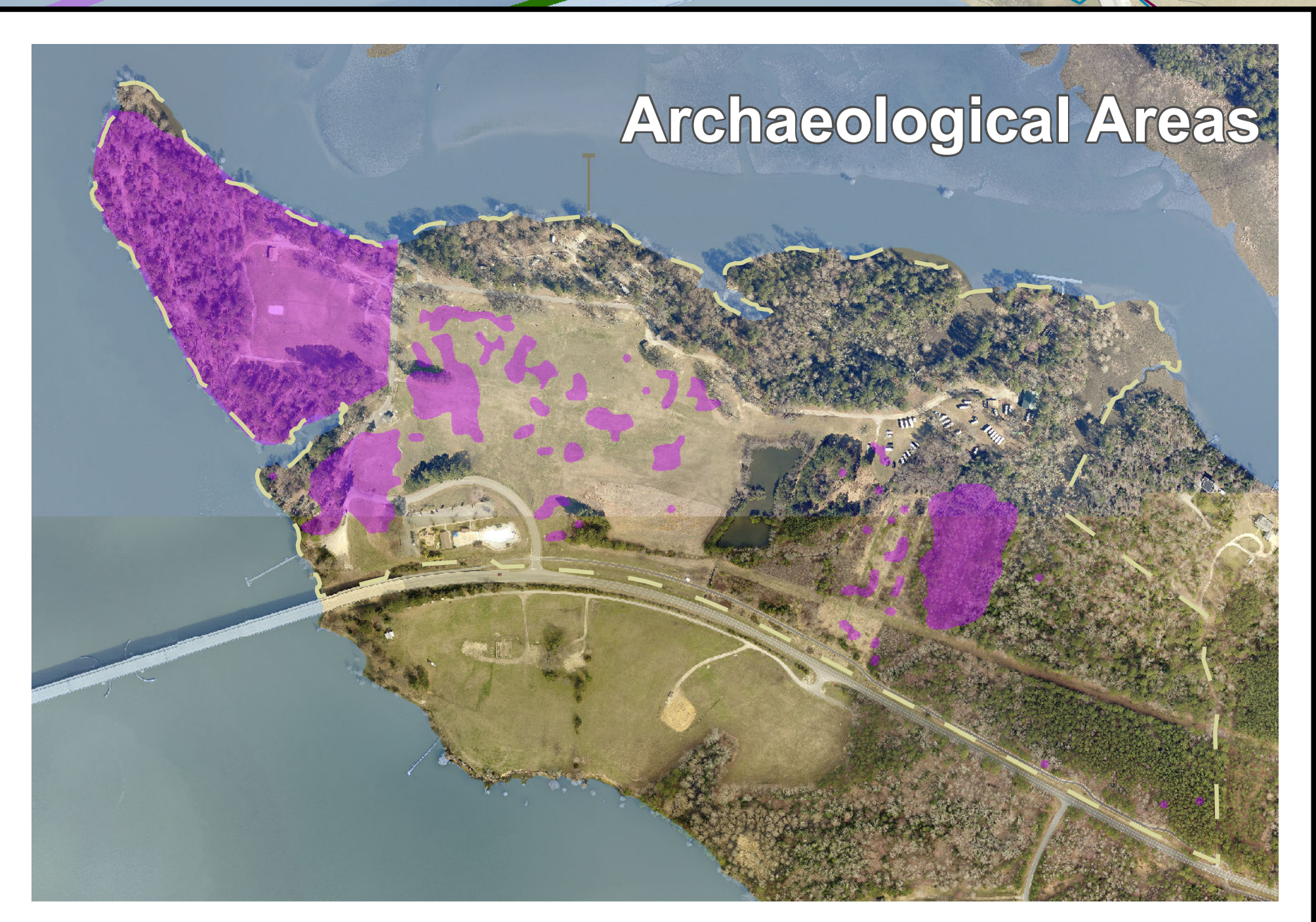
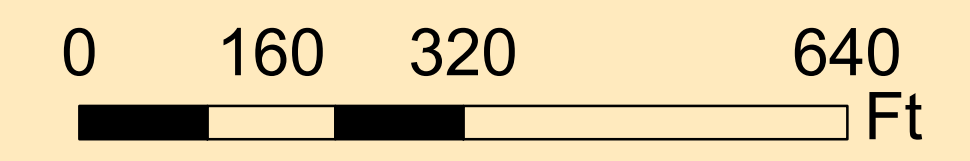
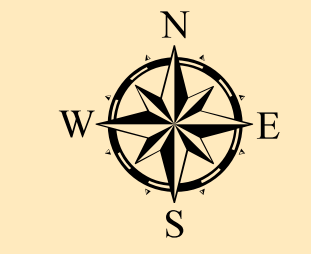
Property Line

