

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
March 30, 2022
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. January 19, 2022 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. SP-19-0001. Powhatan Terrace
2. C-22-0021. 3341 Chickahominy Road Overhead Utility Waiver
3. SP-20-0037. Smith Memorial Baptist Church Parking Expansion

F. ADJOURNMENT

ITEM SUMMARY

DATE: 3/30/2022
TO: The Development Review Committee
FROM: Paul D. Holt, III, Secretary
SUBJECT: January 19, 2022 Meeting Minutes

ATTACHMENTS:

	Description	Type
☐	Minutes of the January 19, 2022, DRC Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	3/23/2022 - 12:32 PM
Development Review Committee	Holt, Paul	Approved	3/23/2022 - 12:42 PM
Publication Management	Pobiak, Amanda	Approved	3/23/2022 - 12:54 PM
Development Review Committee	Secretary, DRC	Approved	3/23/2022 - 12:54 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
January 19, 2022
4:00 PM

A. CALL TO ORDER

Ms. Barbara Null called the Development Review Committee (DRC) meeting to order at 4 p.m.

B. ROLL CALL

Present:

Barbara Null, Chair
Frank Polster
Rob Rose

Absent:

Rich Krapf

Staff in Attendance:

Josh Crump, Principal Planner
Thomas Wysong, Senior Planner
John Risinger, Planner
Suzie Yeats, Planner
Katie Pelletier, Community Development Assistant

C. MINUTES

1. November 17, 2021 Meeting Minutes

Mr. Rose motioned to Approve the November 17, 2021, DRC meeting minutes.

On a voice vote, the Motion passed 3-0.

2. December 15, 2021 Meeting Minutes

Mr. Rose motioned to Approve the December 15, 2021, DRC meeting minutes.

On a voice vote, the Motion passed 3-0.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-21-0099. Stonehouse Tract 10A Conceptual Plan

Mr. Wysong stated that Mr. Jeff Huentelman submitted a conceptual plan showing the layout of "Tract 10A" for the Stonehouse development. He noted the proposal is for new construction of 200 residential units, consisting of 80 single-family homes: 18 units that are attached residences with two to four units; 54 units that are attached residences with more than four units and fewer than three stories; and 48 units that are attached residences with

more than four units and are three stories or more.

Mr. Wysong stated that Proffer No. 10, approved by the Board of Supervisors on November 12, 2019, per Case No. Z-19-0010, requires a conceptual plan to be submitted to the Planning Director and the DRC for review at least 60 days prior to submittal of a development plan for the tract. He said the purpose of this review is to determine general consistency with Zoning Ordinance requirements, the adopted master plan, and other applicable County policies.

Mr. Wysong said that staff had reviewed and analyzed the conceptual plan accordingly, and that staff found the following favorable factors: (1) this conceptual plan complies with the approved master plan for Stonehouse, aligning with the land use designations, maximum units permitted, and permitted density for Tract S; (2) this conceptual plan layout complies with the zoning requirements for Planned Unit Development - Residential (PUD-R) and the majority of applicable proffers; (3) the conceptual plan layout complies with other applicable County policies, which were evaluated during the course of the 2019 rezoning and master plan and proffer amendment for Stonehouse (Case Nos. Z-18-0002, MP-18-0002, and Z-19-0010); (4) the proposed units proposed for this conceptual plan comply with the unit caps proffered for the Stonehouse development; and (5) the conceptual plan complies with the approved proffers applicable to Tract 10A.

Mr. Wysong added one small note. He said this conceptual plan identifies the single-family homes as two stories. He said the applicant emailed staff a revised plan that identifies these units as being either two or three stories. Mr. Wysong said this is permitted and does not change staff's analysis.

Mr. Wysong said staff found no unfavorable factors in the review and recommends that the DRC finds the proposed conceptual plan to be generally consistent with the Zoning Ordinance, adopted master plan, adopted proffers, and other applicable County policies.

Mr. Wysong stated that he would be more than happy to answer any questions. He said Ms. Melissa Venable from the applicant team was also on the call.

Mr. Rose asked about the revision for a three-story option.

Mr. Wysong asked Ms. Venable to address the question regarding the change in the number of stories.

Ms. Venable thanked the Committee for its time and consideration and said she works for Land Planning Solutions. Ms. Venable said the three-story option would have a two-car garage on the ground floor, with two floors of living space above it. She said they hoped to have that flexibility for the small footprint single-family homes.

The Committee agreed it was a good use of space.

Ms. Null asked if there were any other questions for staff or the applicant or discussion regarding the application.

Mr. Polster said that while he finds this application conforming, he does have concerns about the cumulative impact and timing of these multiple Stonehouse tract applications, and which will trigger which associated proffer. He said he would like to tell concerned residents in that area what to expect with regards to traffic improvements.

Mr. Wysong said that staff can provide information on the unit counts that will trigger any proffers, but it is unknown which tract development plan will come in first. He said the unit

counts trigger the proffers only when the development plans are approved.

Mr. Polster thanked him for the explanation and clarification.

Mr. Tim Culpepper was also on the call and said he was from Robinson Development Group representing the Principal Ownership Group for Stonehouse. Mr. Culpepper stated that they understand the transportation proffers and requirements for signal justification reports and traffic studies that are throughout the process based on unit counts. He said Land Bay 5, which they do not own, did trigger a signal justification report, and it required a signal be placed at Route 30 and Fieldstone Parkway. Mr. Culpepper stated that, outside Land Bay 5, their company will be responsible for full development of all the remaining units at Stonehouse and for compliance with associated Stonehouse proffers. He said they know the proffers are based on unit counts, and as they submit civil design plans for review, they will comply with the report and study requirements and proffered obligations.

Mr. Polster thanked him for addressing the concerns.

Mr. Culpepper said they are aware of the needs for improvements based on the continued development of Stonehouse, hopefully simplified by now having only one group moving forward for implementation.

Mr. Polster said he also welcomes anything that will slow the speed of traffic in that area as well.

Mr. Culpepper noted the installation and timeline of traffic calming measures and improvements also requires Virginia Department of Transportation concurrence.

Mr. Wysong asked which tract they wish to submit first.

Mr. Culpepper replied they will start development of the first tract approved by the County. He said they may likely be under development at the same time, and they are aware that surety bonds will be required.

Mr. Wysong thanked him for the reply.

Ms. Null asked if there were any other questions or a Motion.

Mr. Polster motioned that the DRC finds the proposed conceptual plan to be generally consistent with the Zoning Ordinance, adopted master plan, adopted proffers, and other applicable County policies.

On a voice vote, the Motion passed 3-0.

Mr. Wysong thanked everyone for attending the meeting.

Mr. Crump introduced the new Planner, Ms. Yeats, to the Committee.

F. ADJOURNMENT

Mr. Polster motioned to Adjourn the meeting.

Ms. Null adjourned the meeting at 4:30 p.m. after a unanimous voice vote of 3-0.

