

AGENDA
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

June 18, 2025

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes of the May 21, 2025, Regular Meeting

D. OLD BUSINESS

E. NEW BUSINESS

1. S-24-0048. Lovett 64 Commerce Center Subdivision Exception Request
2. C-25-0026. 494 McLaws Circle Sheetz Convenience Store with Fuel

F. ADJOURNMENT

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING

BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185

May 21, 2025

4:00 PM

A. CALL TO ORDER

Mr. Polster called the meeting to order at approximately 4 p.m.

B. ROLL CALL

Committee Members Present:

Frank Polster, Chair
Jack Haldeman
Steve Rodgers
Scott Maye (by telephone)

Staff Present:

Morgan Risinger, Senior Planner
Hannah Hunnicutt, Administrative Coordinator
Ryan Ashe, Fire Chief
Joseph Davis, Fire Marshal

Mr. Polster made a motion to allow Mr. Maye to participate remotely.

On a voice vote, the Committee voted to allow Mr. Maye to participate remotely. (3-0)

C. MINUTES

1. Minutes of the March 26, 2025, Regular Meeting

Mr. Halderman made a motion to Approve the Minutes.

On a voice vote, the Committee approved the Minutes of the March 26, 2025, Regular Meeting.
(4-0)

D. OLD BUSINESS

1. C-25-0002. Solara Woods - Water and Sewer Subdivision Exception Request

Ms. Morgan Risinger, Senior Planner, stated that an exception request to Section 19-59(a) and Section 19-61 of the Subdivision Ordinance was submitted so that a subdivision of 38 lots could be constructed with individual well and septic systems for those lots. Ms. Risinger stated that the properties were zoned R-1, Limited Residential, designated Low Density Residential and

located inside the Primary Service Area and Rural Lands and outside the PSA. Ms. Risinger explained that since the development included properties that were inside of the PSA, the Subdivision Ordinance requires that the dwellings in a major subdivision connect to public water and sewer. Ms. Risinger stated that SUP-21-0023 was presented to the Planning Commission in 2022 and was ultimately withdrawn prior to being considered by the Board of Supervisors. Ms. Risinger stated that the current application requests an exception to the requirement to connect to public water and sewer and allow well and septic on each lot.

Ms. Risinger stated that in Section 19-18 of the Subdivision Ordinance provides specific criteria for exception requests, the first of which is strict adherence to the Ordinance requirement would cause substantial injustice or hardship. Ms. Risinger stated that staff found that adherence to the Ordinance would not create a substantial hardship.

Ms. Risinger explained the second criteria was that granting the exception would not be detrimental to public health, safety, or welfare and would not adversely affect the property of others. Ms. Risinger explained that there would be no fire hydrants located in Solara Woods due to lack of public water access; however, the applicants proposed residential water sprinklers be required in each house. Ms. Risinger noted that staff had concerns about the enforcement of maintenance and inspections of the sprinklers as the inspections could not be guaranteed by the County and could not ensure public safety for that subdivision.

Ms. Risinger stated that the third criteria was that the facts upon which the request is based were unique to the property and were not applicable generally to other properties so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter. Ms. Risinger explained that staff found that a portion of the subject properties were zoned for residential use while being designated as Rural Lands located outside of the PSA, which was unique and not generally applicable to other undeveloped properties in the County.

Ms. Risinger states that the fourth criteria was that there were no objections to the exception that have been received in writing from the Virginia Department of Transportation (VDOT), Virginia Department of Health (VDH), or the Fire Chief. Ms. Risinger noted that VDOT and VDH did not object to the exception request. Ms. Risinger stated that the Fire Department initially objected to the request due to the fact that the subdivision would not have fire hydrants. Ms. Risinger stated that the developer proposed to install in-home sprinkler systems to mitigate this concern. Ms. Risinger stated that while the initial installation of in-home sprinkler systems would be ensured during the building permit process, the Virginia Statewide Fire Prevention Code (VSFPC) did not require routine inspections for individual in-home sprinkler systems.

Ms. Risinger stated that the fifth criteria would be that a hardship or injustice was created by the unusual character of the property. Ms. Risinger stated that property, personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception. Ms. Risinger reiterated that staff found that while the situation of the property was unique with residential zoning outside of the PSA and designated rural lands, ultimately their request was to develop an intense use of the property and should comply with the Ordinance requirements.

Ms. Risinger stated that the staff recommended denial of the exception request; however, should the Development Review Committee (DRC) recommend approval, staff prepared conditions for the DRC's consideration, which would include restricting it to the proposed Master Plan of 38 lots while also requiring each of the homes to have the residential sprinklers installed and then for the owner to put provisions for maintenance in the homeowners association (HOA) documents.

Ms. Risinger informed the DRC that Fire Chief Ryan Ashe and Fire Marshall Joseph Davis, were present for the discussion.

Mr. Haldeman asked for clarification that it was 38 proposed homes and if all 38 homes would

be in the Rural Lands.

Ms. Risinger responded yes.

Mr. Haldeman stated that the Planning Commission already turned down a request for the extension of the water and sewer of Bush Springs Road.

Mr. Halderman asked if the 38 homes fit on the developable land by-right.

Ms. Risinger responded yes.

Mr. Halderman asked if the only problem was the lack of fire hydrants and the enduring maintenance of residential sprinkler systems.

Ms. Risinger stated that except for the DRC's consideration of the exception request, the development would proceed through the by-right administrative review process.

Mr. Polster asked if there was potential liability for the County's inability to enforce the residential sprinkler system.

Ms. Risinger stated that the County would not be liable for the failure of the sprinkler system; however, the County review process included reviewing applications to ensure public health, safety, and general welfare.

Mr. Maye noted concerns about the ability to ensure the maintenance and inspections of the sprinklers and lack of water storage.

Mr. Polster asked for elaboration about enforcement being the issue regarding sprinkler failure.

Ms. Risinger clarified that within the Subdivision Ordinance there was a requirement for any major subdivision to develop a HOA with appropriate covenants and restrictions which must be approved by the Planning Division and the County Attorney's Office prior to the recordation of the subdivision plat. Ms. Risinger stated that with the condition that is drafted, should the DRC approve the exception request, it would require that the HOA documentation include that each home would be required to have a residential sprinkler system installed, as well as the HOA provisions to maintain the systems. Ms. Risinger noted that there was nothing in the Fire Code requiring ongoing inspections.

Mr. Rodgers asked if the neighborhood was further into the Rural Lands, would they be able to have well and septic by-right.

Ms. Risinger stated that any property designated within Rural Lands qualified for septic and individual well systems by-right; however, there would need to be an extension of Bush Springs Road through the adjacent properties within the PSA. Ms. Risinger stated that the Subdivision Ordinance defines any subdivision that involves the creation or extension of a public or private right-of-way as a major subdivision which must connect to public water and sewer if a portion of the subdivision is in the PSA.

The applicant's representative, Mr. Tim Trant, Kaufman and Canoles P.C., asked the DRC if it could defer the hearing.

Mr. Halderman requested to hear the applicant's presentation before making a decision on the deferral.

Discussion ensued.

Mr. Polster stated that the DRC would hear the presentation then decide if deferral was necessary.

The applicant, Ms. Morgan Epstein-Wojciechowski, President of Healthy Communities, gave a presentation detailing the company's narrative.

Mr. Trant gave further details regarding the company's history.

Mr. Rodgers asked how many separate homes were proposed in the PSA.

Mr. Trant responded none. Mr. Trant stated the requirements potentially being met and conditions that could be set to ease community concerns.

Mr. Jay Epstein, Chairman of Healthy Communities, stated that he wanted to mandate inspections.

Ms. Epstein-Wojciechowski stated that mandatory inspections could be included in the covenants deed to ensure that the mandate would run with the land.

Discussion ensued.

Mr. Davis stated that fire hydrants would be preferred, since the absence of fire hydrants, the proposed alternative to provide residential sprinklers in accordance with National Fire Protection Association (NFPA) 13D, which was designed for one- or two-family dwellings, was an acceptable alternative if fire hydrants were not provided.

Mr. Rodgers asked if the Best Management Practice (BMP)s shown were dry BMPs or artificial lakes.

Mr. Epstein stated they were dry BMPs.

Discussion ensued.

Mr. Polster asked if the new, widened easement would encroach onto the adjacent parcels.

Mr. Epstein responded no.

Mr. Polster asked about the culvert pipes and whether they would rain the water towards the proposed BMP.

Mr. Epstein responded yes.

Mr. Polster inquired if any of the citizens who attended the meeting would like to address the Committee.

Mr. James Braxton Jr., 257 Bush Springs Road, Toano, VA, addressed the Committee. not in favor due to concerns for the road expansion.

Ms. Pansy Lancaster, 244 Bush Springs Road, Toano, VA, addressed the Committee not in favor due to concerns for the road expansion.

Mr. Halderman made a motion to defer.

On a voice vote, the DRC voted to defer C-25-0002. Solara Woods - Water and Sewer Subdivision Exception Request, to its August 20, 2025, Regular Meeting. (4-0)

E. NEW BUSINESS

There was no new business.

F. ADJOURNMENT

Mr. Polster asked for a motion to Adjourn.

Mr. Haldeman made a motion to Adjourn.

On a voice vote, the meeting was adjourned at approximately 5:35 p.m.

Frank Polster, Chair

Susan Istenes, Secretary

**SUBDIVISION-24-0048. Lovett 64 Commerce Center Subdivision Exception Request
Staff Report for the June 18, 2025, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Ms. Alaine Barkley, Kimley-Horn and Associates, Inc.

Landowner: LI Hazelwood Farms VA Investor, LP

Proposal: An exception request to allow for a cul-de-sac street to be in excess of 1,000 feet.

Locations: 275 Old Stage Road
9211 Old Stage Road
301 Old Stage Road
9400 Barnes Road

Tax Map/Parcel Nos.: 0440100013
0440100014
0440100015
0430100017

Project Acreage: ± 197 acres

Current Zoning: EO, Economic Opportunity

Comprehensive Plan: Economic Opportunity

Primary Service Area (PSA): Inside

Staff Contact: Tom Leiningner, Principal Planner

REASON FOR DEVELOPMENT REVIEW COMMITTEE (DRC) REVIEW

Section 19-54 of the Subdivision Ordinance requires all cul-de-sac streets to be no greater than 1,000 feet. A cul-de-sac's length is measured from the center point of its turnaround, along the centerline of its right-of-way, to the centerline of the right-of-way of the nearest diverging or intersecting road. The developer would like to construct a single road through the property from Old Stage Road and ending at a cul-de-sac.

FACTORS FAVORABLE

1. The Virginia Department of Transportation (VDOT) and Fire Department have stated no objection to this exception request.
2. The proposed roadway is consistent with the adopted Master Plan for the development.
3. The proposed cul-de-sac and proffers allow for emergency access to Barnes Road.
4. The proposed roadway is consistent with the approved site plan.

FACTORS UNFAVORABLE

1. Staff finds that the proposed exception request does not fully meet the criteria found in Section 19-18 of the Subdivision Ordinance.

STAFF RECOMMENDATION

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

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.

**SUBDIVISION-24-0048. Lovett 64 Commerce Center Subdivision Exception Request
Staff Report for the June 18, 2025, Development Review Committee Meeting**

PROJECT DESCRIPTION

The applicant is requesting an exception from the Subdivision Ordinance's requirement for a cul-de-sac street in excess of 1,000 feet. The first phase project proposes a six-lot subdivision with a middle spine road that ends in a cul-de-sac. The total length of the road for the first phase is approximately 2,395 feet. Once all phases are subdivided out, the final length of the proposed road would be approximately 5,040 feet.

PROJECT HISTORY

- On February 8, 2022, a Special Use Permit (SUP-19-0005) and Rezoning (Z-19-0006) applications were approved by the Board of Supervisors with conditions and proffers.
- Various site plans have been submitted and approved for the off-site water and sewer extension, off-site road improvements, pump station, and buildings 2, 3, and 6.

SURROUNDING ZONING AND DEVELOPMENT

- The following table lists information on the parcels adjacent to the subject properties:

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	B-1, General Business; and PUD-C, Planned Unit Development Commercial	Single- Family Residential; and Forested Land	Mixed Use
SOUTH	PL, Public Lands; and A-1, General Agricultural	Upper County Park; and Single- Family Residential	Community Character Conservation; Open Space or Recreation; and Rural Lands
EAST	B-1, General Business	Forested Land; and Single- Family Residential	Mixed Use
WEST	A-1, General Agricultural	Single- Family Residential	Rural Lands

STAFF ANALYSIS

Section 19-54 requires cul-de-sac streets to not exceed 1,000 feet in length. A cul-de-sac's length is measured from the center point of its turnaround, along the centerline of its right-of-way, to the centerline of the right-of-way of the nearest diverging or intersecting road. Each cul-de-sac shall be terminated by a turnaround meeting minimum VDOT and Fire Department standards. This requirement has been part of the Subdivision Ordinance since 1989.

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.

SUBDIVISION-24-0048. Lovett 64 Commerce Center Subdivision Exception Request
Staff Report for the June 18, 2025, Development Review Committee Meeting

The analysis below provides information on each of the criteria listed in Section 19-18 of the Subdivision Ordinance:

“The Commission shall not approve any exception unless it first receives a recommendation from the DRC and unless it finds that:”

- a. “Strict adherence to the ordinance requirement will cause substantial injustice or hardship;”

Staff finds that adherence to this Ordinance requirement would create a substantial hardship. Because of the legislative approvals, binding Master Plan, approved Traffic Impact Study (TIS), adopted Proffers that mitigate traffic improvements based on the Master Plan roadway layout, and approved development plans, requiring a different internal street layout at this point would require substantial engineering work, as well as a need to formally revisit and revise the Master Plan, the TIS, and adopted Proffers that have already been approved by the Board of Supervisors.

- b. “The granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;”

Staff finds that granting the exception request would not be detrimental to public safety, health, or welfare and will not adversely affect the property of others.

- c. “The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter;”

Staff finds that this development is unique and not applicable generally to other property because there is a Board of Supervisors’ adopted Master Plan for the site.

- d. “No objection to the exception has been received in writing from the transportation department, health department, or fire chief; and”

The Fire Department, Virginia Department of Health, and VDOT did not object to the exception request.

- e. “The hardship or injustice is created by the unusual character of the property, including dimensions and topography, or by other extraordinary situation or condition of such property. Personal, financial, or self-inflicted hardship or injustice shall not be considered proper justification for an exception.”

Staff finds that while the property has an adopted Master Plan, there are not any unusual characteristics of the property, including dimensions and topography that create the hardship. Staff does note however, that during the rezoning process, staff noted potential concerns and impacts to the roadway network and to the rural character of the Barnes Road area, if the roadway were connected all the way through. Subsequently, the Board accepted a proffer that does not allow for connectivity to Barnes Road, except for a connection for first responders.

Overall, staff finds the proposed roadway ending in a cul-de-sac in excess of 1,000 feet would not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others and is consistent with the adopted Master Plan, adopted Proffers, and approved TIS for the development approved by the Board of Supervisors. Additionally, emergency access will also be provided via a connection to Barnes Road. There was no objection by the Fire Department or from VDOT and the site plans for the development have received final approval.

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.

**SUBDIVISION-24-0048. Lovett 64 Commerce Center Subdivision Exception Request
Staff Report for the June 18, 2025, Development Review Committee Meeting**

STAFF RECOMMENDATION

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

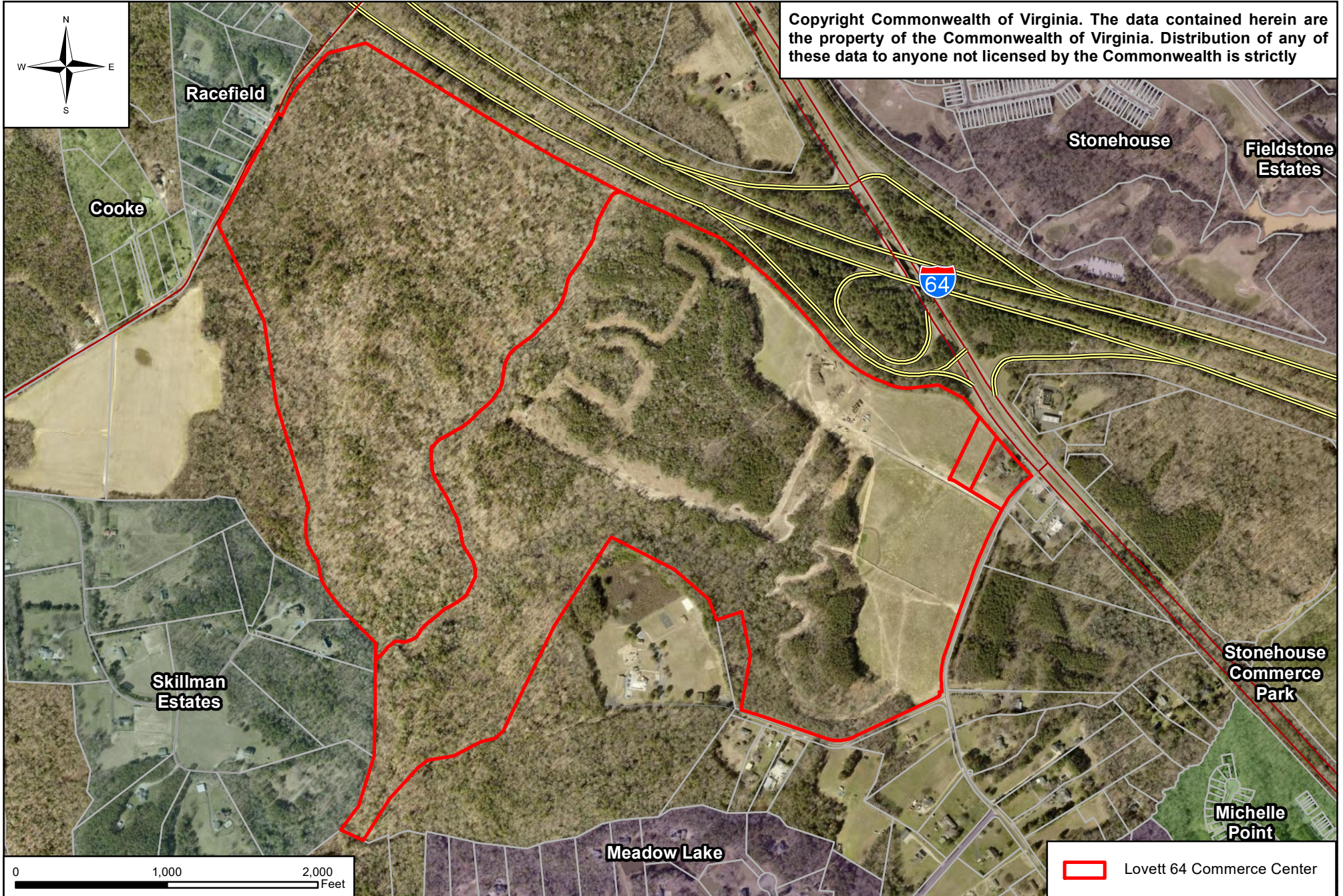
TL/ap
Subd24-48Lvt64Exc

Attachments:

1. Location Map
2. Applicant's Exception Request
3. Lovett 64 Commerce Center Subdivision Layout
4. Adopted Master 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.