Water Treatment Facility

Trail

Virginia Capital Trail

Colonial Pipeline









# Draft Master Plan

James City County  
Marina



Label	Feature
A	Restaurant / Tasting Room / Multipurpose / Community Room & Deck
B	Covered Pavillion
C	Billsburg Brewery & Expansion
D	Parks Office, Rentals, Marine Repairs & Restrooms
E	Dry Stack Storage
F	Docks and Slips
G	Property Boundary
H	Fuel Dock/ Pump Out
I	Existing Gazebo
J	New Covered Boat Slips - 44 Slips
K	Canoe/ Kayak Launch
L	Creek Walk
M	Uncovered/Covered Boat Slips
N	Overlook / Fishing Pier
O	New Boat Ramp
P	Parking
P1	Short Term Trailer Parking / Boat Trailer Parking
Q	Marina Walk
R	Secondary Entrance
S	Living Shoreline
T	Floating Walkway and Transient Boat Dock
U	Jet Ski Slips - 5 Total
V	Paddle Craft Storage
W	Emergency Boat Lifts
X	Dumpster Pad
Y	Butterfly Garden

	Flood Plain		Living Shoreline -Still
	RPA Lines		Sidewalk
	Contours		Living Shoreline - Marsh
	Trail / Path		Bioretention Basin
	Existing Boat Slips		Trees
	Property Line		Grass
			Marsh

## Proposed Site Information

44 Covered Boat Slips  
64 Boat Slips  
108 Total



0 60 120 Feet





KEY	
A - Vermillion House Restored	M - Secondary Beach Access / Picnic Area
B - Event Tents	- Small Non - Motorized Boats
C - Formal Gardens	- Day Sailors
D - "Greate Road" Interpretive Area	- Kayaks
E - Events/Parking and Overflow	N - Preserved Viewshed
F - Maintenance Center	O - Fishing Pier
G - Beach Access and Parking	P - Ropes Course
H - Beach Pavilions	Q - Rental Cabins
- Concessions	R - Roundabout & Left Turn Lane
- Vending	S - Environmental Education Area
I - Playground Area	T - Trailhead with Restrooms
J - Shoreline Stabilization and Beach Renourishment	U - Mainland Farm Interpretive Area
K - Great Lawn / Special Event Area	V - Large Event Exit Only
L - Performance Venue	W - Area for Group Tent Camping
	X - Bioretention Basins



## SHAPING OUR SHORES

Master Plan for Jamestown Beach Campground, Jamestown Yacht Basin & Chickahominy Riverfront Park

Figure 2-2  
Master Plan  
Jamestown Beach Campground



## **RESOLUTION**

### **CASE NO. SUP-0010-2015. JAMESTOWN BEACH SPECIAL USE PERMIT 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, the Board of Supervisors approved SUP-0017-2012, Jamestown Beach, which permitted community recreation facilities in a PL, Public Lands District on property located at 2205 Jamestown Road, which can be further identified as James City County Real Estate Tax Map Parcel No. 4630100005 (the "Property"); and

WHEREAS, Ms. Nancy Ellis of James City County Parks and Recreation has applied to amend SUP-0017-2012 and restate the conditions; and

WHEREAS, the Board of Supervisors endorsed the Shaping Our Shores Master Plan by resolution on June 9, 2009, as a high-level planning document for the Property; and

WHEREAS, the Planning Commission of James City County, following its public hearing on February 3, 2016, recommended approval of this application by a vote of 6-0; and

WHEREAS, the Board of Supervisors of James City County, Virginia, finds this use to be consistent with the 2035 Comprehensive Plan Land Use Map designation for the Property and the considerations in Section 24-9 of the James City County Code.

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 0010-2015 as described herein with the following amended and restated conditions:

1. **Master Plan.** This SUP shall permit a public community recreation facility and accessory uses thereto, including but not limited to restoration of the Vermillion House, event tents, interpretive areas, beach access and parking, special event areas, maintenance areas, concession stands, cabins, tent camping, a ropes course and performance venue on property located at 2205 Jamestown Road, and further identified as James City County Real Estate Tax Map Parcel No. 4630100005 (the "Property"). Uses and layout of the Property shall generally be located as shown on the document entitled "Figure 2-2: Master Plan - Jamestown Beach Campground," prepared by Vanasse, Hangen, and Brustlin, Inc. (VHB) (the "Master Plan") and as described in the *Shaping Our Shores* Master Plan report adopted by the Board of Supervisors on June 9, 2009 (the "SOS Report"), with only changes thereto that the director of planning determines are generally consistent with the Master Plan and the SOS Report.
2. **Archaeology.** Additional archaeological studies shall be submitted to the Director of Planning or his designee for review and approval prior to the commencement of any land disturbing activity on the Property in any area that is identified as "potentially eligible" or "eligible" for inclusion on the National Register of Historic Places and/or "unknown (further work needed)" in the reports titled "Phase I Cultural Resource Survey of the James City County Campground and Yacht Basin Marina, James City County, Virginia" by Archaeological and Cultural Solutions, Inc. dated February 2009,