Ms. Barbara Null, Chair

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 3/30/2022

TO: The Development Review Committee

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: SP-19-0001. Powhatan Terrace

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Attachment no. 1. Location Map	Backup Material
☐	Attachment no. 2. Adopted Master Plan (Sheet no. 3)	Backup Material
☐	Attachment no. 3. Adopted Proffer (Z-0007-2007)	Backup Material
☐	Attachment no. 4. Sheet C-2.1 (SP-19-0001)	Backup Material
☐	Attachment no. 5. Sheet LA1.0 (SP-19-0001)	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	3/22/2022 - 8:13 AM
Development Review Committee	Holt, Paul	Approved	3/22/2022 - 10:14 AM
Publication Management	Daniel, Martha	Approved	3/22/2022 - 10:17 AM
Development Review Committee	Holt, Paul	Approved	3/22/2022 - 10:18 AM

SITE PLAN SP- 19-0001. Powhatan Terrace

Staff Report for the March 30, 2022, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Stephen Romeo of Vanasse Hangen Brustlin, Inc. (VHB, Inc.)

Land Owner: JTR Properties, LLC

Proposal: To allow the installation of utilities, entrance features, and signs within the 150-foot buffer along the property’s frontage with Jamestown Road

Reason for Development Review Committee (DRC) Review: Proffer No. 5 (James City County Case No. Z-0007-2007) requires DRC approval of entrance features, signs, and utilities within the 150-foot buffer along the property’s frontage with Jamestown Road

Locations: 1676 and 1678 Jamestown Road
180 Red Oak Landing Road

Tax Map/Parcel Nos.: 4730100036 and 4730100037
4730100039

Project Acreage: ± 16.51 acres

Current Zoning: R-2, General Residential, with proffers, with cluster overlay

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Jose Ribeiro, Senior Planner II and Landscaping

FACTORS FAVORABLE

1. Staff finds that the features proposed within the 150-foot buffer along the Jamestown Road frontage on the property are consistent with the features shown on the Master Plan and also in accordance with Section 24-98 (f). Right-of-way landscape area performance standards of the Zoning Ordinance.

FACTORS UNFAVORABLE

1. Staff finds no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the DRC approve the proposed features within the 150-foot buffer along the property’s frontage with Jamestown Road, as shown on the current site plan for Powhatan Terrace (Attachment Nos. 4 and 5).

SURROUNDING ZONING AND DEVELOPMENT

- The subject property is across the street from Grace Covenant Presbyterian Church (zoned LB, Limited Business); adjacent to TK Asian Antiquities (zoned LB, Limited Business) and The Cottages at Stone Haven (zoned R-2, General Residential) to the east; adjacent to Raleigh Square (split zoned R-5, Multifamily Residential and R-2, General Residential) to the west; and across Powhatan Creek from Landfall at Jamestown (zoned R-2, General Residential) to the south.
- Surrounding properties to the west are designated Moderate Density Residential on the 2045 Comprehensive Plan. All other properties are designated Low Density Residential on the Comprehensive Plan.

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

SITE PLAN SP- 19-0001. Powhatan Terrace

Staff Report for the March 30, 2022, Development Review Committee Meeting

PROJECT DESCRIPTION

- Adopted Proffer No. 5 (Z-0007-2007) states that: *“There shall be a minimum 150-foot buffer along the Jamestown Road frontage on the Property generally shown on the Master Plan. The buffer shall be exclusive of any lots or units. The entrance as shown generally on the Master Plan, landscaping and berms, the trails, sidewalks and bike lanes as shown generally on the Master Plan, and with the approval of the Development Review Committee, utilities, lighting, entrance features shall be permitted in the buffer.”*

- SP-19-0001 shows entrance features within the 150-foot buffer such as a median, trees, a sidewalk, and a planted berm which are consistent with the features shown on the approved master plan. Other features not shown on the approved master plan but showing on site plan SP-19-0001 and therefore subject to DRC review are:
 - two drainage structures,
 - one fire hydrant,
 - Underground water line system,
 - one speed limit sign,
 - one stop sign, and
 - three traffic signs

- The applicant has indicated that outdoor lighting and a subdivision sign are not proposed within the 150-foot buffer area at this time.

STAFF ANALYSIS

The features shown within the 150-foot buffer are generally consistent with other subdivision’s entrance features. Further, such breaks in right(s)-of-way buffers are consistent with the Zoning Ordinance. Section 24-98(f) states that: *“All landscape areas along rights-of-way*

shall be continuous along the road right-of-way, except where driveway, utility or other breaks running perpendicular to the right-of-way are necessary and shall be designed in a manner that achieves the intent of this division.”

STAFF RECOMMENDATION

Staff recommends that the DRC approves the proposed features within the 150-foot buffer along the property’s frontage with Jamestown Road, as shown the current site plan for Powhatan Terrace (Attachment Nos. 4 and 5).

JR/md
SP19-1_PowhtnTerr

- Attachments:
1. Location Map
 2. Adopted Master Plan (Drawing no. 3)
 3. Adopted Proffer No. 5 (Z-0007-2007)
 4. Sheet C-2.1 (SP-19-0001)
 5. Sheet LA1.0 (SP-19-0001)

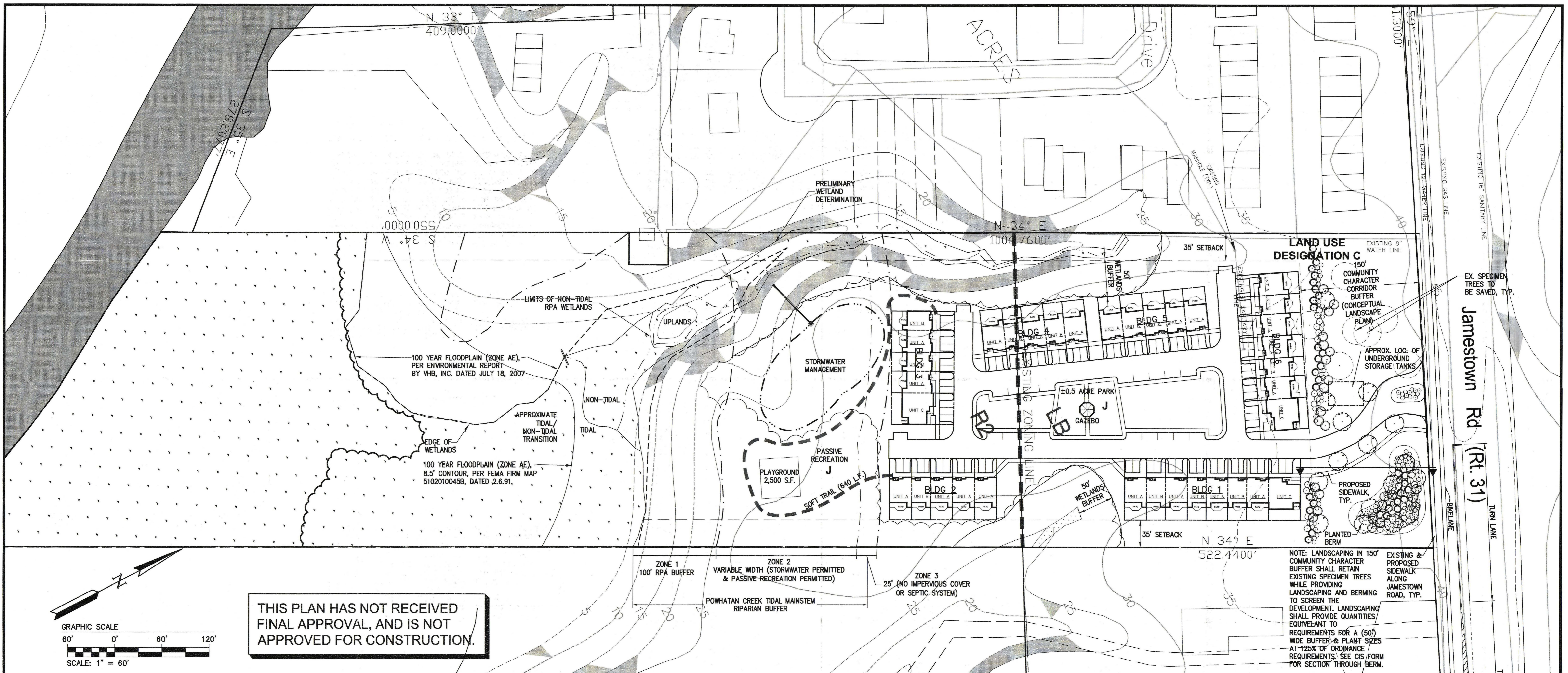
This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SP-0019-0001