S-24-0048, Lovett 64 Commerce Center Subdivision Exception Request





June 3, 2025

Mr. Tom Leininger, AICP
Principal Planner
James City County
Community Development
101-A Mounts Bay Road
Williamsburg, VA 23185

RE: Lovett 64 Commerce Center Subdivision Exception Request
James City County
Kimley Horn Project #113451001
County File #S-24-0048

Dear Mr. Leininger,

Kimley-Horn and Associates, on behalf of LI Hazelwood Farms VA Investor LP, is requesting an exception to Section 19-54 of the James City County Subdivision Ordinance, which require cul-de-sac streets shall not exceed 1,000 feet in length in accordance with Section 19-18 of the Subdivision Ordinance.

The proposed road for the development is approximately 5,040 feet with a cul-de-sac. This proposed road is consistent with the adopted master plan associated with Z-19-0006 and SUP-19-0005.

Please contact me at (757) 213-8618 or alainee.barkley@kimley-horn.com should you have any questions or desire additional information to process this request.

Sincerely,
KIMLEY-HORN

A handwritten signature in black ink that reads "Alainee M. Barkley". The signature is fluid and cursive, with the first name "Alainee" and last name "Barkley" clearly distinguishable.

Alainee M. Barkley, EIT
Project Manager

OWNER'S CERTIFICATE

THE SUBDIVISION OF LAND SHOWN ON THIS PLAT AND KNOWN AS

LOVETT 64
COMMERCE CENTER

IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE
OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

LI HAZELWOOD FARMS VA INVESTOR, LP
DATE
PRINT NAME

STATE/COMMONWEALTH OF
COUNTY/CITY OF TO WIT:

I, A NOTARY PUBLIC IN AND FOR THE
(PRINT NAME)
COUNTY/CITY AND STATE/COMMONWEALTH AFORESAID, DO HEREBY CERTIFY THAT:

WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE
SAME BEFORE ME IN THE CITY/COUNTY AFORESAID.
GIVEN UNDER MY HAND AND SEAL THIS DAY OF 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES
REGISTRATION NO.

CERTIFICATE OF APPROVAL

THIS SUBDIVISION PLAT IS APPROVED BY THE UNDERSIGNED IN
ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY
BE ADMITTED TO RECORD.

SUBDIVISION AGENT OF JAMES CITY COUNTY DATE

VIRGINIA DEPARTMENT OF TRANSPORTATION DATE

SOURCE OF TITLE

PARCEL ID: 0440100013
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS
CONVEYED TO LI HAZELWOOD FARMS VA INVESTOR, LP BY DEED FROM
BELTLINE BELTWAY INVESTMENTS, LTD DATED SEPTEMBER 19, 2023 AND
RECORDED OCTOBER 11, 2023 IN INSTR. NO. 202310554 IN THE CLERK'S
OFFICE, OF THE CIRCUIT COURT, OF JAMES CITY COUNTY, VIRGINIA.

PARCEL ID: 0440100014
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS
CONVEYED TO LI HAZELWOOD FARMS VA INVESTOR, LP BY DEED FROM
BELTLINE BELTWAY INVESTMENTS, LTD DATED SEPTEMBER 19, 2023 AND
RECORDED OCTOBER 11, 2023 IN INSTR. NO. 202310554 IN THE CLERK'S
OFFICE, OF THE CIRCUIT COURT, OF JAMES CITY COUNTY, VIRGINIA.

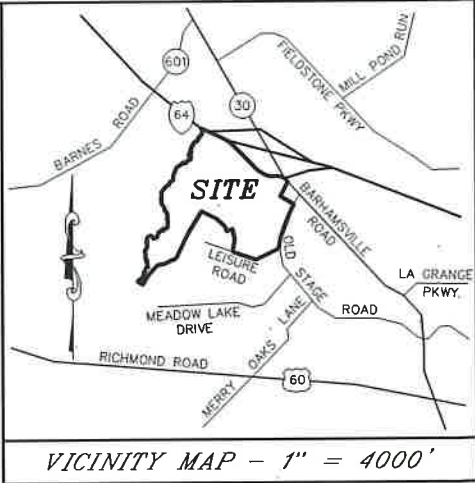
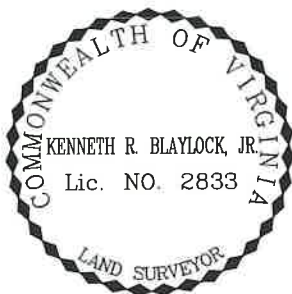
PARCEL ID: 0440100015
THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SUBDIVISION WAS
CONVEYED TO LI HAZELWOOD FARMS VA INVESTOR, LP BY DEED FROM
BELTLINE BELTWAY INVESTMENTS, LTD DATED SEPTEMBER 19, 2023 AND
RECORDED OCTOBER 11, 2023 IN INSTR. NO. 202310554 IN THE CLERK'S
OFFICE, OF THE CIRCUIT COURT, OF JAMES CITY COUNTY, VIRGINIA.

KENNETH R. BLAYLOCK, JR., L.S. DATE
LIC. NO. 2833

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND
BELIEF, THIS PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF
THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY
OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF
SUBDIVISIONS WITHIN THE COUNTY.

KENNETH R. BLAYLOCK, JR., L.S. DATE
LIC. NO. 2833



NOTES

- 1.) OWNER/DEVELOPER:
LI HAZELWOOD FARMS VA INVESTOR, LP
275 OLD STAGE ROAD
TOANO, VA 23168
PARCEL ID: 0440100013, 0440100014 AND 0440100015
ZONED: EO (ECONOMIC OPPORTUNITY)
- 2.) ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3
OF THE JAMES CITY COUNTY ZONING ORDINANCE.
- 3.) AREA IN R/W DEDICATION: 6.500 ACRES
AREA IN PARCELS: 190.5± ACRES
TOTAL AREA: 197.0± ACRES
- 4.) ALL PARCELS SHALL BE SERVED BY PUBLIC SEWER AND PUBLIC WATER.
- 5.) THIS PROPERTY LIES IN ZONE 'X' OF THE FEMA DEFINED FLOOD
HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER
51095C0037D, EFFECTIVE DATE DECEMBER 16, 2015.
- 6.) DURING THE PROCESS OF OUR PHYSICAL IMPROVEMENT SURVEY NO
INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION
OF THE PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- 7.) MONUMENTS SHALL BE SET IN ACCORDANCE WITH SECTION
19-34 THROUGH 19-36 OF THE COUNTY CODE.
- 8.) UNLESS OTHERWISE NOTED, ALL DRAINAGE EASEMENTS DESIGNATED
ON THIS PLAT SHALL REMAIN PRIVATE.
- 9.) THESE PARCELS ARE SUBJECT TO PROFFERS ASSOCIATED WITH
Z-19-0006 AND SPECIAL USE PERMIT CONDITIONS ASSOCIATED
WITH SUP-19-0005.
- 10.) THE PLATTING OF THIS SUBDIVISION IS IN ACCORDANCE WITH THE
APPROVED ZONING MAP AMENDMENT AND RELATED MASTER PLAN,
TITLED Z-19-0006, AND THUS IS IN COMPLIANCE WITH SEC. 24-536.2
OF THE ZONING ORDINANCE
- 11.) ANY UNUSED WELL(S) SHALL BE ABANDONED IN ACCORDANCE WITH
STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
- 12.) EASEMENTS DENOTED AS JCSA UTILITY EASEMENTS ARE FOR THE EXCLUSIVE
USE OF THE JAMES CITY SERVICE AUTHORITY AND THE PROPERTY OWNER.
OTHER UTILITY SERVICE PROVIDERS DESIRING TO USE THESE EASEMENTS
WITH THE EXCEPTION OF PERPENDICULAR UTILITY CROSSINGS MUST OBTAIN
AUTHORIZATION FOR ACCESS AND USE FROM JCSA AND THE PROPERTY
OWNER. ADDITIONALLY, JCSA SHALL NOT BE HELD RESPONSIBLE FOR ANY
DAMAGE TO IMPROVEMENTS WITHIN THIS EASEMENT, FROM ANY CAUSE.
- 13.) NO BUILDING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN
A JCSA UTILITY EASEMENT. NO TRESS, SHRUBS, STRUCTURES, FENCES,
IRRIGATION MAINS, INVISIBLE PET FENCES OR OTHER OBSTACLES SHALL BE
PLACED WITHIN AN EASEMENT WHICH WOULD RENDER THE EASEMENT
INACCESSIBLE BY EQUIPMENT. SHRUBS SHALL BE A MINIMUM OF 5 FEET
AND TRESS A MINIMUM OF 10 FEET FROM THE CENTER OF WATER AND
SANITARY SEWER MAINS. JCSA WILL NOT BE RESPONSIBLE FOR
REPLACEMENT OF TREES AND SHRUBS PLACED WITHIN THE EASEMENT.

LOVETT 64
COMMERCE CENTER

POWHATAN DISTRICT * JAMES CITY COUNTY, VA

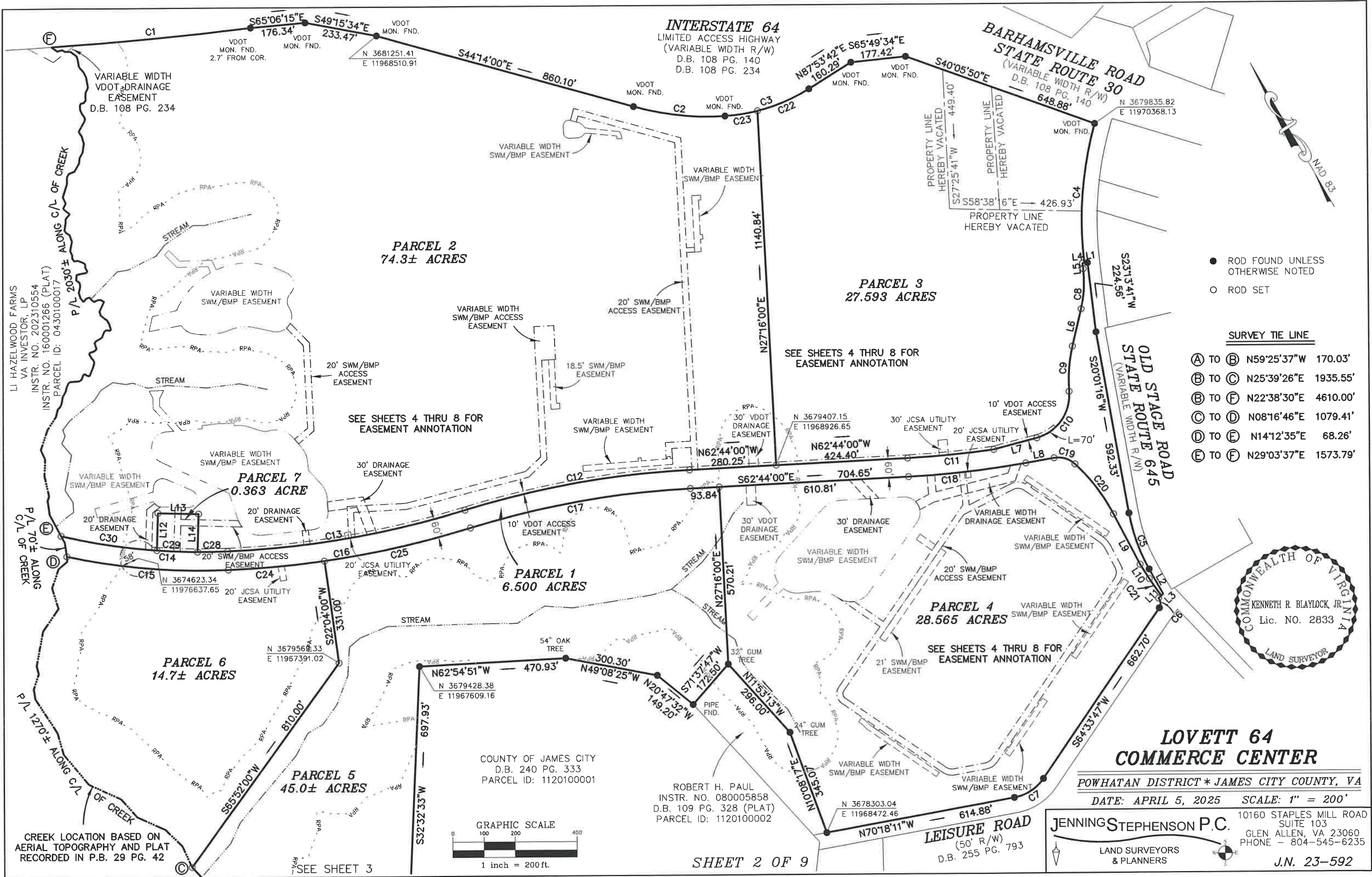
DATE: APRIL 5, 2025 SCALE: 1" = 200'

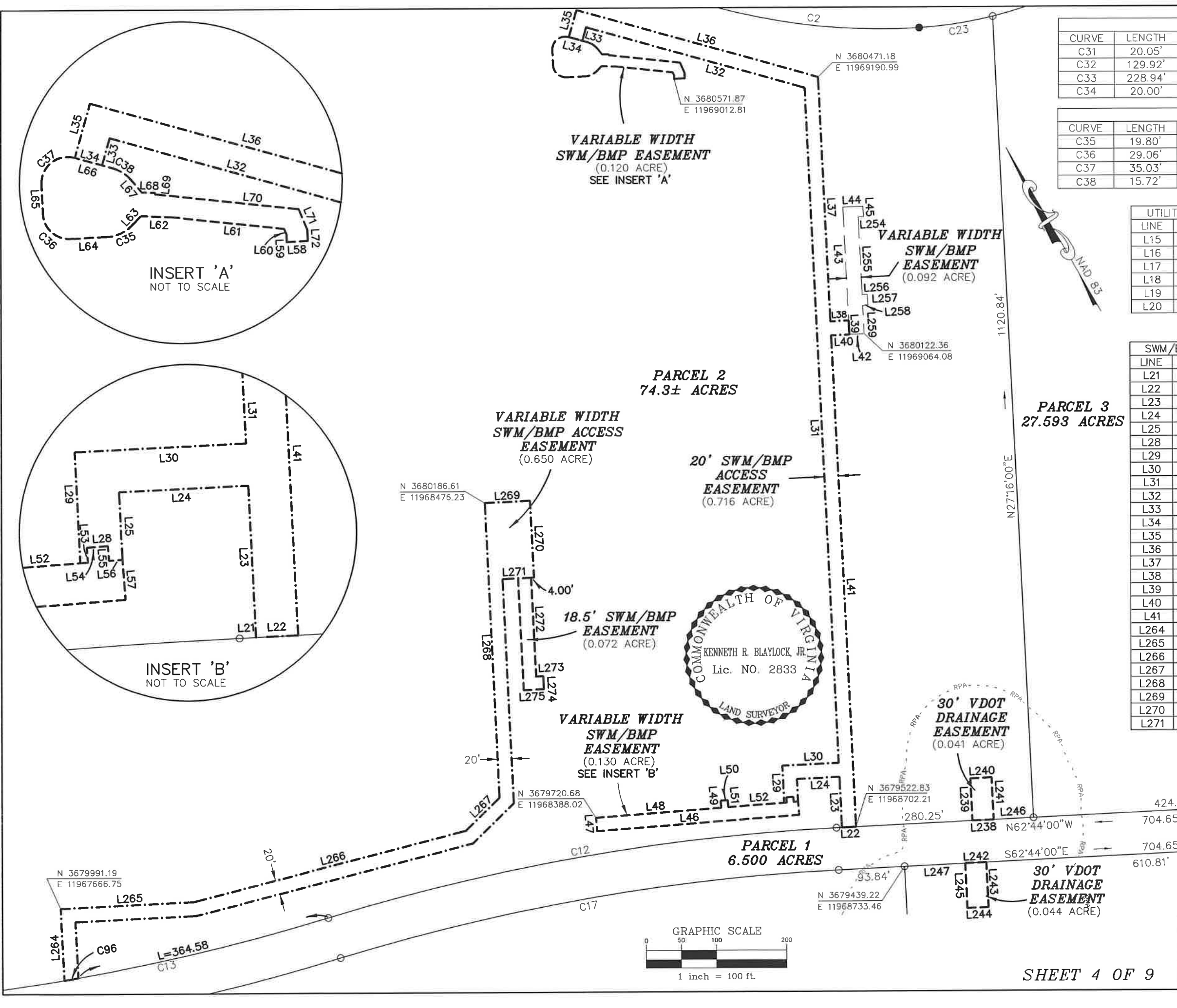
JENNINGSSTEPHENSON P.C.