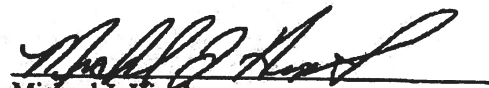
and "Phase II Investigations of Archaeological Sites 44JC0101 and 44JC1212, James City County Campground and Yacht Basin Marina, James City County, Virginia" by Archaeological and Cultural Solutions, Inc. dated July 2009. If an additional Phase II study is necessary for any site, such study shall be approved by the director of planning or his designee and a treatment plan for said sites shall be submitted to and approved by the director of planning or his designee 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 or his designee 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.

3. **Tree Clearing.** Tree clearing on the Property shall be limited to the minimum necessary to accommodate the proposed infrastructure improvements; recreational uses shown on the Master Plan; and related driveways, entrance improvements and facilities as determined by the Director of Planning or his designee.
4. **Master Stormwater Management Plan.** The applicant shall complete a Master Stormwater Management Plan for the Property prior to final development plan approval for the next significant development phase of the Property for which a conceptual plan has not been received by the adoption date of this resolution. The Master Stormwater Management Plan shall be in accordance with the SOS Report and James City County's Sustainable Building Policy as adopted by a Board of Supervisors resolution on March 23, 2010.
5. **Vermillion House.** The Vermillion House and associated dependencies identified within the SOS Report shall remain on the Property and shall not be demolished. No changes shall be permitted to these structures with the exception of alterations, maintenance and/or modernizations that will not jeopardize their eligibility for future nomination to the National Register of Historic Places.
6. **Water Conservation Guidelines.** The applicant shall be responsible for developing water conservation standards to be submitted to and approved by the James City Service Authority prior to final site plan approval and subsequently for enforcing these standards. Water conservation measures addressed by the guidelines shall include, but not be limited to, limitations on the installation and use of approved landscaping design and materials to promote water conservation and minimize use of public water resources.
7. **Public Utilities.** The applicant shall install connections to public water and sewer infrastructure for restrooms and other amenities on the Property prior to the development of any permanent structures or facilities related to uses not currently developed as shown on the Master Plan that would be expected to generate higher park visitation rates, including but not limited to, the campground area, rental cabins,

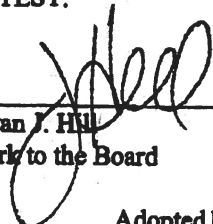
restoration of the Vermillion House and performance venue. Infrastructure improvements such as electrical connections, parking lots, facilities to allow for the collection of beach access parking fees and other facilities as approved by the director of planning shall not be considered to be permanent structures for the purposes of this condition and shall not trigger the requirement to connect to public water and sewer. Special events subject to permitting under the County Code shall also not be considered to trigger the requirement to connect to public water and sewer.

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

BE IT FURTHER RESOLVED by the Board of Supervisors of James City County, Virginia, that the issuance of SUP 0010-2015 as described above supersedes and replaces SUP-0017-2012 in its entirety.

  
Michael J. Hipple  
Chairman, Board of Supervisors

ATTEST:

  
Bryan J. Hill  
Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
LARSON	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ONIZUK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SADLER	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HIPPLE	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Adopted by the Board of Supervisors of James City County, Virginia, this 8th day of March, 2016.

SUP10-2015JtownBeach-res



JAMES RIVER

# Draft Master Plan

Jamestown Beach  
Event Park



Label	Feature
A	New Entrance
B	Bioretention Basins
C	Boat Storage
D	Beach Parking
E	Dredge Material from Marina
F	Event Tents
G	Amblers House Events, Parking & Overflow
H	Formal Gardens
I	Great Lawn
J	Maintenance Building, Storage Facility & Recreation Facility
K	New Roadway
L	Overflow Parking Lot
M	Parking Booth
N	Performance Venue
O	Pier / Fishing
P	Playground
Q	Preserved Viewshed
R	Restroom
R1	Restroom / Concessions
S	Running Center and Outdoor Restrooms
T	Second Entrance
U	Beach Access / Picnic Area
V	Parking
W	Amblers House Restored
X	Dumpster Pad
Y	RV / Cabin Camping
Z	Paddle Craft Launch

Flood Plain

RPA Lines

Gate

Property Line

Grant VLCF

CELCP Area

Trail / Path

Contours