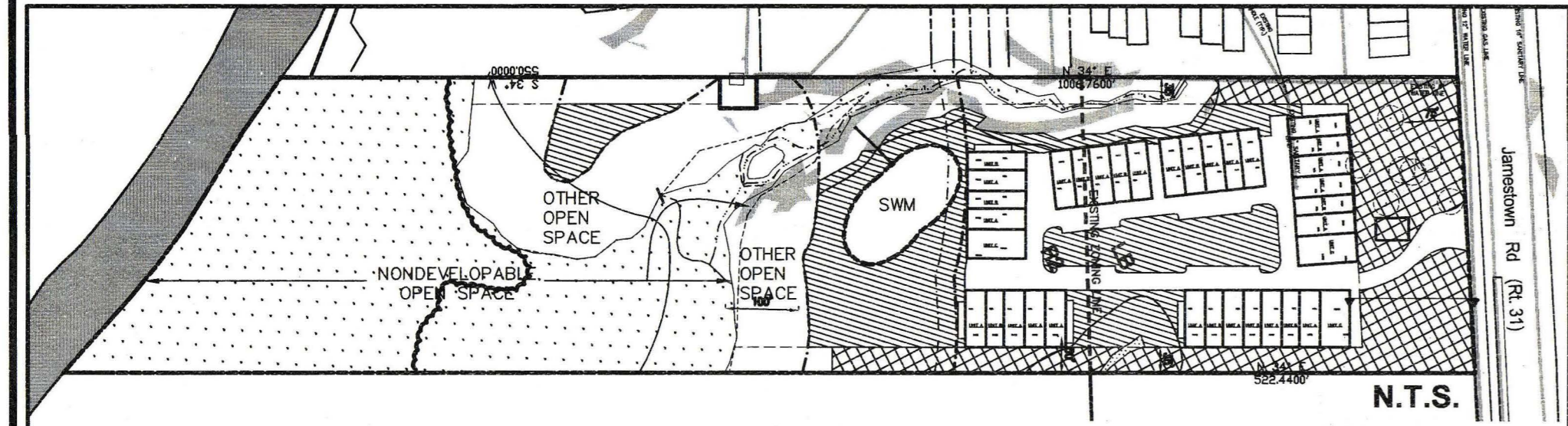
Powhatan Terrace



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THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.



LOCATION OF REQUIRED 40% OPEN SPACE WITHIN THE DEVELOPABLE AREA

AREA	DEVELOPABLE OPEN SPACE COMPONENT	ACRES
SETBACKS AND R.O.W. BUFFERS		2.1
DEVELOPABLE OPEN SPACE NOT PART OF ANY REQUIRED YARD		2.1
TOTAL		4.2

NOTE: PER 24-552 A MINIMUM OF 40 PERCENT OF THE NET DEVELOPABLE AREA OF THE SITE (4.2 AC) MUST BE PERMANENTLY SET ASIDE AS OPEN SPACE. TO HELP MEET THAT REQUIREMENT, THE DEVELOPABLE AREA WITHIN ROW AND PERIMETER BUFFERS/SETBACKS MAY BE COUNTED FOR UP TO FIFTY PERCENT (IN THIS CASE 2.1 AC) OF THE REQUIRED OPEN SPACE.

SITE AREA SUMMARY

NET DEVELOPABLE AREA CALCULATION

DESCRIBED AREA	ACRES	% OF OVERALL PROPERTY
GROSS LAND AREA	16.5	100%
AREAS SUBTRACTED		
25% SLOPES OR GREATER, STREAM BEDS, MARSH AREAS, AREAS SUBJECT TO FLOODING & PONDS	0.4	2.4%
	5.7	34.5%
NET DEVELOPABLE AREA	10.4	63.1%

COMPOSITION OF DEVELOPABLE AREA

	DESCRIBED AREA	ACRES	% OF NET DEVELOPABLE	% OF OVERALL PROPERTY
NON-OPEN SPACE AREAS	ROADS AND PARKING AREA (EXCLUSIVE OF LOTS)	0.9	8.7%	5.5%
	AREA IN TOWNHOME LOTS	1.8	17.3%	10.9%
	STORM WATER MANAGEMENT FACILITY	0.4	3.8%	2.4%
	SUBTOTAL	3.1	29.8%	18.8%
OPEN SPACE	DEVELOPABLE OPEN SPACE WITHIN REQUIRED PERIMETER BUFFERS	2.5	24.0%	15.2%
	DEVELOPABLE OPEN SPACE NOT PART OF ANY REQUIRED YARD	2.6	25.0%	15.8%
	DEVELOPABLE OPEN SPACE WITHIN 100' RPA BUFFER	2.2	21.2%	13.3%
	NONDEVELOPABLE OPEN SPACE	6.1	N/A	13.3%
	TOTAL OPEN SPACE	13.4	N/A	81.2%

GROSS DENSITY CALCULATIONS

GROSS DENSITY: 2.18± D.U./AC*

*GROSS DENSITY IS CALCULATED AS FOLLOWS:

36 (TOTAL NUMBER OF DWELLING UNITS)
16.5 (TOTAL AREA OF SITE)

GROSS DENSITY (W/ REMOVAL OF CONSERVATION LAND USE AS PER JCC COMPREHENSIVE PLAN): 3.53± D.U./AC**

**GROSS DENSITY IS CALCULATED AS FOLLOWS:

36 (TOTAL NUMBER OF DWELLING UNITS)
10.4 (TOTAL AREA OF NET DEVELOPABLE AREA)
(TOTAL AREA OF SITE) - (CONSERVATION LAND USE)

LEGEND

LANDUSE C: ATTACHED STRUCTURES LESS THAN THREE STORIES AND CONTAINING MORE THAN FOUR DWELLING UNITS.

LANDUSE J: AREAS OF COMMON OPEN SPACE, WITH RECREATION AREAS NOTED.