LAND SURVEYORS
& PLANNERS

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235

J.N. 23-592





UTILITY EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C31	20.05'	3080.00'	0°22'23"	10.03'	S65°19'48"E	20.05'
C32	129.92'	3080.00'	2°25'01"	64.97'	S66°43'30"E	129.91'
C33	228.94'	3000.00'	4°22'21"	114.52'	N74°42'40"W	228.88'
C34	20.00'	3020.00'	0°22'46"	10.00'	N69°35'03"W	20.00'

SWM/BMP EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C35	19.80'	26.00'	43°38'30"	10.41'	N84°33'15"W	19.33'
C36	29.06'	18.50'	90°00'00"	18.50'	N17°44'00"W	26.16'
C37	35.03'	18.50'	108°30'00"	25.70'	N81°31'00"E	30.03'
C38	15.72'	26.00'	34°38'00"	8.11'	S26°55'00"E	15.48'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L15	S20°26'00"W	45.72'
L16	N69°34'00"W	20.00'
L17	N20°26'00"E	47.20'
L18	N20°46'00"E	20.00'
L19	S69°35'12"E	20.00'
L20	S20°46'00"W	20.00'

SWM/BMP EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L42	N62°44'00"W	21.00'
L43	N27°16'00"E	181.00'
L44	S62°44'00"E	28.50'
L45	S27°16'00"W	15.00'
L46	N64°20'30"W	289.03'
L47	N25°39'30"E	19.00'
L48	S64°20'30"E	178.88'
L49	N25°39'30"E	10.00'
L50	S64°20'30"E	10.00'
L51	S25°39'30"W	10.00'
L52	S64°20'30"E	83.75'
L53	N25°39'30"E	7.00'
L54	N64°20'30"W	10.00'
L55	S25°39'30"W	7.00'
L56	S64°20'30"E	6.40'
L57	S25°39'30"W	19.00'
L58	N62°44'00"W	15.00'
L59	N27°16'00"E	5.35'
L60	N07°13'30"E	4.29'
L61	N53°48'00"W	80.22'
L62	N57°59'30"W	21.85'
L63	S73°37'30"W	9.06'
L64	N62°44'00"W	26.00'
L65	N27°16'00"E	21.35'
L66	S44°14'00"E	28.17'
L67	S09°36'00"E	11.36'
L68	S57°59'26"E	9.59'
L69	S36°12'00"W	1.00'
L70	N53°48'00"W	102.46'
L71	S07°13'30"W	15.78'
L72	S27°16'00"W	8.00'
L254	N62°44'00"W	7.50'
L255	S27°16'00"W	110.70'
L256	S62°44'00"E	7.50'
L257	S27°16'00"W	15.00'
L258	N62°44'00"W	7.50'
L259	S27°16'00"W	40.30'
L272	S27°16'00"W	140.50'
L273	S62°44'00"E	10.00'
L274	S27°16'00"W	18.50'
L275	N62°44'00"W	28.50'

SWM/BMP ACCESS LINE TABLE		
LINE	BEARING	LENGTH
L21	N62°44'00"W	7.75'
L22	N62°44'00"W	20.00'
L23	N27°16'00"E	72.00'
L24	N62°44'00"W	61.00'
L25	S27°16'00"W	31.96'
L28	N64°20'30"W	10.00'
L29	N27°16'00"E	52.52'
L30	S62°44'00"E	81.00'
L31	N27°16'00"E	960.50'
L32	N44°14'00"W	323.00'
L33	S45°46'00"W	20.00'
L34	N44°14'00"W	20.00'
L35	N45°46'00"E	40.00'
L36	S44°14'00"E	357.40'
L37	S27°16'00"W	348.20'
L38	S62°44'00"E	26.00'
L39	S27°16'00"W	20.00'
L40	N62°44'00"W	26.00'
L41	S27°16'00"W	698.70'
L264	N27°16'00"E	102.69'
L265	S62°44'00"E	189.00'
L266	S74°30'00"E	398.80'
L267	N76°06'00"E	67.20'
L268	N27°16'00"E	419.00'
L269	S62°44'00"E	64.50'
L270	S27°16'00"W	109.20'
L271	N62°44'00"W	44.50'

SWM/BMP ACCESS LINE TABLE		
LINE	BEARING	LENGTH
L21	N62°44'00"W	7.75'
L22	N62°44'00"W	20.00'
L23	N27°16'00"E	72.00'
L24	N62°44'00"W	61.00'
L25	S27°16'00"W	31.96'
L28	N64°20'30"W	10.00'
L29	N27°16'00"E	52.52'
L30	S62°44'00"E	81.00'
L31	N27°16'00"E	960.50'
L32	N44°14'00"W	323.00'
L33	S45°46'00"W	20.00'
L34	N44°14'00"W	20.00'
L35	N45°46'00"E	40.00'
L36	S44°14'00"E	357.40'
L37	S27°16'00"W	348.20'
L38	S62°44'00"E	26.00'
L39	S27°16'00"W	20.00'
L40	N62°44'00"W	26.00'
L41	S27°16'00"W	698.70'
L264	N27°16'00"E	102.69'
L265	S62°44'00"E	189.00'
L266	S74°30'00"E	398.80'
L267	N76°06'00"E	67.20'
L268	N27°16'00"E	419.00'
L269	S62°44'00"E	64.50'
L270	S27°16'00"W	109.20'
L271	N62°44'00"W	44.50'

**LOVETT 64
COMMERCE CENTER**

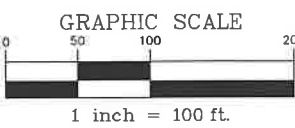
POWHATAN DISTRICT * JAMES CITY COUNTY, VA

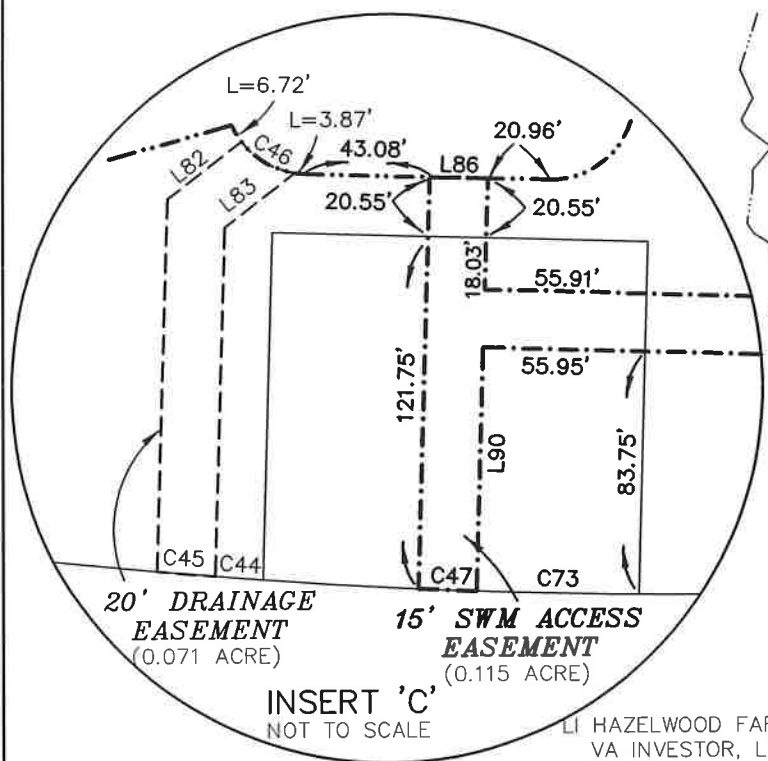
DATE: APRIL 5, 2025 SCALE: 1" = 100'

JENNINGS STEPHENSON P.C.
LAND SURVEYORS
& PLANNERS

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235

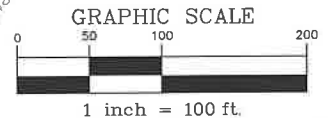
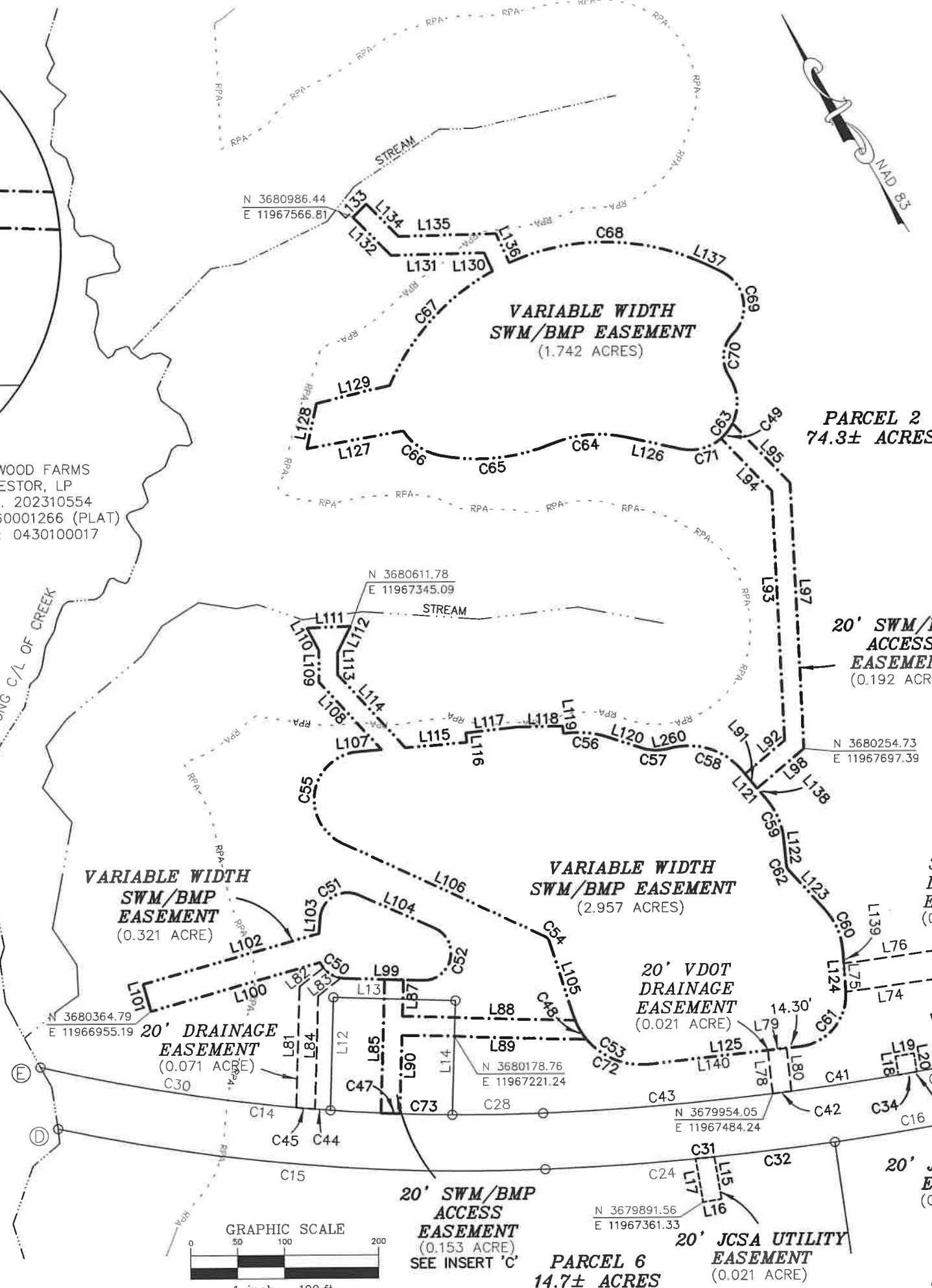
J.N. 23-592





DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L99	N58°19'00"W	84.04'
L100	N75°48'00"W	187.72'
L101	N14°12'00"E	30.00'
L102	S75°48'00"E	195.00'
L103	N34°17'40"E	16.60'
L104	S36°14'00"E	89.04'
L105	N12°11'00"E	82.78'
L106	N35°06'30"W	238.99'
L107	S64°32'00"E	25.19'
L108	N12°36'30"W	97.80'
L109	N29°48'00"E	33.80'
L110	N02°10'00"E	27.00'
L111	S62°22'00"E	46.33'
L112	S56°27'00"W	30.70'
L113	S29°48'00"W	24.27'
L114	S12°36'30"E	105.71'
L115	S64°32'00"E	65.79'
L116	N25°28'00"E	10.00'
L117	S66°18'00"E	54.17'
L118	S61°13'00"E	49.80'
L119	S22°26'00"W	8.00'
L120	S41°29'30"E	35.24'
L121	S10°10'00"E	40.99'
L122	S24°08'30"W	28.41'
L123	S12°22'00"E	56.18'
L124	N26°18'30"E	41.94'
L125	N66°15'00"W	161.74'
L126	N47°33'00"W	60.07'
L127	N70°11'00"W	104.31'
L128	N42°13'00"E	49.30'
L129	S73°34'30"E	80.30'
L130	N05°20'30"E	21.53'
L131	N61°20'00"W	99.10'
L132	N14°44'00"W	57.60'
L133	N75°16'00"E	20.00'
L134	S14°44'00"E	48.99'
L135	S61°20'00"E	103.64'
L136	S05°20'30"W	34.12'
L137	S34°24'30"E	19.50'
L260	S72°22'00"E	7.39'

LI HAZELWOOD FARMS
VA INVESTOR, LP
INSTR. NO. 202310554
INSTR. NO. 160001266 (PLAT)
PARCEL ID: 0430100017



SWM/BMP ACCESS EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C47	20.00'	2020.00'	0°34'02"	10.00'	N57°31'26"W
C48	23.84'	76.00'	17°58'23"	12.02'	S00°57'32"E
C49	20.34'	50.00'	23°18'26"	10.31'	N67°57'22"E

DRAINAGE EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C39	293.94'	3020.00'	5°34'36"	147.09'	N74°06'33"W
C40	30.38'	3020.00'	0°34'35"	15.19'	N71°01'57"W
C41	115.16'	3020.00'	2°11'05"	57.59'	N68°18'08"W
C42	20.00'	3020.00'	0°22'46"	10.00'	N67°01'12"W
C43	245.90'	3020.00'	4°39'55"	123.02'	N64°29'51"W
C44	16.56'	2020.00'	0°28'11"	8.28'	N55°28'32"W
C45	20.03'	2020.00'	0°34'06"	10.02'	N54°57'24"W
C46	21.95'	29.00'	43°22'12"	11.53'	S28°59'28"E

SWM/BMP EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C50	32.54'	29.00'	64°16'49"	18.22'	N26°10'36"W
C51	55.41'	29.00'	109°28'28"	41.01'	N89°01'54"E
C52	79.93'	29.00'	157°55'00"	148.61'	S42°43'30"W
C53	104.04'	76.00'	78°26'12"	62.02'	N27°02'06"W
C54	7.43'	9.00'	47°17'34"	3.94'	N11°27'47"W
C55	134.03'	51.00'	150°34'30"	194.23'	N40°10'45"E
C56	50.06'	110.00'	26°04'30"	25.47'	S54°31'45"E
C57	26.40'	49.00'	30°52'19"	13.53'	S56°55'32"E
C58	82.51'	76.00'	62°12'00"	45.85'	S41°16'00"E
C59	45.51'	76.00'	34°18'37"	23.46'	S06°59'11"W
C60	51.31'	76.00'	38°40'45"	26.67'	S06°58'12"W
C61	83.94'	55.00'	87°26'30"	52.60'	S70°01'45"W
C62	5.74'	9.00'	36°30'40"	2.97'	S05°53'10"W

SWM/BMP ACCESS LINE TABLE		
LINE	BEARING	LENGTH
L85	N31°47'00"E	142.31'
L86	S58°19'00"E	20.00'
L87	S31°47'00"W	38.88'
L88	S58°21'00"E	185.00'
L89	N58°21'00"W	197.84'
L90	S31°47'00"W	84.00'
L91	N10°10'00"W	20.00'
L92	N79°50'00"E	55.32'
L93	N27°16'00"E	265.93'
L94	N13°59'00"W	77.95'
L95	S13°59'00"E	88.30'
L96	S62°44'00"E	8.20'
L97	S27°16'00"W	283.33'
L98	S79°50'00"W	65.20'
L138	S10°10'00"E	16.33'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L73	N09°54'00"E	95.32'
L74	N67°54'00"W	94.05'
L75	N26°18'30"E	30.08'
L76	S67°54'00"E	116.05'
L77	S09°54'00"W	124.31'
L78	N23°45'00"E	46.42'
L79	S66°15'00"E	20.00'
L80	S23°45'00"W	46.15'
L81	N31°46'00"E	128.74'
L82	N82°04'00"E	32.30'
L83	S82°04'00"W	30.61'
L84	S31°46'00"W	120.49'
L139	S26°18'30"W	11.85'
L140	N66°15'00"W	127.45'