WETLANDS

100-YEAR FLOODPLAIN, ZONE AE

IMPERVIOUS CALCULATIONS

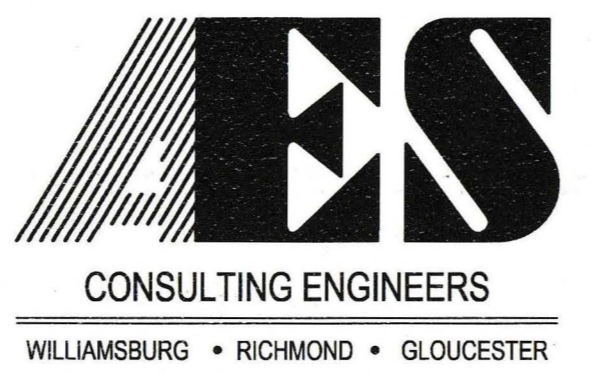
PARKING, ROADS, AND DUMPSTER PADS	1.2± AC
SIDEWALKS	0.3± AC
BUILDINGS	0.9± AC
TOTAL IMPERVIOUS AREA	2.4± AC (14.5% OF OVERALL PROPERTY)

JCC COMPREHENSIVE PARKS AND RECREATION MASTER PLAN TABLE

JCC RECREATION PLAN STANDARDS (36 TOWNHOMES)	REQUIRED	PROVIDED
PARK LAND	0.22 ACRES	0.5± ACRES
PLAYGROUND	0.122 PLAYGROUND	1 PLAYGROUND
TRAILS	0.094 MILES/496 L.F.	0.12 MILES/640± L.F.
COURT	0.047 COURT	PART OF ADDITIONAL 0.28 ACRES OF PARK LAND
SOFTBALL FIELD	0.012 SOFTBALL FIELD (420 S.F. ASSUMING 35,000 S.F. FIELD)	PART OF ADDITIONAL 0.28 ACRES OF PARK LAND

NOTE: CALCULATIONS BASED ON RECOMMENDED PROFFERS FOR TOWNHOUSE AND MULTI-FAMILY DEVELOPMENTS PER JAMES CITY COUNTY COMPREHENSIVE PARKS AND RECREATION MASTER PLAN.

No.	DATE	REVISION / COMMENT / NOTE	REVISION BY	REVIEWED BY
3	3/17/08	REVISED PER COUNTY COMMENTS	MRA	JSP
2	2/01/08	REVISED PER COUNTY COMMENTS AND CITIZENS' INPUT	MRA	JSP
1	9/18/07	REVISED PER COUNTY COMMENTS	SJR	JSP



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

BINDING MASTER PLAN
PER ZONING ORDINANCE SECTIONS 24-454 (b) (1)-(5) & 24-554 (a)-(e)

POWHATAN TERRACE
REZONING AND SPECIAL USE PERMIT
for
ASSOCIATED DEVELOPERS, INC.

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Designed	JSP	Drawn	MRA
Scale	1"=60'	Date	6/1/07
Project No.	9462-02	Drawing No.	3 OF 4

Marshall and Swift Building Costs Index (the "Index"). In no event shall the per unit contribution be adjusted to a sum less than the amounts set forth in paragraphs (a) and (b) of this Section. The adjustment shall be made by multiplying the per unit contribution for the preceding year by a fraction, the numerator of which shall be the Index as of December 1 in the year preceding the calendar year most currently expired, and the denominator of which shall be the Index as of December 1 in the preceding year. In the event a substantial change is made in the method of establishing the Index, then the per unit contribution shall be adjusted based upon the figure that would have resulted had no change occurred in the manner of computing the Index. In the event that the Index is not available, a reliable government or other independent publication evaluating information heretofore used in determining the Index (approved in advance by the County Manager of Financial Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the per unit contribution to approximate the rate of annual inflation in the County.

5. Jamestown Road Buffer. There shall be a minimum 150 foot buffer along the Jamestown Road frontage of the Property generally as shown on the Master Plan. The buffer shall be exclusive of any lots or units. The entrance as shown generally on the Master Plan, landscaping and berms, the trails, sidewalks and bike lanes as shown generally on the Master Plan, and with the approval of the Development Review Committee, utilities, lighting, entrance features and signs shall be permitted in the buffer. Dead, diseased and dying trees or shrubbery, and invasive or poisonous plants may be removed from the buffer area. A combination of preservation of existing trees, enhanced landscaping (defined as 125% of County Zoning Ordinance ("Ordinance") plant size requirements) and berms shall be provided within the buffer in accordance with a landscaping plan approved by the Director of Planning which shall, when

the landscaping has reached maturity, screen the adjacent units from the direct view of vehicles traveling on Jamestown Road. The perimeter buffers between the sides/back of buildings and the adjacent properties shall contain enhanced landscaping (defined as 125% of Ordinance size requirements) in accordance with a landscaping plan approved by the Director of Planning. The buffers shall be planted or the planting bonded in an amount and form approved by the County Attorney prior to the County being obligated to issue building permits for dwelling units located on the Property.

6. **Entrances/Turn Lanes.** There shall be one entrance into the Property to and from Jamestown Road as generally shown on the Master Plan. A northbound left turn lane with a taper and transition and an southbound right turn taper on Jamestown Road shall be constructed at the entrance to the Property. The turn lane and tapers proffered hereby shall be constructed in accordance with Virginia Department of Transportation standards and shall be completed prior to the issuance of the first certificate of occupancy.

7. **Recreation.** Owner shall provide the park, playground and passive recreational area shown on the Master Plan before the County is obligated to grant certificates of occupancy for more than 18 dwelling units on the Property. Owner shall install a mulch trail generally in the location shown on the Master Plan with the design and exact location of the mulch trails subject to the approval of the Director of Planning. The exact locations of the facilities proffered hereby and the equipment to be provided at such facilities shall be subject to the approval of the Director of Planning.

8. **Private Drives.** All entrance roads, interior roads, driveways, lanes or drive aisles connecting the parking areas on the Property shall be private and shall be constructed in



351 McLaws Circle
Suite 3
Williamsburg, VA 23185
757.220.0500

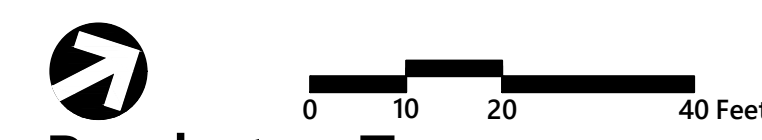
NOTE: THE CONTRACTOR SHALL HAVE A LICENSED GEOTECHNICAL ENGINEER ON SITE DURING EARTHWORK OPERATIONS WITHIN THE LIMITS OF THE REMEDIATED SOIL CONTAMINATION AREA AS IDENTIFIED ON THESE PLANS. IF ANY CONTAMINATED SOIL IS DISTURBED DURING EARTHWORK OPERATIONS, THE CONTRACTOR IS TO REMOVE AND DISPOSE OF THE CONTAMINATED MATERIAL AT THE DIRECTION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH STATE LAW. CONTAMINATED SOILS SHALL NOT BE PLACED IN CONSTRUCTED BERMS ON SITE.

NOTE: REFER TO SHEETS C-2.3 THROUGH C-2.4 FOR JAMESTOWN ROAD IMPROVEMENTS.

NOTE: REFER TO SHEET C-2.0 OVERALL LAYOUT PLAN FOR DEVELOPMENT IMPACTS ON EXISTING SPECIMEN TREES.