LOVETT 64 COMMERCE CENTER

POWHATAN DISTRICT * JAMES CITY COUNTY, VA

DATE: APRIL 5, 2025 SCALE: 1" = 100'

JENNINGS STEPHENSON P.C.
LAND SURVEYORS & PLANNERS
10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE -- 804-545-6235
J.N. 23-592



30' VDOT
DRAINAGE
EASEMENT
(0.041 ACRE)

30' JCSA UTILITY
EASEMENT
(0.035 ACRE)

20' JCSA UTILITY
EASEMENT
(0.009 ACRE)
SEE INSERT 'H'

VARIABLE WIDTH
SWM EASEMENT
(0.140 ACRE)

OLD STAGE ROAD
STATE ROUTE 645
(VARIABLE WIDTH R/W)

PARCEL 5
45.0± ACRES

30' VDOT
DRAINAGE
EASEMENT
(0.044 ACRE)

30' VDOT
DRAINAGE
EASEMENT
(0.058 ACRE)

VARIABLE WIDTH
SWM/BMP EASEMENT
(2.465 ACRES)

PARCEL 4
28.565 ACRES

20' SWM/BMP
ACCESS EASEMENT
(1.348 ACRES)

VARIABLE WIDTH
SWM EASEMENT
(0.125 ACRE)

SEE INSERT 'E'

21' SWM/BMP
EASEMENT
(0.168 ACRE)

SEE INSERT 'F'

VARIABLE WIDTH
SWM EASEMENT
(0.116 ACRE)

VARIABLE WIDTH
SWM EASEMENT
(0.090 ACRE)

SEE INSERT 'G'

20' JCSA UTILITY
EASEMENT
(0.009 ACRE)

ROBERT H. PAUL
INSTR. NO. 080005858
D.B. 109 PG. 328 (PLAT)
PARCEL ID: 1420100002



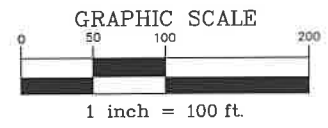
LOVETT 64 COMMERCE CENTER

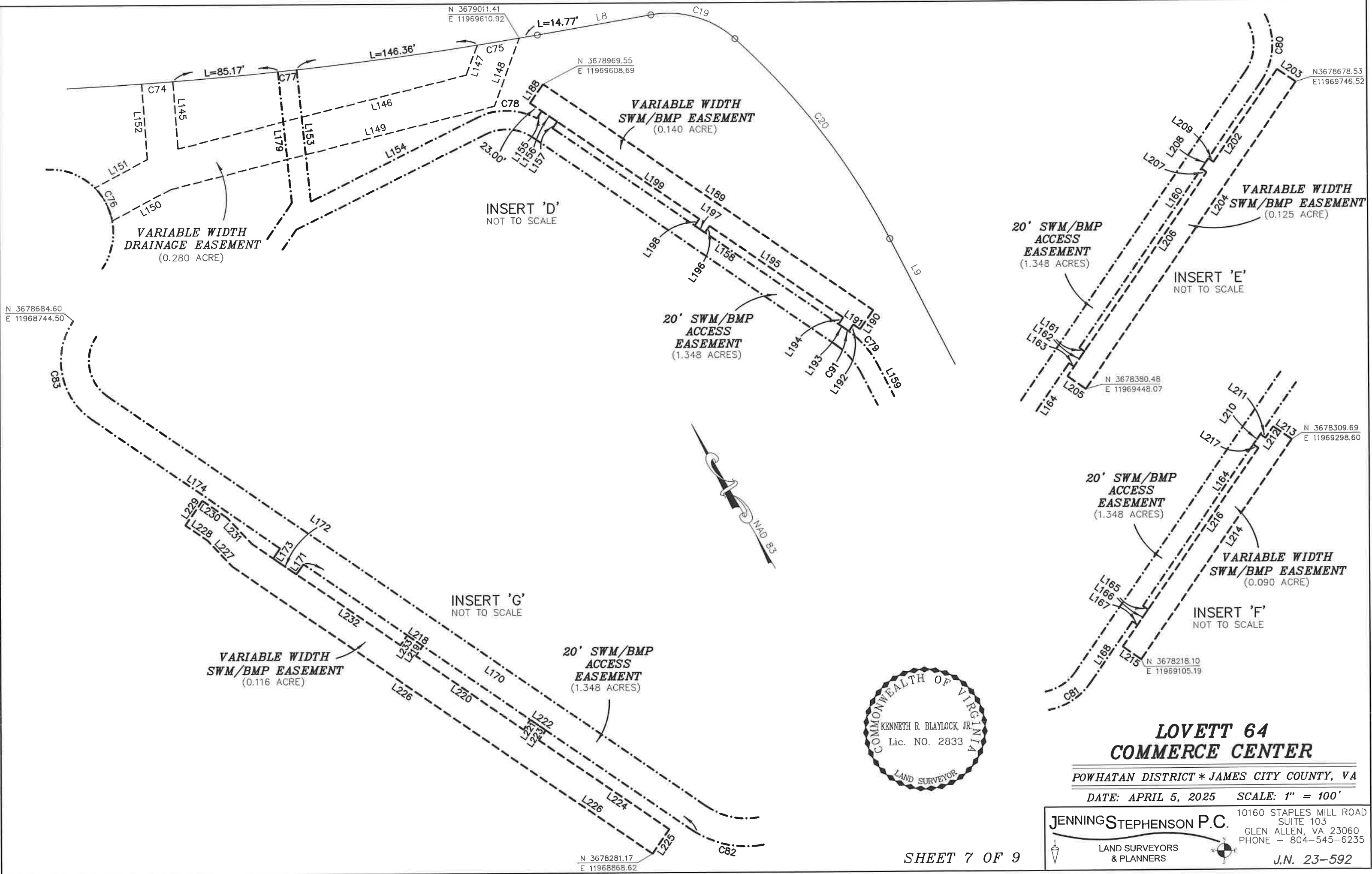
POWHATAN DISTRICT * JAMES CITY COUNTY, VA

DATE: APRIL 5, 2025 SCALE: 1" = 100'

JENNINGSTEPHENSON P.C.
LAND SURVEYORS
& PLANNERS

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
J.N. 23-592





**LOVETT 64
COMMERCE CENTER**

POWHATAN DISTRICT * JAMES CITY COUNTY, VA

DATE: APRIL 5, 2025 SCALE: 1" = 100'

JENNINGSSTEPHENSON P.C.

LAND SURVEYORS
& PLANNERS

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235

J.N. 23-592

SWM/BMP EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C63	118.91'	50.00'	136°15'27"	124.56'	S64°19'17"W	92.80'
C64	80.29'	132.00'	34°50'59"	41.43'	N64°58'29"W	79.06'
C65	122.00'	208.00'	33°36'20"	62.81'	N65°35'49"W	120.26'
C66	48.23'	60.00'	46°03'29"	25.50'	N25°45'54"W	46.94'
C67	166.69'	250.00'	38°12'09"	86.58'	N72°19'38"E	163.62'
C68	216.32'	250.00'	49°34'35"	115.45'	S59°11'47"E	209.63'
C69	78.08'	41.00'	109°07'13"	57.61'	S20°09'06"W	66.81'
C70	49.34'	36.00'	78°31'10"	29.42'	S35°27'08"W	45.56'
C85	113.39'	51.00'	127°23'30"	103.17'	S00°57'45"W	91.44'
C86	114.67'	73.00'	90°00'00"	73.00'	N70°20'30"W	103.24'
C87	83.30'	119.00'	40°06'30"	43.44'	N45°23'45"W	81.61'
C88	54.84'	73.00'	43°02'23"	28.78'	N43°55'49"W	53.56'
C89	96.08'	73.00'	75°24'27"	56.43'	N35°03'16"E	89.29'
C90	66.81'	86.00'	44°30'36"	35.19'	S84°59'18"E	65.14'

SWM/BMP ACCESS EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C71	46.11'	50.00'	52°50'24"	24.84'	N73°58'12"W	44.49'
C72	74.69'	76.00'	56°18'28"	40.67'	N38°05'58"W	71.72'
C73	56.10'	2020.00'	1°35'28"	28.05'	N58°36'12"W	56.10'
C77	20.00'	3080.00'	0°22'19"	10.00'	S65°59'36"E	20.00'
C78	50.24'	53.00'	54°18'47"	27.19'	S59°22'06"E	48.38'
C79	38.14'	78.00'	28°01'00"	19.46'	S11°20'00"E	37.76'
C80	57.34'	53.00'	61°59'01"	31.84'	S33°40'00"W	54.58'
C81	41.63'	53.00'	45°00'00"	21.95'	S87°09'30"W	40.56'
C82	41.63'	53.00'	45°00'00"	21.95'	N47°50'30"W	40.56'
C83	59.69'	38.00'	90°00'00"	38.00'	N19°39'30"E	53.74'
C84	55.35'	73.00'	43°26'44"	29.08'	S47°03'52"E	54.04'

DRAINAGE EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C74	25.00'	3080.00'	0°27'54"	12.50'	S64°05'00"E	25.00'
C75	34.40'	3080.00'	0°38'24"	17.20'	S69°13'19"E	34.40'
C76	30.45'	51.00'	34°12'33"	15.69'	N02°10'20"E	30.00'

SWM/BMP EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C91	2.00'	78.00'	1°28'09"	1.00'	N24°36'25"W	2.00'

UTILITY EASEMENT CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C92	20.00'	3080.00'	0°22'19"	10.00'	S66°17'13"E	20.00'
C93	179.75'	3080.00'	3°20'38"	89.90'	S68°08'41"E	179.72'
C94	30.00'	3020.00'	0°34'09"	15.00'	N64°58'04"W	30.00'
C95	102.78'	3020.00'	1°57'00"	51.39'	N63°42'30"W	102.77'

SWM/BMP EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L188	N64°39'30"E	18.50'
L189	S25°20'30"E	322.00'
L190	S64°39'30"W	18.50'
L191	N25°20'30"W	6.50'
L192	S64°39'30"W	6.53'
L193	N25°20'30"W	8.00'
L194	N64°39'30"E	6.50'
L195	N25°20'30"W	130.40'
L196	S64°39'30"W	6.50'
L197	N25°20'30"W	10.00'
L198	N64°39'30"E	6.50'
L199	N25°20'30"W	165.10'
L202	N64°39'30"E	90.58'
L203	S25°20'30"E	18.00'
L204	S64°39'30"W	299.00'
L205	N25°20'30"W	18.00'
L206	N64°39'30"E	198.42'
L207	N25°20'30"W	5.00'
L208	N64°39'30"E	10.00'
L209	S25°20'30"E	5.00'
L210	N64°39'30"E	10.00'
L211	S25°20'30"E	5.00'
L212	N64°39'30"E	11.00'
L213	S25°20'30"E	18.00'
L214	S64°39'30"W	214.00'
L215	N25°20'30"W	18.00'
L216	N64°39'30"E	193.00'
L217	N25°20'30"W	5.00'
L218	N25°20'30"W	10.00'
L219	S64°39'30"W	6.50'
L220	S25°20'30"E	70.00'
L221	N64°39'30"E	6.50'
L222	S25°20'30"E	10.00'
L223	S64°39'30"W	6.50'
L224	S25°20'30"E	84.83'
L225	S64°39'30"W	16.00'
L226	N25°20'30"W	273.00'
L227	N13°38'00"W	19.24'
L228	N25°20'30"W	14.50'
L229	N64°39'30"E	16.00'
L230	S25°20'30"E	16.14'
L231	S13°38'00"E	19.24'
L232	S25°20'30"E	96.53'
L233	N64°39'30"E	6.50'
L234	N64°39'30"E	348.50'
L235	S25°20'30"E	21.00'
L236	S64°39'30"W	348.50'
L237	N25°20'30"W	21.00'

SWM/BMP ACCESS LINE TABLE		
LINE	BEARING	LENGTH
L153	S24°08'00"W	106.86'
L154	S86°31'30"E	149.50'
L155	N64°39'30"E	6.88'
L156	S25°20'30"E	15.00'
L157	S64°39'30"W	6.50'
L158	S25°20'30"E	287.00'
L159	S02°40'30"W	70.67'
L160	S64°39'30"W	258.87'
L161	S25°20'30"E	5.00'
L162	S64°39'30"W	15.00'
L163	N25°20'30"W	5.00'
L164	S64°39'30"W	347.69'
L165	S25°20'30"E	5.00'
L166	S64°39'30"W	15.00'
L167	N25°20'30"W	5.00'
L168	S64°39'30"W	59.14'
L169	N70°20'30"W	103.48'
L170	N25°20'30"W	246.33'
L171	S64°39'30"W	6.50'
L172	N25°20'30"W	15.00'
L173	N64°39'30"E	6.50'
L174	N25°20'30"W	127.50'
L175	N64°39'30"E	234.39'
L176	N25°20'30"W	164.10'
L177	S25°20'30"E	113.90'
L178	N64°39'30"E	453.93'
L179	N24°08'00"E	104.50'

UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L248	S23°27'00"W	19.90'
L249	N66°33'00"W	20.00'
L250	N23°27'00"E	20.00'
L251	N25°07'30"E	50.05'
L252	S64°52'30"E	30.00'
L253	S25°07'30"W	50.00'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L141	S62°44'00"E	39.21'
L142	S12°49'00"E	83.79'
L143	N62°44'00"W	39.21'
L144	N12°49'00"W	83.79'
L145	S25°47'30"W	54.55'
L146	S74°07'20"E	239.11'
L147	N50°05'20"E	26.01'
L148	S50°05'20"W	58.73'
L149	N74°07'20"W	268.50'
L150	N87°49'20"W	53.26'
L151	S87°49'20"E	47.98'
L152	N25°47'30"E	61.11'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L180	S64°39'30"W	273.20'
L181	N65°27'00"W	45.72'
L182	S73°45'00"W	140.74'
L183	N16°15'00"W	25.00'
L184	N73°45'00"E	142.37'
L185	N72°45'30"E	200.99'
L186	S62°44'00"E	202.29'

VDOT DRAINAGE ESMT LINE TABLE		
LINE	BEARING	LENGTH
L238	S62°44'00"E	30.00'
L239	N27°16'00"E	60.00'
L240	S62°44'00"E	30.00'
L241	S27°16'00"W	60.00'
L242	S62°44'00"E	30.00'
L243	S27°16'00"W	64.00'
L244	N62°44'00"W	30.00'
L245	N27°16'00"E	64.00'
L246	N62°44'00"W	56.63'
L247	S62°44'00"E	86.46'



LOVETT 64
COMMERCE CENTER
POWhatan DISTRICT * JAMES CITY COUNTY, VA

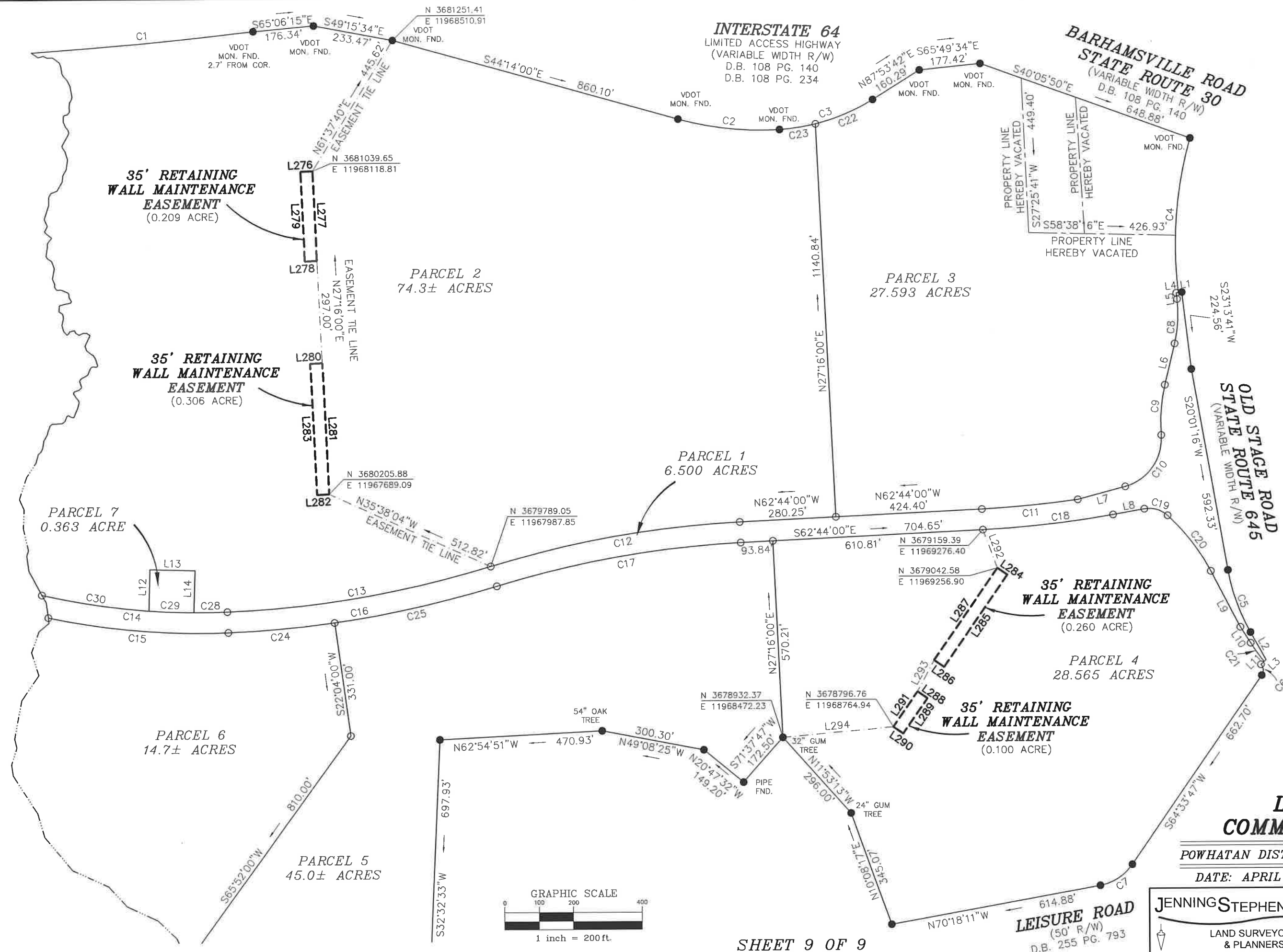
DATE: APRIL 5, 2025 SCALE: 1" = 100'

JENNINGSSTEPHENSON P.C.

LAND SURVEYORS
& PLANNERS

10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235

J.N. 23-592



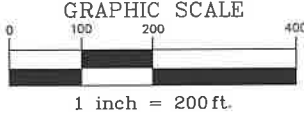
RETAINING WALL EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
L276	S62°44'00"E	35.00'
L277	S27°16'00"W	260.00'
L278	N62°44'00"W	35.00'
L279	N27°16'00"E	260.00'
L280	S62°44'00"E	35.00'
L281	S27°16'00"W	381.00'
L282	N62°44'00"W	35.00'
L283	N27°16'00"E	381.00'
L284	S25°20'30"E	35.00'
L285	S64°39'30"W	324.00'
L286	N25°20'30"W	35.00'
L287	N64°39'30"E	324.00'
L288	S25°20'30"E	35.00'
L289	S64°39'30"W	124.00'
L290	N25°20'30"W	35.00'
L291	N64°39'30"E	124.00'

EASEMENT TIE LINE TABLE		
LINE	BEARING	LENGTH
L292	S09°28'41"W	118.42'
L293	S58°09'30"W	102.50'
L294	N65°08'28"W	322.60'



LOVETT 64
COMMERCE CENTER
POWHATAN DISTRICT * JAMES CITY COUNTY, VA
DATE: APRIL 5, 2025 SCALE: 1" = 200'

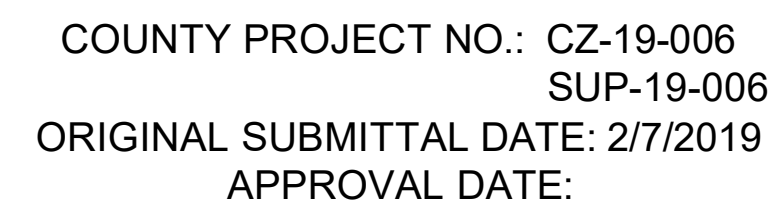
JENNINGSTEPHENSON P.C.
LAND SURVEYORS & PLANNERS
10160 STAPLES MILL ROAD
SUITE 103
GLEN ALLEN, VA 23060
PHONE - 804-545-6235
J.N. 23-592



STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

1. TOPOGRAPHIC INFORMATION IS BASED ON 2-FOOT CONTOUR INTERVALS PROVIDED BY AN AERIAL SURVEY FLOWN IN 2015.
2. SHEET 2, ENVIRONMENTAL INVENTORY, INDICATES 25% SLOPES, SOIL, VEGETATION, 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.
3. THIS PROJECT IS LOCATED WITHIN THE WARE CREEK AND DIASCUND CREEK RESERVOIR WATERSHEDS.
4. CURB AND GUTTER STREETS ARE PROPOSED.
5. ALL PUBLIC STREETS WITHIN THE DEVELOPMENT WILL BE DESIGNED PER APPLICABLE VDOT STANDARDS.
6. HYDROLOGIC UNIT CODES
Y062 WARE CREEK
JL27 DIASCUND CREEK RESERVOIR
7. MAXIMUM BUILDING HEIGHT = 60'

<u>SHEET NO.</u>	<u>SHEET DESCRIPTION</u>
MP-1	COVER SHEET
MP-2	EXISTING CONDITIONS PLAN
MP-3	CONCEPTUAL LAND USE AND SHARED USE PATH PLAN
MP-4	CONCEPTUAL STORMWATER MASTER PLAN
MP-5	CONCEPTUAL UTILITY PLAN
MP-6	CONCEPTUAL RT. 30 ROAD IMPROVEMENTS PLAN



SITE ADDRESS: 9400 BARNES ROAD, 275 & 301 OLD STAGE ROAD
WILLIAMSBURG, VIRGINIA 23185

CURRENT ZONING: A-1, GENERAL AGRICULTURAL
B-1, GENERAL BUSINESS

PROPOSED ZONING: EQ, ECONOMIC OPPORTUNITY

PARCELS:

T.M. 0430100017 (PART 2)	130.60± AC (A-1)
T.M. 0440100013	193.75± AC (B-1)
T.M. 0440100016	1.53± AC (B-1)
T.M. 0440100015	2.30± AC (B-1)

TOTAL ACREAGE: 328.18± AC

FLOOD HAZARD MAP: THIS PROPERTY IS IN FLOOD ZONE "X" AS SHOWN ON MAP NUMBER

Rev.	Date	Description	Revised By
3	12/07/21	REVISED PER OWNER COMMENTS	JAG
3	3/1/21	REVISED PER JCC COMMENTS	JAG
2	1/20/20	UPDATED PER JCC COMMENTS	JAG
1	8/20/19	UPDATED PER JCC COMMENTS	JAG

AES
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Hampton Roads | Central Virginia | Middle Peninsula

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www.aesva.com

MASTER PLAN FOR
REZONING OF ENTERPRISE CENTER
AT
HAZELWOOD FARMS
STONEHOUSE DISTRICT
JAMES CITY COUNTY
VIRGINIA

Project Contacts:		JAG
Project Number:		W10325-01
Scale:	Date:	
NONE	2/7/19	

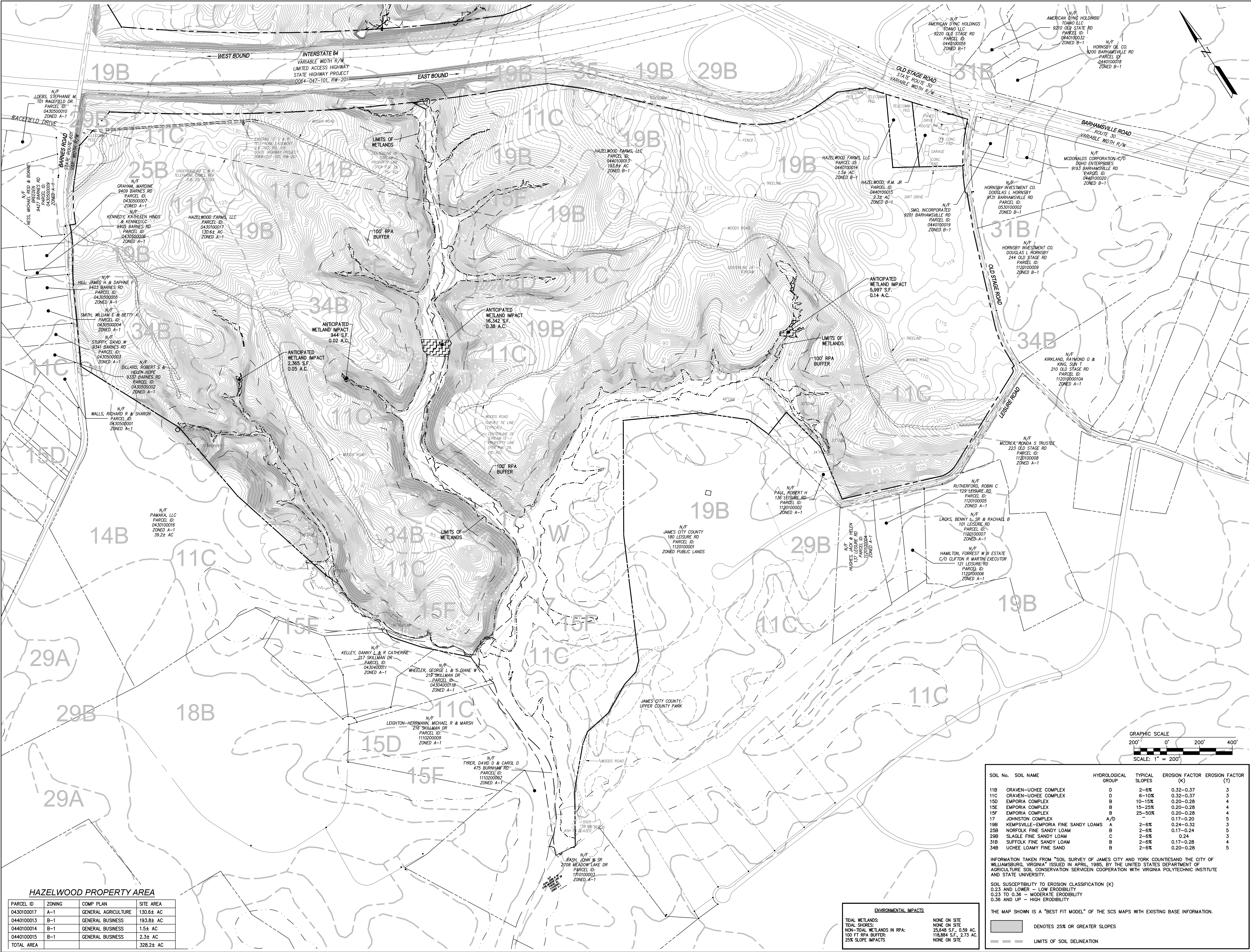
Sheet Title:

COVER SHEET

Sheet Number

MP-1

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HAZELWOOD PROPERTY AREA

PARCEL ID	ZONING	COMP PLAN	SITE AREA
0430100017	A-1	GENERAL AGRICULTURE	130.6± AC
0440100013	B-1	GENERAL BUSINESS	193.8± AC
0440100014	B-1	GENERAL BUSINESS	1.5± AC
0440100015	B-1	GENERAL BUSINESS	2.3± AC
TOTAL AREA			328.2± AC

ENVIRONMENTAL IMPACTS

TIDAL WETLANDS:	NONE ON SITE
TIDAL SHORES:	NONE ON SITE
NON-TIDAL WETLANDS IN RPA:	25,648 S.F., 0.59 AC
100 FT RPA BUFFER:	118,884 S.F., 2.73 AC
25% SLOPE IMPACTS	NONE ON SITE

SOIL No.	SOIL NAME	HYDROLOGICAL GROUP	TYPICAL SLOPES	EROSION FACTOR (K)	EROSION FACTOR (T)
11B	CRAVEN-UCHEE COMPLEX	D	2-6%	0.32-0.37	3
11C	CRAVEN-UCHEE COMPLEX	D	6-10%	0.32-0.37	3
15D	EMPORIA COMPLEX	B	10-15%	0.20-0.28	4
15E	EMPORIA COMPLEX	B	15-25%	0.20-0.28	4
15F	EMPORIA COMPLEX	B	25-50%	0.20-0.28	4
17	JOHNSTON COMPLEX	A/D	0.17-0.20	0.17-0.20	5
19B	KEMPVILLE-EMPORIA FINE SANDY LOAMS	A	2-6%	0.24-0.32	3
25B	NORFOLK FINE SANDY LOAM	B	2-6%	0.17-0.24	3
29B	SLAGLE FINE SANDY LOAM	C	2-6%	0.24	3
31B	SUFFOLK FINE SANDY LOAM	B	2-6%	0.17-0.28	4
34B	UCHEE LOAMY FINE SAND	C	2-6%	0.20-0.28	5

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

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.

	DENOTES 25% OR GREATER SLOPES
	LIMITS OF SOIL DELINEATION

Rev.	Date	Description
3	1/20/21	REVISED PER OWNER COMMENTS
2	3/2/21	REVISED PER ACC COMMENTS
1	10/20/20	REVISED PER ACC COMMENTS
0	8/20/19	REVISED PER ACC COMMENTS

4524 Old Gate Farm Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 235-5000
www.asesa.com

ASES
CONSULTING ENGINEERS

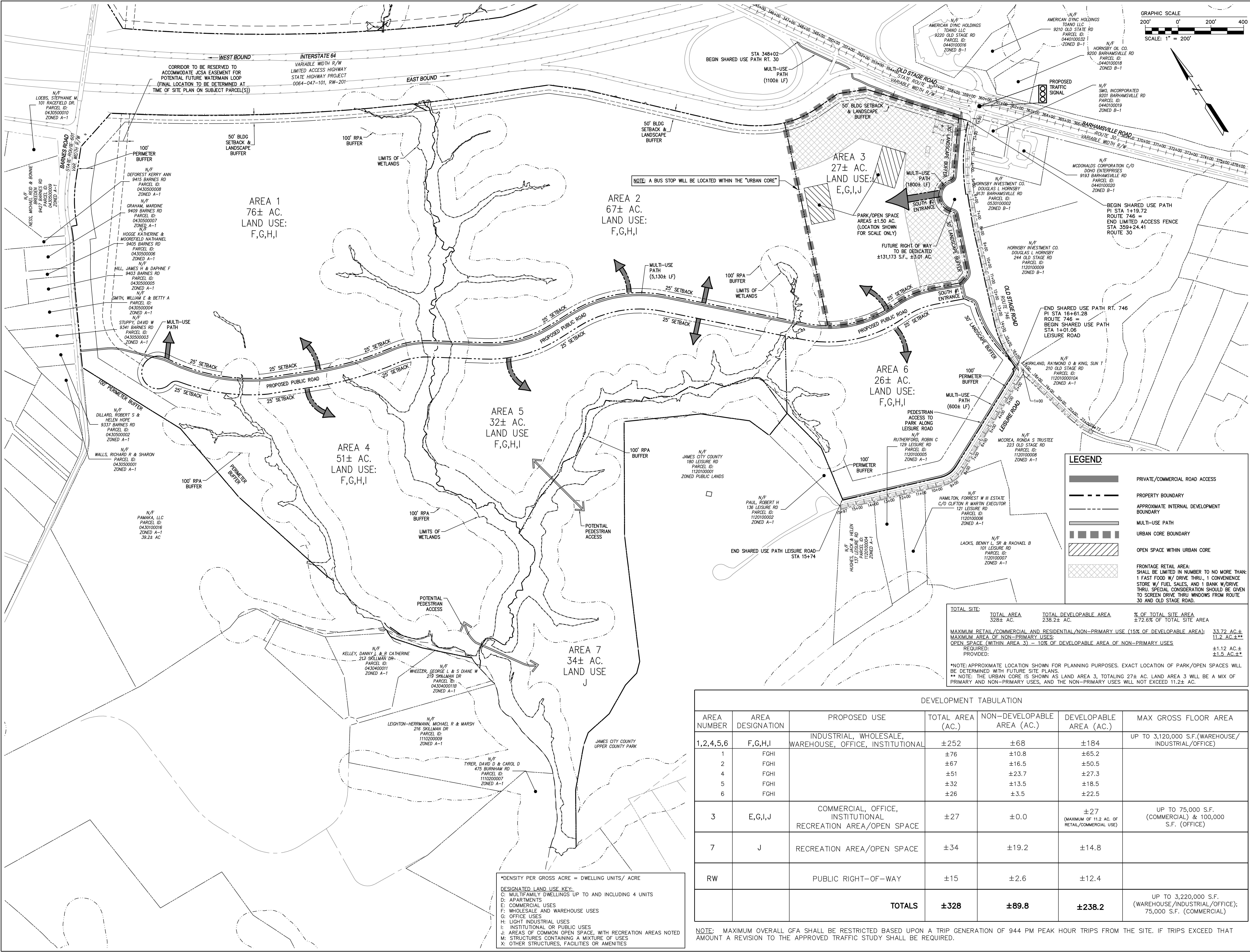
Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN FOR
REZONING OF ENTERPRISE CENTER
AT
HAZELWOOD FARMS