- 150 Foot Community Character Corridor Buffer Area
- Traffic signs (speed limit, stop sign, directional signs)
- Drainage structures
- Fire Hydrant
- Sidewalk
- Water line



Powhatan Terrace
James City County, VA
1676 Jamestown Road
Williamsburg, Virginia

No.	Revision	Date	App'd.
4	Revised Per County Comments	1/26/2022	SAR
3	Revised Per Building Revisions	9/24/2021	SAR
2	Revised Per County Comments	6/25/2021	SAR
1	Revised Per County Comments	4/24/2020	SAR

Designed by: _____ Checked by: _____
Issued for: Approval Date: January 26, 2022

Drawing Title
Layout and Materials Plan
Drawing Number



C-2.1

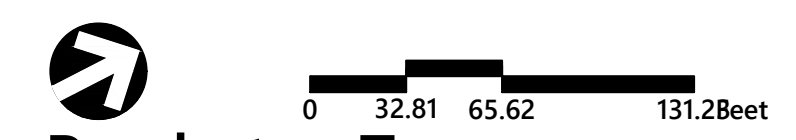
Sheet 11 of 43

Project Number: 34445.00
JCC CASE #SP-19-0001



NOTES
1. LOCATIONS OF PLANTS WITHIN THE 10' BUILDING PERIMETER AREA TO BE ADJUSTED IN THE FIELD TO AVOID YARD INLETS.

- 150 Foot Community Character Corridor Buffer Area
- Entrance trees
- Landscaped berm

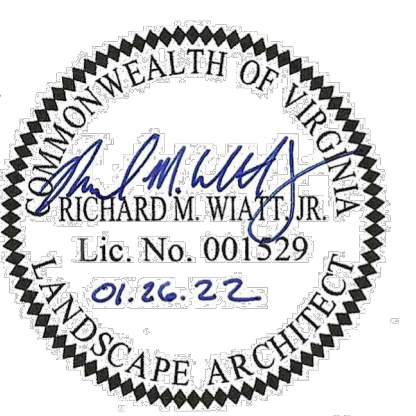


Powhatan Terrace
James City County, VA
1676 Jamestown Road
Williamsburg, Virginia

No.	Revision	Date	App'd.
4	Revised Per County Comments	1/26/2022	SAR
3	Revised Per Building Revisions	9/24/2021	SAR
2	Revised Per County Comments	6/25/2021	SAR
1	Revised Per County Comments	4/24/2020	SAR

Designed by _____ Checked by _____
Issued for _____ Date _____
Approval January 26, 2022

Drawing Title
Landscape Plan
Drawing Number



LA1.0

Sheet **35** of **43**

Project Number
34445.00
JCC CASE #SP-19-0001

ITEM SUMMARY

DATE: 3/30/2022

TO: The Development Review Committee

FROM: Terry Costello, Senior Planner

SUBJECT: C-22-0021. 3341 Chickahominy Road Overhead Utility Waiver

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Location Map	Backup Material
☐	Applicant Exhibit	Exhibit
☐	Dominion Energy Correspondence	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	3/23/2022 - 11:36 AM
Development Review Committee	Holt, Paul	Approved	3/23/2022 - 11:40 AM
Publication Management	Daniel, Martha	Approved	3/23/2022 - 11:44 AM
Development Review Committee	Holt, Paul	Approved	3/23/2022 - 11:48 AM

CONCEPTUAL PLAN 22-0021. 3341 Chickahominy Road Overhead Utility Waiver

Staff Report for the March 30, 2022, Development Review Committee Meeting

SUMMARY FACTS

Applicant: CC & F Construction, LLC

Land Owner: CC & F Construction, LLC

Proposal: To permit an overhead power line connection to a single-family home

Reason for Development Review Committee (DRC) Review: Section 24-200(c) of the Zoning Ordinance requires all new utility connections to be placed underground. The applicant has requested a waiver to this requirement, which may be permitted by approval of the Planning Commission per the recommendation of the DRC as described in Section 24-200(c) of the Zoning Ordinance

Location: 3341 Chickahominy Road

Tax Map/Parcel No.: 2220100016

Project Acreage: ± 3.59 acres

Current Zoning: R-8, Rural Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Terry Costello, Senior Planner

FACTORS FAVORABLE

1. Staff finds that the application meets the criteria for consideration of waivers listed in Section 24-200(c).

FACTORS UNFAVORABLE

1. Staff finds no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the DRC recommend approval of this waiver request to the Planning Commission.

SURROUNDING ZONING AND DEVELOPMENT

- Surrounding properties to the south and east are zoned R-8, Rural Residential. Properties to the north and west are zoned R-2, General Residential.
- Surrounding properties are designated Rural Lands on the 2045 Comprehensive Plan.

PROJECT DESCRIPTION

- Over the past several months, the property owner has been working with Dominion Energy (“Dominion”) to secure an underground easement on the properties 3332 and 3338 Chickahominy Road. The purpose of the easement was to allow for a proposed underground power line to provide electricity to the residence at 3341 Chickahominy Road. However, Dominion was unable to acquire an easement on these properties. As a result, Dominion is instead proposing to connect an overhead power line from a new 40-foot pole located at 3332 Chickahominy Road and a new 40-foot pole to be located on 3341 Chickahominy Road. The approximate length of the power line from pole to pole will be approximately 65 feet.

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

CONCEPTUAL PLAN 22-0021. 3341 Chickahominy Road Overhead Utility Waiver

Staff Report for the March 30, 2022, Development Review Committee Meeting

STAFF ANALYSIS

The applicant has requested a waiver to Section 24-200, Public Utilities, of the Zoning Ordinance. That section permits the Planning Commission to waive the underground utility requirement should the DRC give a favorable recommendation based upon consideration of the following circumstances, listed in Section 24-200(c): voltage requirements, existing overhead service, existing tree cover, and physical features of the site and the surrounding area.

The following factors were evaluated by staff in making its recommendation: 1) the line would be an extension of existing overhead service; 2) the property owner across the road will not grant an underground utility easement; and 3) the extension would be a short distance from existing service to the property. Due to these factors staff finds that this application meets the criteria for consideration of waiver as found in Section 24-200(c).

STAFF RECOMMENDATION

Staff recommends that the DRC recommend approval of this waiver request to the Planning Commission.