Project Contacts: JAG
Project Number: W10325-01
Scale: 1"=200'
Date: 2/7/19

Sheet Title:
EXISTING
CONDITIONS
PLAN

Sheet Number
MP-2



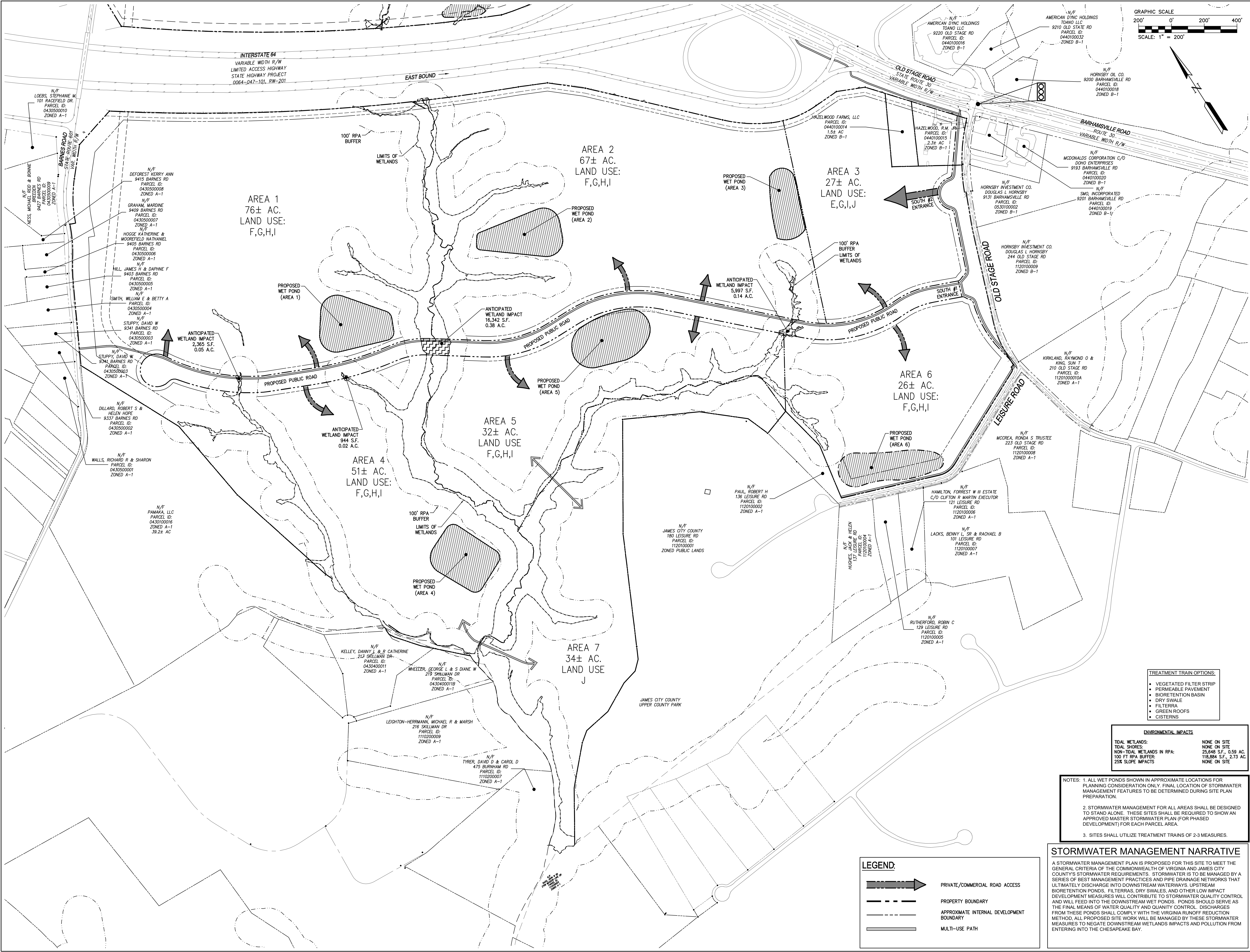
REVISIONS PER OWNER COMMENTS
3 1/2/2021
2 1/2/2021
1 1/2/2021
0 1/2/2021
Rev. Date Description

5204 Old Stage Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 235-0000
www.aesva.com

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MASTER PLAN FOR
REZONING OF ENTERPRISE CENTER
AT
HAZELWOOD FARMS
STONEHOUSE DISTRICT
JAMES CITY COUNTY
VIRGINIA

Project Contacts: JAG
Project Number: W10325-01
Scale: 1"=200'
Date: 2/7/19
Sheet Title:
**CONCEPTUAL
LAND USE AND
SHARED USE
PATH PLAN**
Sheet Number:
MP-3



Rev.	Date	Description
1	1/10/21	REVISED PER OWNER COMMENTS
2	3/1/21	REVISED PER ACC COMMENTS
3	1/20/21	REVISED PER ACC COMMENTS
4	1/20/21	REVISED PER ACC COMMENTS
5	1/20/21	REVISED PER ACC COMMENTS

6504 Old Town Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 220-0040
www.aesva.com

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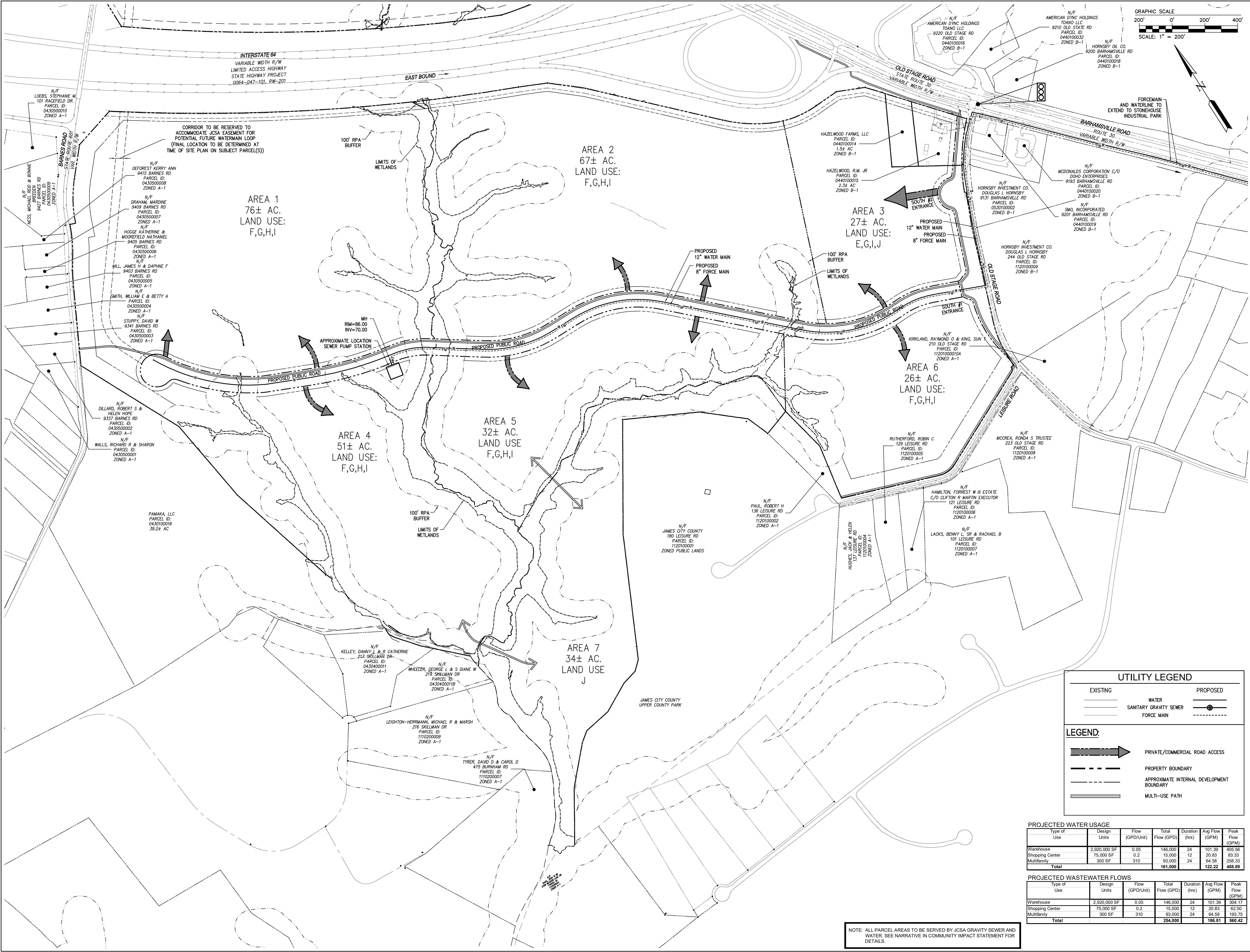
Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN FOR

REZONING OF ENTERPRISE CENTER
AT
HAZELWOOD FARMS

STONEHOUSE DISTRICT
JAMES CITY COUNTY
VIRGINIA

Project Contacts:	JAG
Project Number:	W10325-01
Scale:	1"=200'
Date:	2/7/19
Sheet Title:	CONCEPTUAL STORMWATER MASTER PLAN
Sheet Number:	MP-4



NOTE: ALL PARCEL AREAS TO BE SERVED BY JCSA GRAVITY SEWER AND WATER. SEE NARRATIVE IN COMMUNITY IMPACT STATEMENT FOR DETAILS.

PROJECTED WATER USAGE						
Type of Use	Design Units	Flow (GPD/Unit)	Total Flow (GPD)	Duration (hrs)	Avg Flow (GPM)	Peak Flow (GPM)
Warehouse	2,920,000 SF	0.05	146,000	24	101.39	405.56
Shopping Center	75,000 SF	0.2	15,000	12	20.83	83.33
Multifamily	300 SF	310	93,000	24	64.58	258.33
Total			161,000	122.22	488.89	

PROJECTED WASTEWATER FLOWS						
Type of Use	Design Units	Flow (GPD/Unit)	Total Flow (GPD)	Duration (hrs)	Avg Flow (GPM)	Peak Flow (GPM)
Warehouse	2,920,000 SF	0.05	146,000	24	101.39	304.17
Shopping Center	75,000 SF	0.2	15,000	12	20.83	62.50
Multifamily	300 SF	310	93,000	24	64.58	193.75
Total			254,000	186.81	560.42	

Revised	Per Owner	Comments	By
3	1/20/21	JAG	
3	3/2/21	JAG	
2	1/20/21	JAG	
1	8/20/19	JAG	
Rev.	Date	Description	By

6504 Old Town Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 225-5000
www.aesva.com

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MASTER PLAN FOR
**REZONING OF ENTERPRISE CENTER
AT
HAZELWOOD FARMS**
STONEHOUSE DISTRICT
JAMES CITY COUNTY
VIRGINIA

Project Contacts: JAG
Project Number: W10325-01
Scale: 1"=200'
Date: 2/7/19
Sheet Title:
**CONCEPTUAL
UTILITY PLAN**
Sheet Number
MP-5

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Project Contacts:		JAG
Project Number:		W10325-01
Scale:	Date:	
1"=80'	2/7/19	
Sheet Title:		
CONCEPTUAL RT. 30 ROAD IMPROVEMENTS PLAN		
Sheet Number		
MP-6		

MEMORANDUM

DATE: June 18, 2025

TO: The Development Review Committee

FROM: Will Albiston, Planner

SUBJECT: Case No. C-25-0026. 494 McLaws Circle Sheetz Convenience Store with Fuel

Mr. Tim Trant of Kaufman & Canoles, P.C. has submitted a conceptual plan for the redevelopment of 494 McLaws Circle to construct a convenience store with vehicular fuel sales. This proposal would require a Special Use Permit (SUP).

The parcel is located adjacent to McLaws Circle, Pocahontas Trail, and two commercial properties. The parcel is approximately 400 feet from the intersection of Pocahontas Trail and McLaws Circle and approximately 1,000 feet from the Route 199 bridge across Pocahontas Trail, the CSX Railway, and Merrimac Trail. The parcel is approximately 2.75 acres, currently zoned M-1, Limited Business/Industrial District, and designated Mixed Use by the Comprehensive Plan. The parcel is within the Routes 60/143/199 Interchanges Mixed Use Designation. The section of Pocahontas Trail which the parcel is adjacent to is an Urban/Suburban Community Character Corridor. The conceptual plan shows an adjusted entry and egress via McLaws Circle and a new right-in only entrance from Pocahontas Trail. The conceptual plan also shows a drive-thru in conjunction with the convenience store. In 1979, a restaurant was constructed on this parcel, which is still in use today.

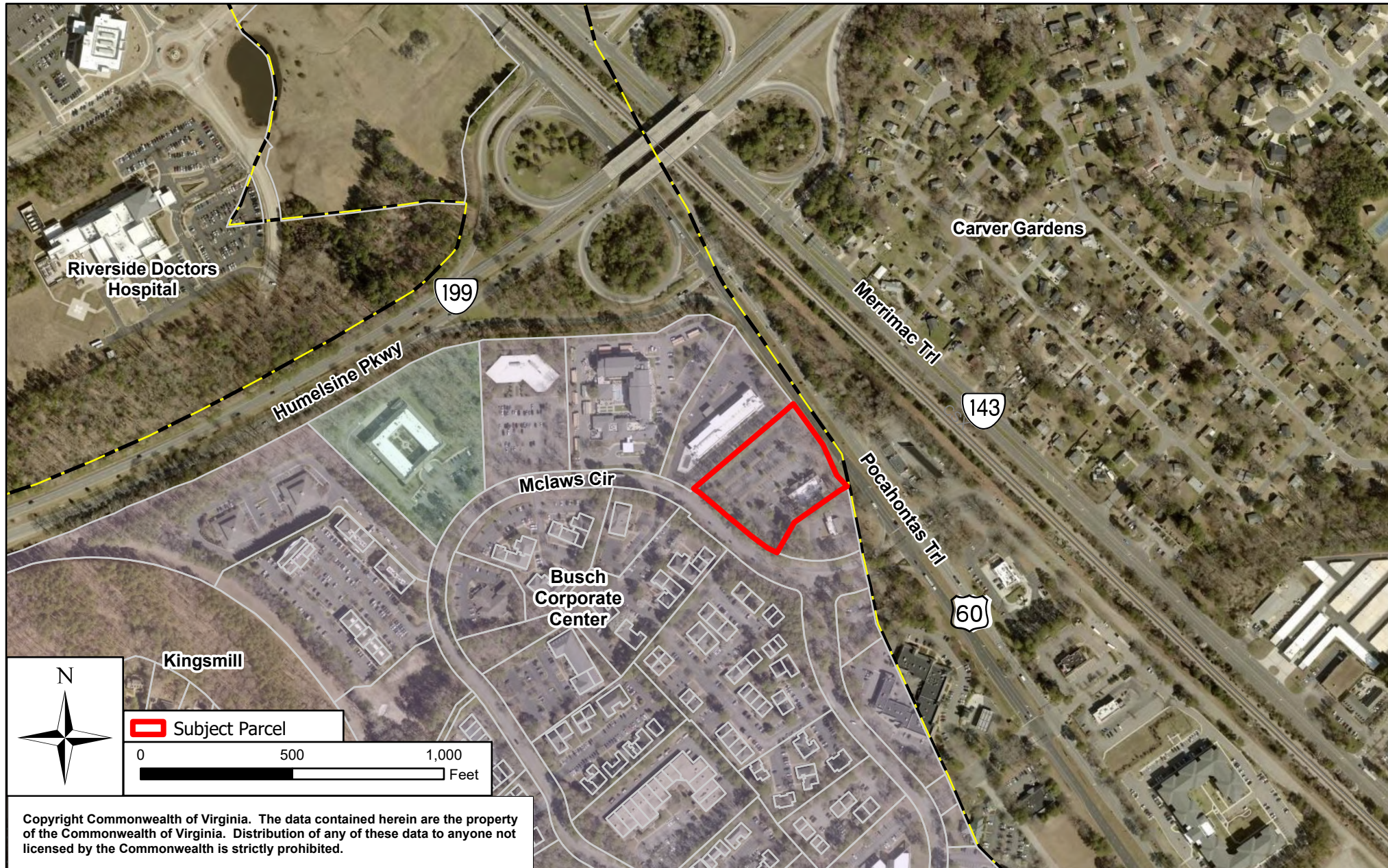
The applicant has requested that this item be placed on the Development Review Committee (DRC) agenda in order to discuss the project and seek input and questions from the DRC members prior to submitting the SUP. In previous cases, the applicant would request to present the proposal to the DRC to receive preliminary feedback prior to presenting it to the full Planning Commission. Through this process, the applicant is able to incorporate the concerns of the DRC into the applicant's full SUP submittal. No action by the DRC is required.

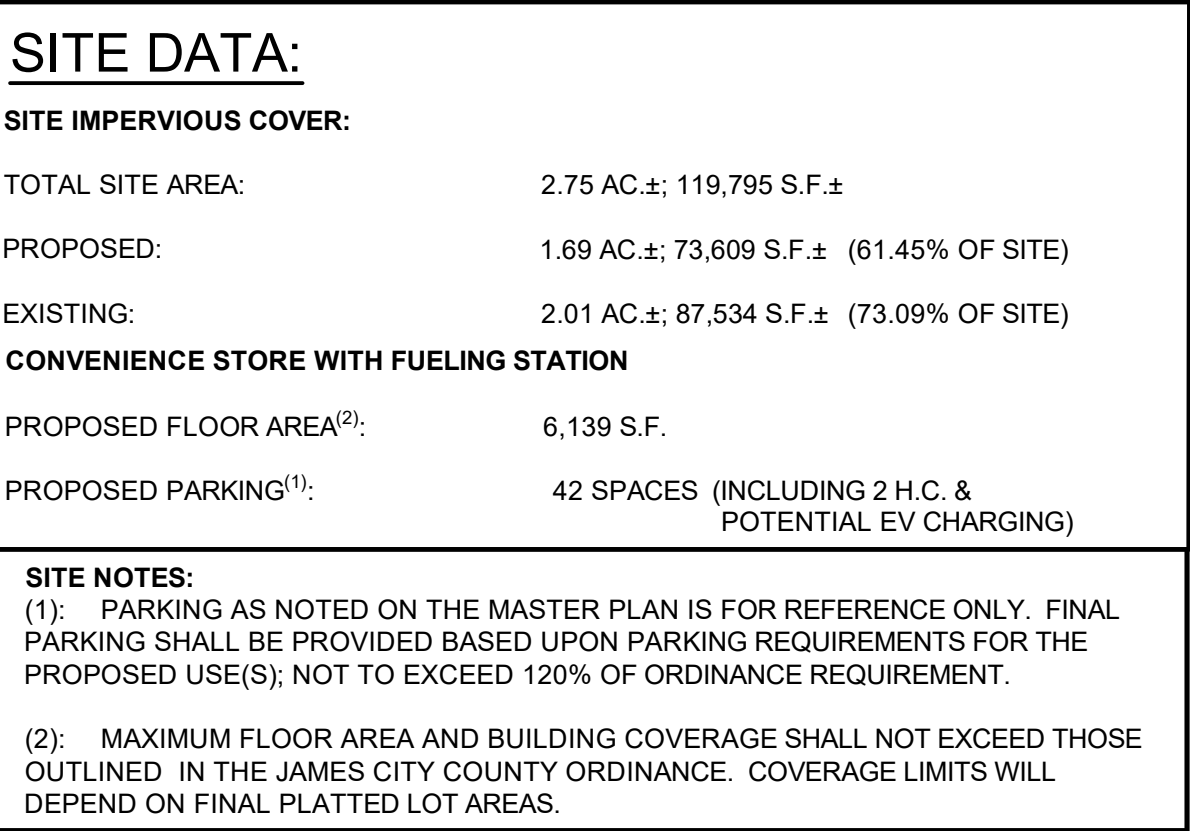
WA/md
C25-26MCSheetz-mem

Attachments:

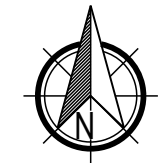
1. Location Map
2. Conceptual Plan
3. Narrative Description

JCC C-25-0026. 494 McLaws Circle Sheetz Convenience Store with Fuel



[illegible]

Project Contacts:		JAG
Project Number:		W10816-03
Scale: 1"=30'	Date: 4/25/2025	
Sheet Title: CONCEPTUAL LAYOUT		
Sheet Number 1 OF 1		



DATE: APRIL 25, 2025
SCALE: 1"=30'

SHEET 1 of 1

RENDERED CONCEPT LAYOUT

SHEETZ AT McLAWS CIRCLE

JAMES CITY COUNTY, VIRGINIA

(AES PROJECT #: W10816-03 - AES PROJECT CONTACT: JASON GRIMES, P.E.)