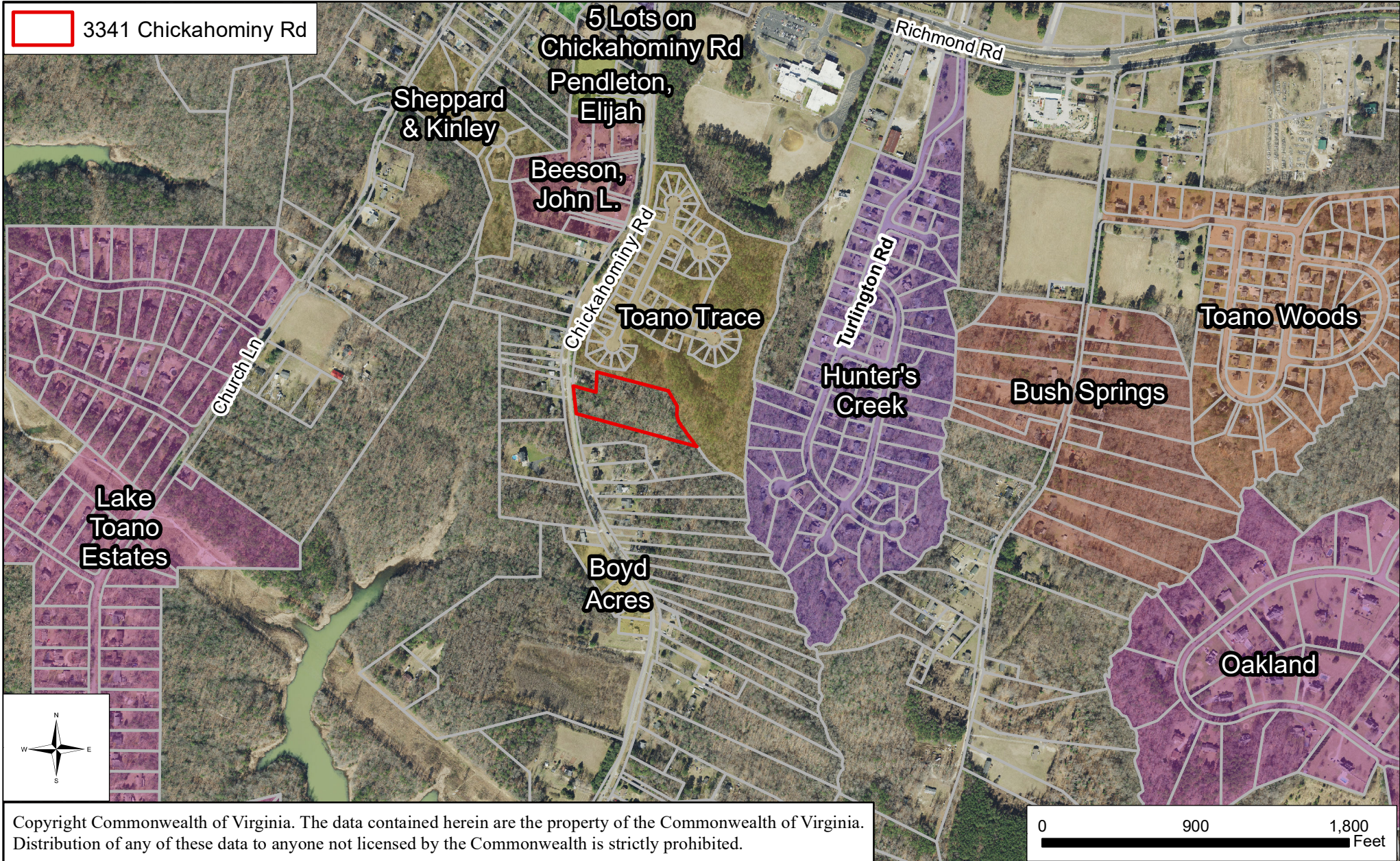
TC/md
CP22-21_3341ChckRdOHWvr

Attachments:

1. Location Map
2. Applicant Exhibit
3. Dominion Correspondence

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C-22-0021, 3341 Chickahominy Rd Overhead Utility Waiver



3338

3339

PM 88
1 - 25 C

3332

+/- 65'

3341

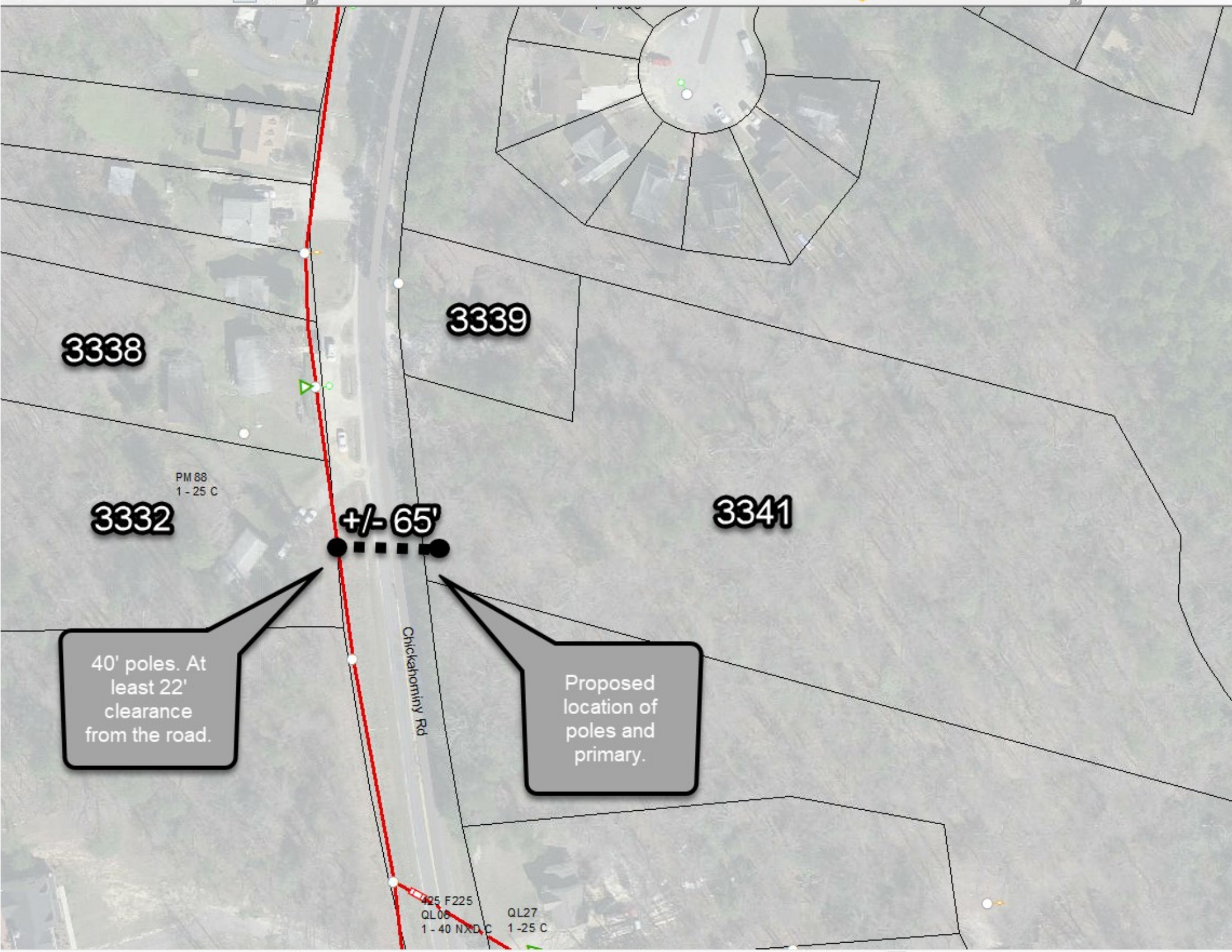
40' poles. At
least 22'
clearance
from the road.

Proposed
location of
poles and
primary.

Chickahominy Rd

225 F225
QL06
1 - 40 NAD C

QL27
1 - 25 C



Dominion will be setting a pole in line across the street at 3332 Chickahominy Road. Dominion will slack primary across the street (with no lower clearance than 22' from road per Dominion standards) and set a new pole across the street at 3341 Chickahominy Road on the right side of the driveway. Dominion will then install a terminal and underground primary to a new underground transformer. Dominion will then trench in 225' of 4/0 secondary to the meter base.