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5248 Olde Towne Road, Suite 1
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Phone: (757) 253-0040
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Hampton Roads | Central Virginia | Middle Peninsula | Shenandoah Valley

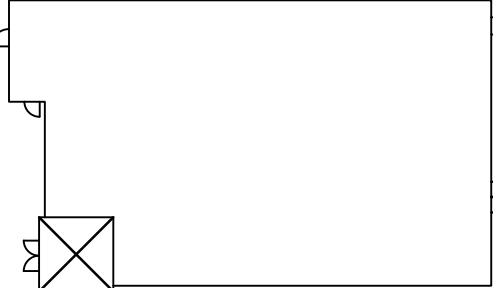
PROJECT NAME:
NEW SHEETZ STORE

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



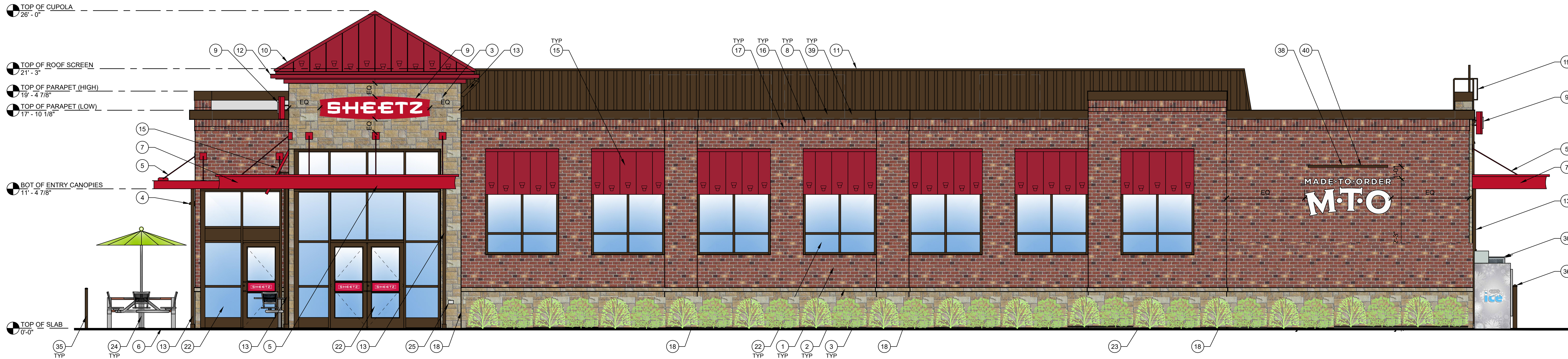
KEYPLAN

ISSUE: **10.01.2024**
SITE ID NO: #####
AUTHOR BY:
REVIEW BY:
VERSION: **6139_v1.7**

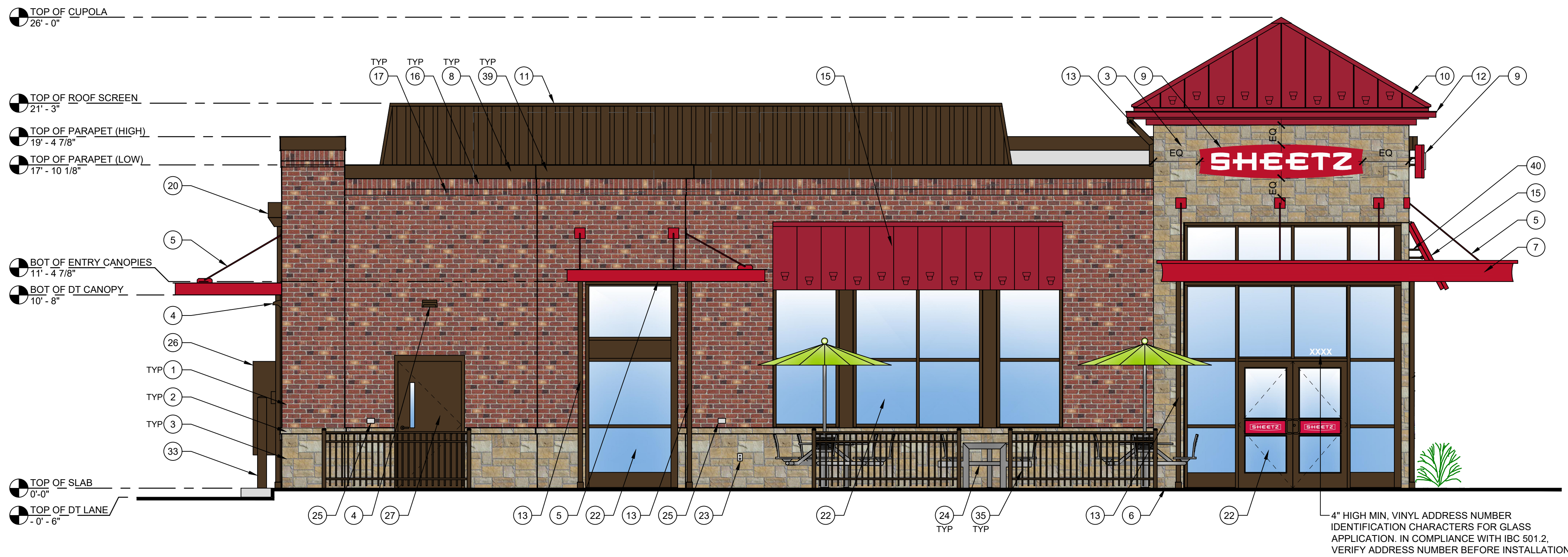
EXTERIOR
ELEVATIONS

A200

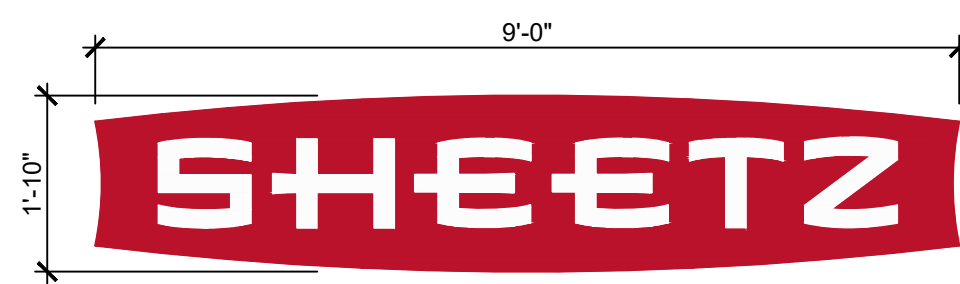
6139 PROTOTYPE - FY24_v1.7



1 FRONT ELEVATION
1/4" = 1'-0"

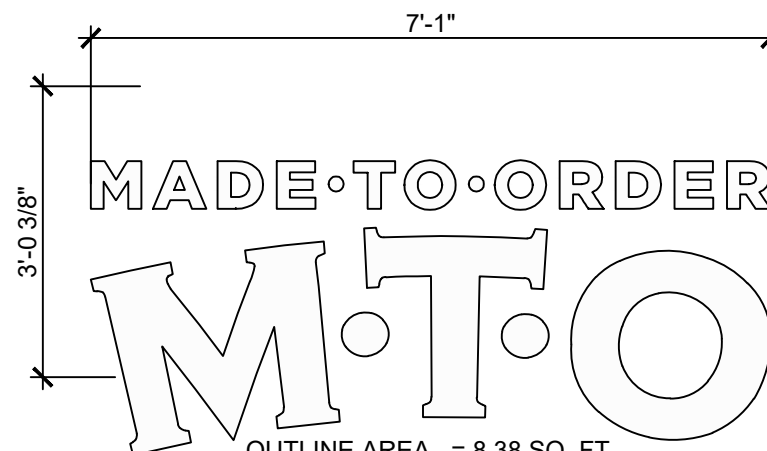


2 LEFT ELEVATION
1/4" = 1'-0"



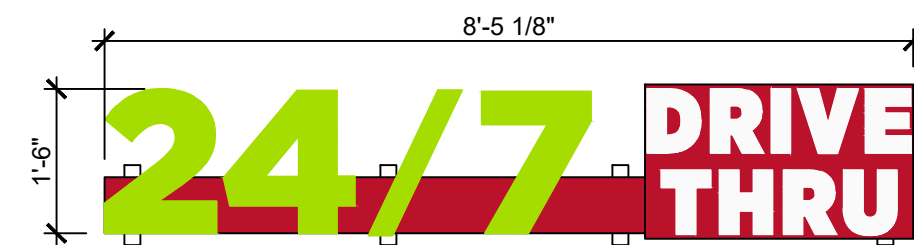
OUTLINE AREA = 14.84 SQ. FT.
BOX AREA = 16.52 SQ. FT.
TYPICAL OF THREE
PROJECTS 7" OFF FACE OF BUILDING

A WALL MOUNTED "SHEETZ" BUILDING SIGN
1/2" = 1'-0"



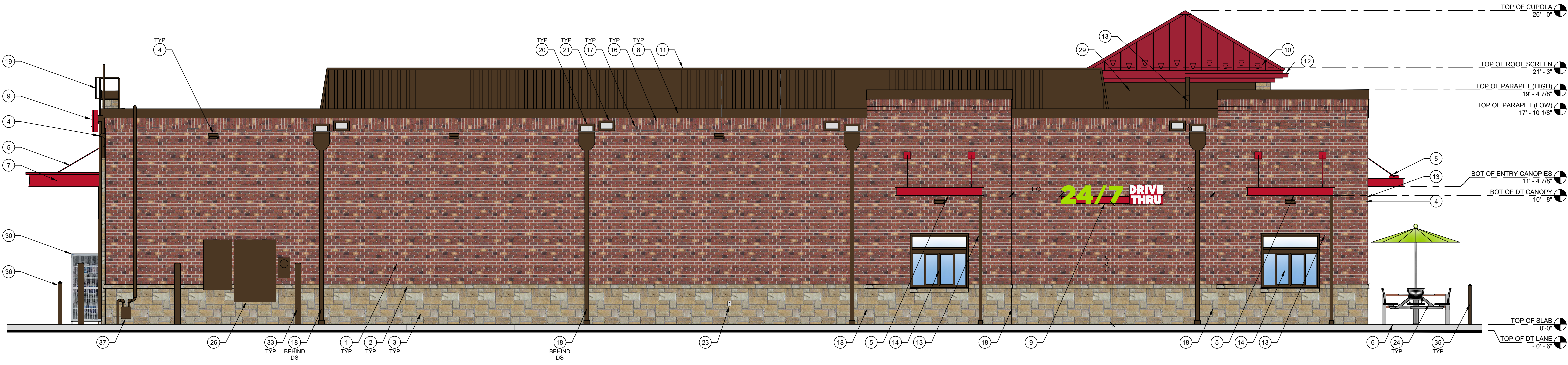
OUTLINE AREA = 8.38 SQ. FT.
BOX AREA = 21.47 SQ. FT.
TYPICAL OF ONE
PROJECTS 0" OFF FACE OF BUILDING

B WALL MOUNTED "MTO" DECAL
1/2" = 1'-0"



BOX AREA = 12.64 SQ. FT.
TYPICAL OF ONE
PROJECTS 0" OFF FACE BUILDING

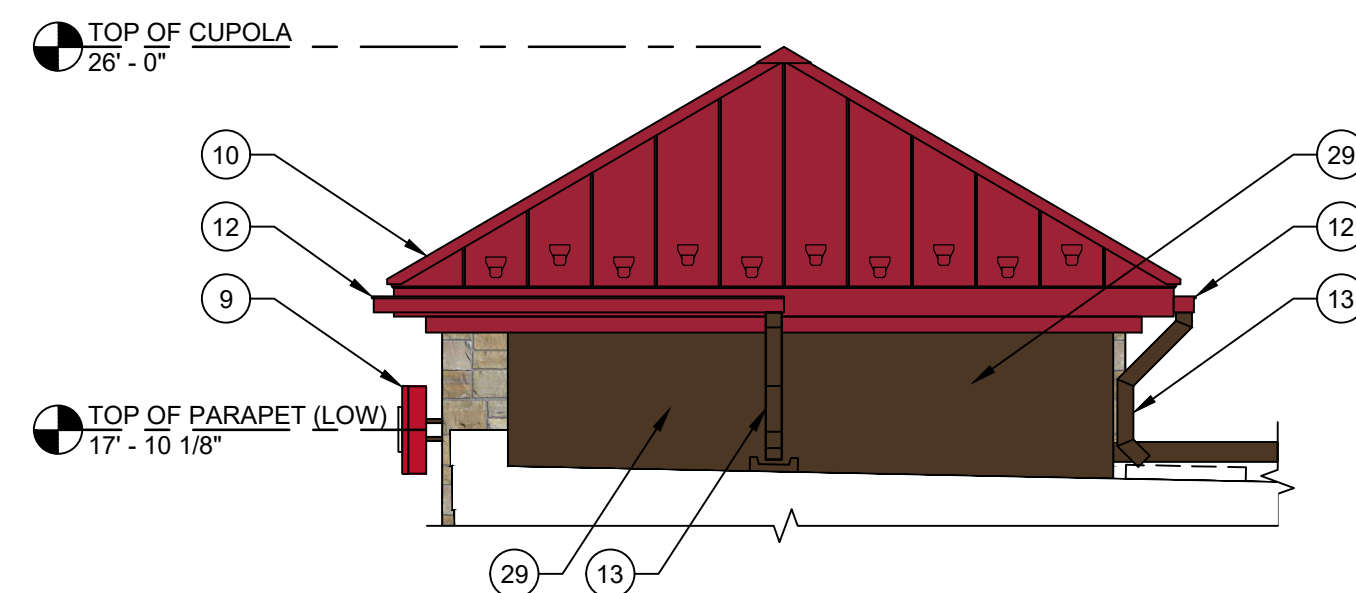
C WALL MOUNTED "24/7 DRIVE THRU" BUILDING SIGN
1/2" = 1'-0"



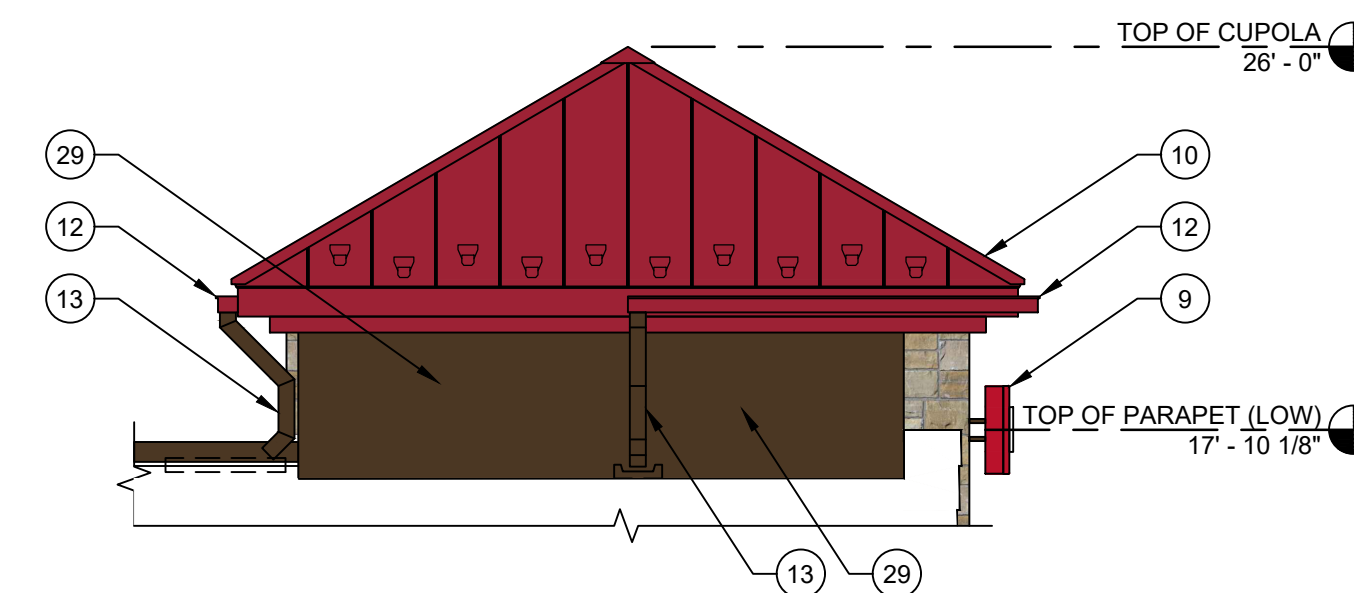
3 REAR ELEVATION
1/4" = 1'-0"