ITEM SUMMARY

DATE: 3/30/2022

TO: The Development Review Committee

FROM: Terry Costello, Senior Planner

SUBJECT: SP-20-0037. Smith Memorial Baptist Church Parking Expansion

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Applicant Parking Waiver Request Letter	Backup Material
☐	Location Map	Exhibit
☐	Aerial Photo of the Current Parking Lot Layout	Exhibit
☐	Street view of the Site from Richmond Road	Exhibit
☐	Proposed Parking	Exhibit
☐	Waiver Conditions	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Crump, Josh	Approved	3/23/2022 - 11:37 AM
Development Review Committee	Holt, Paul	Approved	3/23/2022 - 11:48 AM
Publication Management	Pobiak, Amanda	Approved	3/23/2022 - 11:55 AM
Development Review Committee	Holt, Paul	Approved	3/23/2022 - 12:41 PM

SITE PLAN-20-0037. Smith Memorial Baptist Church Parking Expansion
Staff Report for the March 30, 2022, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Graham Corson, AES Consulting Engineers

Land Owner: Smith Memorial Baptist Church

Proposal: The proposal is to add 78 spaces to the current 156 spaces on-site for a total of 234 spaces

Reason for Development Review Committee (DRC) Review: Appeal the decision of the Planning Director to deny the parking waiver for existing parking areas to be in accordance with Section 24-55 (a) (3) of the James City County Zoning Ordinance

Locations: 6495 Richmond Road
6515 Richmond Road

Tax Map/Parcel Nos.: 2430100037A
2430100036

Project Acreage: +/- 1.91 acres

Zoning: B-1, General Business

Comprehensive Plan: Mixed Use

Primary Service Area: Inside

Staff Contact: Terry Costello, Senior Planner

FACTORS FAVORABLE

1. The request would not further negatively impact surrounding development since the existing parking lot is located within the Community Character Corridor (CCC) buffer.

FACTORS UNFAVORABLE

1. Should the appeal request be granted, there would be no improvement to the CCC buffer, which is otherwise required. There would continue to be parking in the buffer and no right-of-way landscaping along this portion of Richmond Road, which is a Community Character Corridor.
2. Even after installing a CCC buffer, there would still be a significant net increase in spaces overall.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the DRC deny this request.

PROJECT DESCRIPTION

In 2020, a site plan was submitted for Smith Memorial Baptist Church. The Church would like to add a new 78-space parking lot. A boundary line adjustment is also proposed between the two properties.

Currently, the church, with a 600-seat capacity, has 156 spaces available. In addition, 18 off-site parking spaces are available at Sandy's Pancake & Waffle House, for a total of 174 available parking spaces. With a 78-space parking lot addition, if approved, total parking available to the church would increase to 252 parking spaces.

Per the Zoning Ordinance, the minimum parking requirement for places of public assembly, such as a church, is one space for every five seats based on the planned seating capacity. Accordingly, for a 600-

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SITE PLAN-20-0037. Smith Memorial Baptist Church Parking Expansion

Staff Report for the March 30, 2022, Development Review Committee Meeting

seat capacity church, 120 parking spaces are needed; therefore, the currently developed site exceeds the minimum requirements of the Ordinance.

The existing parking lot in its current configuration, has been in place since its construction in 2002. No building expansion is proposed.

During the initial review of the site plan, staff noted two conflicts with the requirements of the current Zoning Ordinance:

1. Section 24-59(b) (Category C) of the James City County Zoning Ordinance limits parking to no more than 120% of the minimum requirement. For Smith Memorial Baptist Church, this equates to a minimum of 120 spaces and a maximum of 144 spaces. As noted above, the existing parking lot contains a total of 156 parking spaces on-site. The proposed expansion would add another 78 spaces.
2. The parking lot constructed in 2002 does not meet the requirements of today's Zoning Ordinance. Section 24-55(a)(3) of the James City County Zoning Ordinance requires existing parking areas to be brought up to current code requirements if parking areas are materially altered or enlarged by more than 15%. The current request would enlarge the existing on-site parking area by 50%.

During the initial review of the site plan, the applicant requested a waiver to the above two requirements from the Planning Director.

Staff notes that the purpose of the 120% cap is to ensure parking lots are not sized for the maximum number of parking spaces that may be needed on any given day. Rather, the purpose is to ensure parking lots are not oversized to accommodate parking that may be needed only during a few peak times throughout the year. However, based on information provided by the applicant, staff finds that there are some unique circumstances present that would warrant some consideration.

Therefore, the Planning Director agreed to a waiver whereby the 120% cap could be exceeded and where some relief to improving the entirety of the existing parking could be provided. Specifically, the Planning Director approved the two waivers subject to the following four conditions:

1. Rather than retrofitting the entirety of the existing parking with new landscape islands (now required at the end of each row of parking and spaced every 90 feet), new landscape islands within nonconforming bays would not need to be installed; in lieu, the equivalent amount of landscaping would need to be transferred and planted as a screening element along the side property line adjacent to the restaurant parcel. Thus, in lieu of having new landscaping internal to the parking lot, the landscaping would be transferred to the side lot line, which does not have any landscaping at all. This would have the effect of significantly improving the side yard and bringing that landscape area more in line with today's standards.
2. The existing parking lot is located directly behind Richmond Road and does not meet today's CCC buffer requirements and landscape ordinance. The 50-foot-wide CCC buffer needs to be installed in the area where six spaces are currently located along Richmond Road. The existing drive aisle within the 50-foot CCC buffer would need to be relocated outside the buffer as well.
3. Existing pole-mounted lighting fixtures within the parking lot need to be brought into conformance with current standards (i.e., full cut-off fixtures and no light glare spillover into Richmond Road or onto adjacent property).
4. Add internal pedestrian connection from the newly proposed gravel lot to the existing church building. Staff notes that this is a current requirement of Section 24-35(a)(4) of the James City County Zoning Ordinance.

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SITE PLAN-20-0037. Smith Memorial Baptist Church Parking Expansion

Staff Report for the March 30, 2022, Development Review Committee Meeting

While the applicant is generally amenable to Condition Nos. 1, 3, and 4, they find Condition No. 2 unacceptable and have appealed the Planning Director’s decision to the DRC.

The applicant has stated that in order to implement the CCC buffer requirement (Condition No. 2), it is estimated that a total of 18 parking spaces would need to be removed. The applicant believes that the removal of these spaces would cause the church to be under parked by an average of 28 spaces and would also serve to stunt the growth of the Church’s parish. The applicant also stated that this could present challenges to neighboring businesses, as more church goers would park in these facilities not owned by the church for their needs.

RECOMMENDATION

Staff recommends that the DRC deny this request and uphold the Planning Director’s decision to require implementation of the required CCC buffer.

In support of staff’s decision, the following items are noted:

- Richmond Road is a CCC and the CCC buffer requirement is a significant element of the Zoning Ordinance and Comprehensive Plan.
- The existing site is significantly non-conforming with respect to today’s Landscape Ordinance and requirements for parking lots.
- The request represents a 50% enlargement to the existing parking area.
- By allowing the 78 additional spaces and reducing the number by 18 for the CCC buffer, the site would still have 216 spaces. While the applicant represents this could cause the site to be under-parked by 28 spaces, net parking would still therefore increase by

60 new parking spaces on-site. Staff finds the total parking spaces would then equate to 180% of the minimum requirement, significantly more than the 120% allowed by Ordinance.

- Should the DRC approve this request, and not require the CCC buffer improvement, the site would then have 234 parking spaces, which is 195% of the minimum requirement.

SUMMARY

The conditions proposed by the Planning Director do represent some relief from the full requirements of the Ordinance, allow for a net increase in parking well above that otherwise required by the Ordinance, while still providing significant improvement of the existing nonconforming parking lot to better meet the requirements of the Zoning Ordinance and the goals and objectives of the Comprehensive Plan.

TC/md
SP20-37SmMemChExp

- Attachments:
1. Applicant Parking Waiver Request Letter
 2. Location Map
 3. Aerial Photo of the Current Parking Lot Layout
 4. Street View of the Site from Richmond Road
 5. Proposed Parking
 6. Waiver Conditions



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aesva.com

March 15, 2022

Terry Costello
Senior Planner
James City County
101-A Mounts Bay Road
Williamsburg, VA 23185

**RE: Smith Memorial Baptist Church – Parking Additions
Enlarged or Materially Altered Parking Waiver Request
AES Job No. W10534-01**

AES Consulting Engineers, on behalf of Smith Memorial Baptist Church, respectfully requests an exception to Section 24-55 (a) (3) of the James City County zoning ordinance, which requires existing parking areas be in accordance with current standards if they are materially altered or enlarged by more than 15%.

Portions of the existing 156 space parking lot do not meet current standards based on visual inspection by County staff, and primarily revolves around the lack of a 50' landscaped buffer off of the Richmond Road right-of-way. We are requesting a waiver be granted in this instance, as the implementation of the 50' landscaped buffer would cause a reduction to the Smith Memorial Baptist Church parking lot, which is already underparked.

In order to implement the landscaped buffer, it is estimated that 18 parking spaces would need to be removed – which would reduce the existing parking facilities from 156 down to 138 spaces. Referring to information presented in the 120% Minimum Parking Waiver Request Letter, church attendance data compiled for portions of 2021 revealed that, on average, the site is underparked by a total of 10 spaces – with the buffer reduction this would put on-site parking facilities underparked by **28 spaces** on average.

In conclusion, the addition of a landscaped buffer would set back the Smith Memorial Baptist Church parking lot a total of 18 spaces. And, utilizing the aforementioned attendance data, this would cause the church to be underparked by an average of 28 vehicles / weekend. Not only would this overcrowd the remaining parking facilities, but would also serve to stunt growth of the Church's parish. This severely underparked status would also pose challenges to neighboring businesses, as more and more churchgoers would look to surrounding parking facilities not owned by the church for their parking needs.

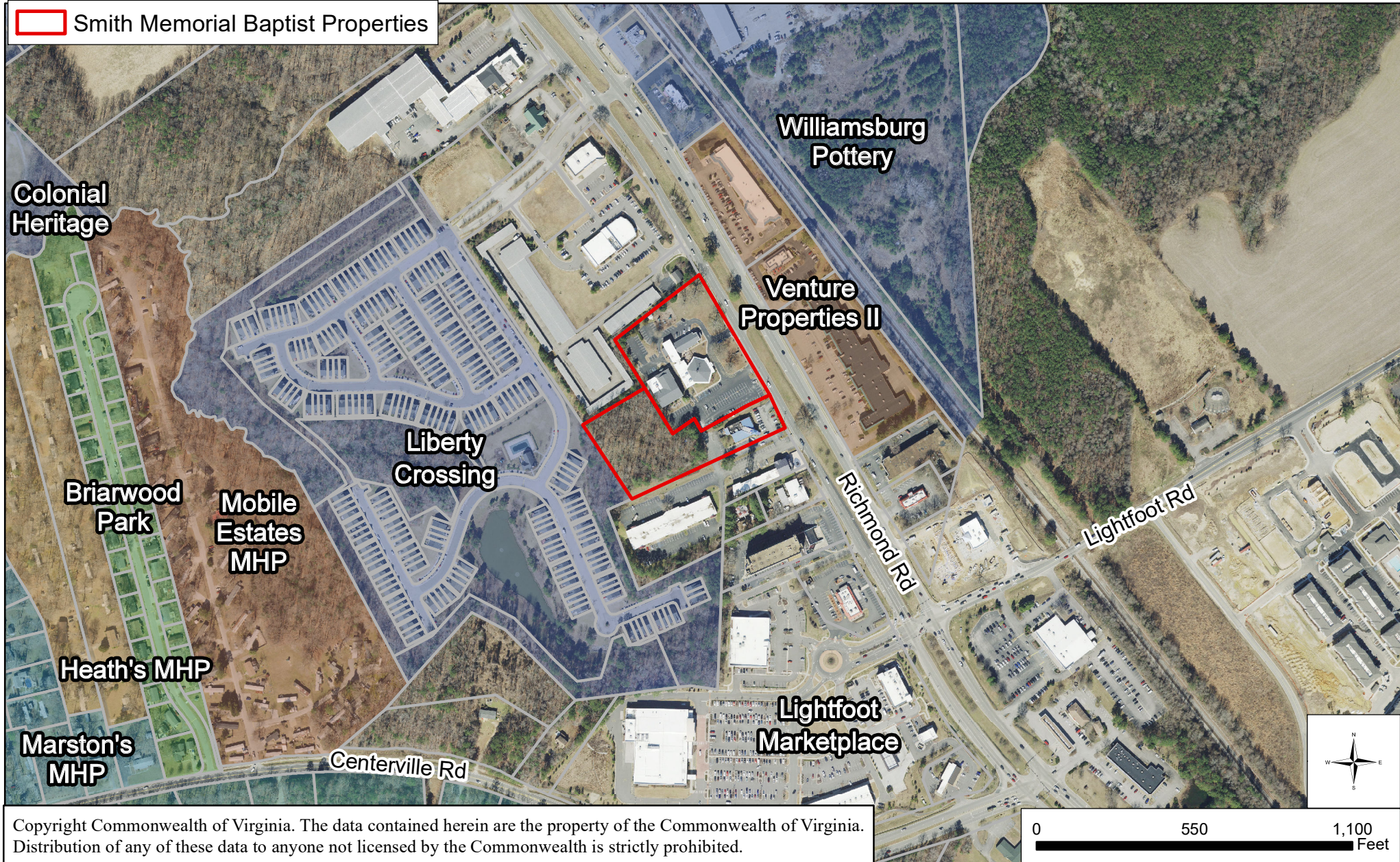
Respectfully requested,
AES Consulting Engineers

Graham V. Corson

Graham Corson, P.E.
Project Manager

S:\JOBS\W10534 - Smith Memorial Baptist Church\01 - SMBC Parking Lot Addition\Admin\Correspondence\Letters\W10534-01_Materially Altered
Parking.doc

S-20-0037 Smith Memorial Baptist Church Parking Waiver



SP-20-0037. Smith Memorial Baptist Church Parking Expansion
Current parking onsite at 6495 (Sandy's) & 6515 (Church) Richmond Road



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0 100 200 Feet



Image capture: Sep 2021 © 2022 Google

Williamsburg, Virginia

Google

Street View - Sep 2021