4 RIGHT ELEVATION
1/4" = 1'-0"



5 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"



6 CUPOLA ELEVATION FROM ROOF
1/4" = 1'-0"

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-6013
email tcolumbu@sheetz.com
web site www.sheetz.com

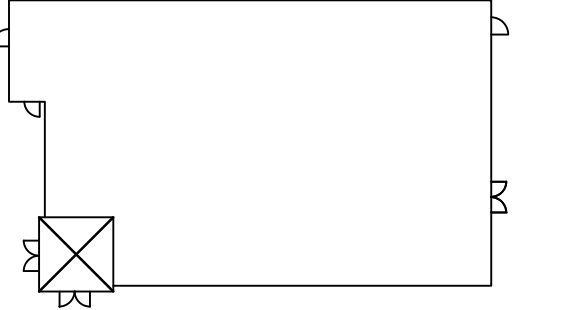
PROJECT NAME:
NEW SHEETZ STORE

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



KEYPLAN

ISSUE: 10.01.2024
SITE ID NO: #####
AUTHOR BY:
REVIEW BY:
VERSION: 6139_v1.7

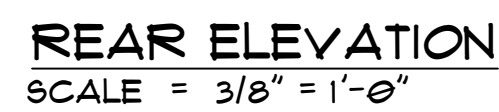
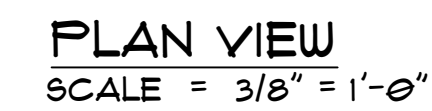
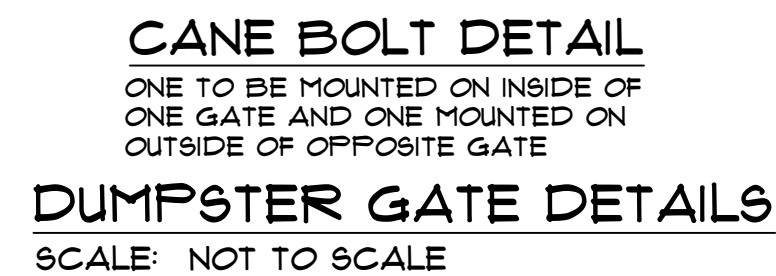
EXTERIOR
ELEVATIONS

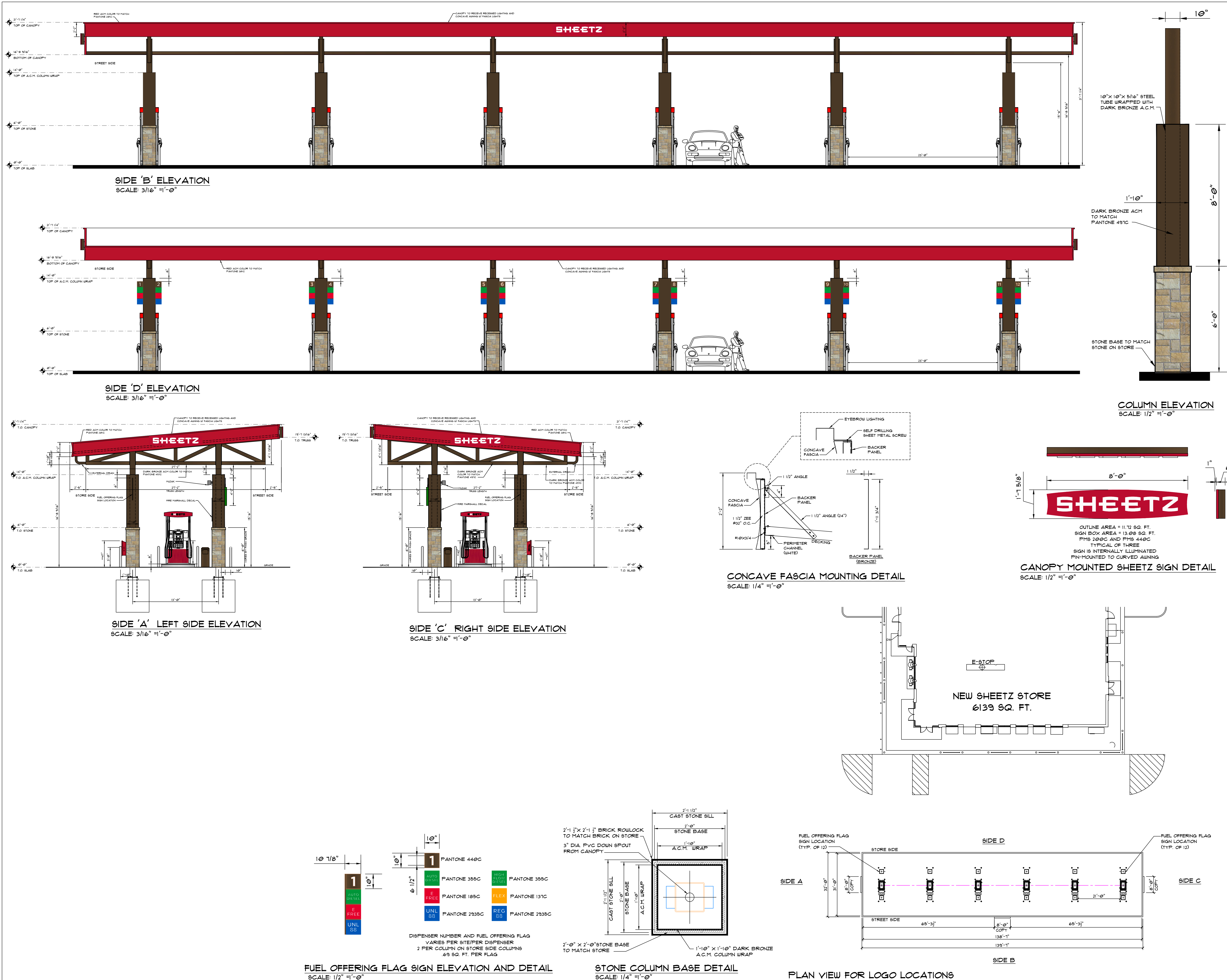
A201

6139 PROTOTYPE - FY24_v1.7

COLUMBUS

5700 SIXTH AVE.
ALTOONA, PA 16602

1



Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625
phone (814) 239-8013
email tcolumbu@sheetz.com
web site www.sheetz.com

PROJECT NAME:
NEW SHEETZ SITE
WILLIAMSBURG

Int. of Pochantas Trail
and McLaws Circle
Williamsburg, Virginia

OWNER:
SHEETZ, INC.

5700 SIXTH AVE.
ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL

KEYPLAN

ISSUE: 08/28/2024
PROJECT NO:
AUTHOR BY: DAH
REVIEW BY:
SHEET TITLE

GAS AWNING
CONCAVE FASCIA

AWNING

ASPHALT INSTALLATION

The diagram illustrates the correct installation of a 102 preform loop. A cross-section shows a hatched rectangular preform loop partially buried in a layer of soil. The top surface of the loop is covered with a layer of asphalt. A vertical pipe or rod passes through the center of the loop, extending above the asphalt surface. Labels with arrows point to the '102 PREFORM LOOP', the 'ASPHALT' layer, and the 'SOIL' layer. Below the diagram, a note specifies the required gap between the asphalt and the loop.

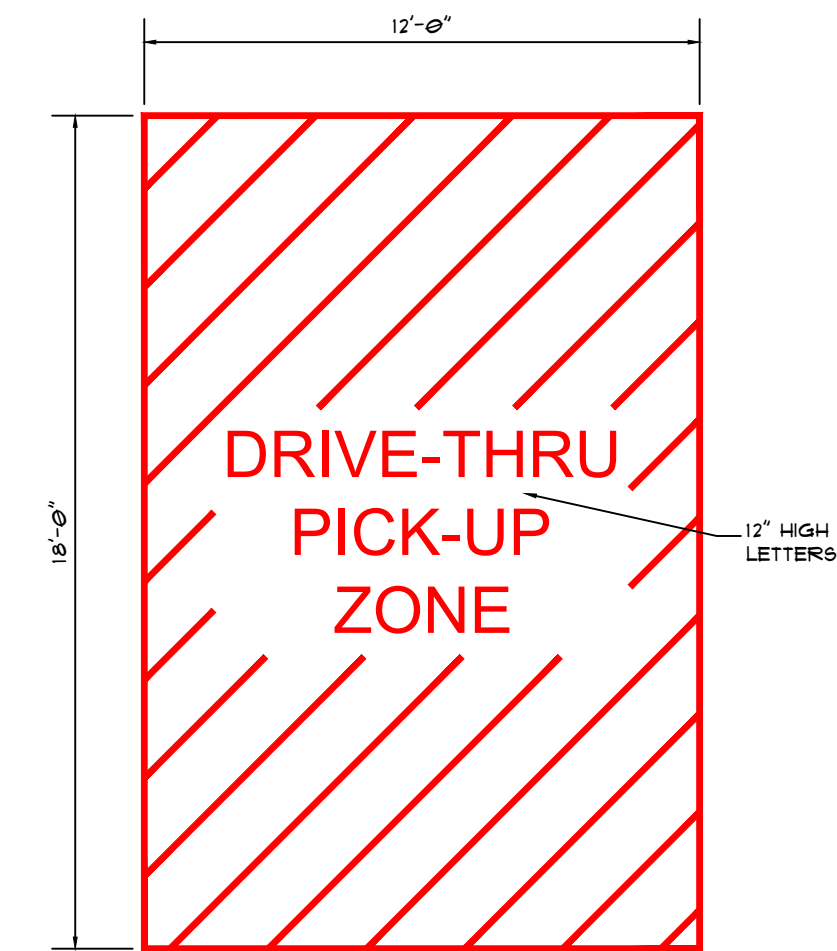
102 PREFORM LOOP

ASPHALT

SOIL

ALLOW APPROX 1 IN. OF SOIL OR SAND BETWEEN ASPHALT AND LOOP

MENUBOARD W/ SPEAKER POST INSTALLATION
NO SCALE



TOP OF MAGNETIC LOOP
2" BELOW TOP OF CONCRETE

Two side-view diagrams of the 'INSIDE-OUT DRIVE-THRU' sign. The left diagram shows the sign with a height dimension of 1'-6" and a width dimension of 6'-0". The right diagram shows the sign with a height dimension of 1'-6" and a width dimension of 6'-0". A label 'INTERNALLY ILLUMINATED' points to the sign structure.

[illegible]

SHEETZ
NEW SHEETZ STORE
6,139 SQ. FT.

***DO NOT CUT EXPANSION JOINTS IN DRIVEPAD AT SERVICE WINDOW OR ORDER POINT CANOPY TO PREVENT DAMAGE TO LOOPS.

ORDER POINT CANOPY AND MENUBOARD, SEE DETAILS

EXTEND LOOPS FROM DRIVE THRU TO THIS LOCATION

DRIVE THRU CLEARANCE SIGN

EXTEND LOOPS FROM DRIVE THRU TO THIS LOCATION

SERVICE WINDOW CANOPY, SEE BUILDING ELEVATION SHEETS FOR SIGNAGE

"DRIVE THRU PICK UP ZONE" PAINT RED STRIPES & LETTERS ON PAVEMENT

STANDARD AD FIELD

LOCAMONTAS TRAIL

SITE SIGN PLAN
NO SCALE

Convenience Architecture
and Design P.C.
351 Sheetz Way, Claysburg, PA 16625

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nt. of Pochantas Trail
and McLaws Circle
Williamsburg, Virginia

OWNER:
SHEETZ, INC.

700 SIXTH AVE.
ALTOONA, PA 16602

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KEYPLAN

[illegible]

DATE:	04-09-20
PROJECT NO:	
AUTHOR BY:	NMI
VIEW BY:	
SHEET TITLE	

DRIVE THRU SIGN DETAILS

DT-1

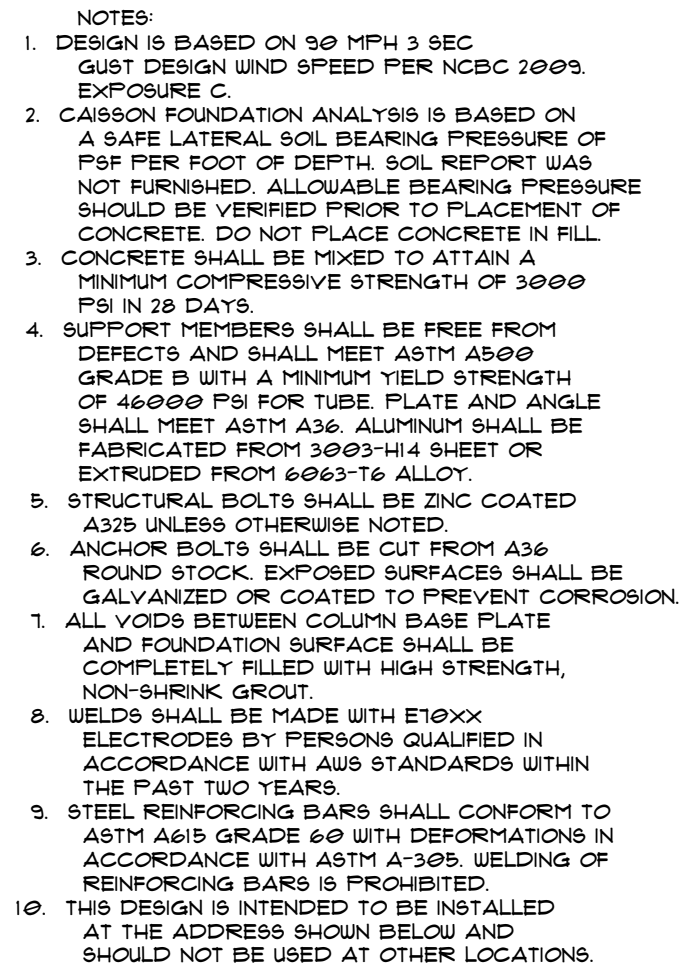
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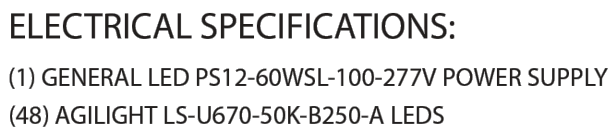
PROFESSIONAL

[illegible]

DT-2



ALL STEEL BELOW GRADE (INCLUDING EXPOSED ANCHOR BOLTS) SHALL BE COATED WITH CARBOLINE BITUMASTIC 50 COAL TAR OR EQUAL AFTER INSTALLATION AND PRIOR TO LANDSCAPING

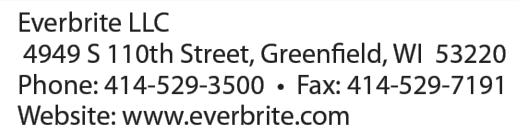


TOTAL CONNECTION LOAD:
0.95 AMPS @ 120 VOLTS- 60 HZ

FINISH:
ALL EXPOSED SURFACES OF MENU BOARD
CABINET, DOOR FRAMES AND CLADDING
TO BE PAINTED TO MATCH SUBWAY SEMI-GLOSS
BLACK

SEE FOUNDATION STRUCTURAL
DETAILS FROM SIGN VENDOR
FOR FOOTING DESIGN

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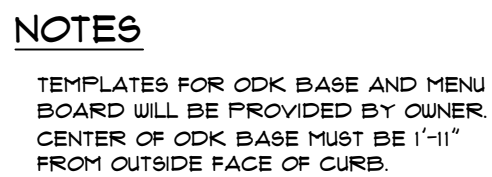


Part No: **E005059B**
Description: **LED DRIVE THRU MENU BOARD**

Project No:	434128-1
Date:	07/13/22
Drawn By:	CH



MENUBOARD DETAILS
NO SCALE AREA = 24.81 SQ. FT.



DRIVE THRU ORDER POINT PAD ELEVATION
SCALE: 3/8"=1'-0"



- ① 3 PANEL MENU BOARD 58.53" L X 6.28" W
BASE 15" W X 20.83" L
- ② ODK'S 50 3/4" L X 11" W
ODK BASE 12" SQ.
- ③ TOP OF 54" X 18" MAGNETIC LOOP
2" BELOW TOP OF CONCRETE

DRIVE THRU ORDER POINT LAYOUT
SCALE: 3/8"=1'-0"



DESCRIPTION OF PROPOSED USE

April 28, 2024

Proposed Use:

Sheetz Convenience Store with Fuel Sales to be located at 494 McLaws Circle, Williamsburg, VA.

Description:

Sheetz proposes to redevelop the site in general conformance with the accompanying plans for a convenience store with fuel sales. In addition to traditional convenience store offerings such as snack foods and drinks, Sheetz convenience stores feature trademark MTO® (made-to-order) food menu which includes cold and toasted subs, burgers, breakfast sandwiches, and freshly hand-tossed salads. Sheetz convenience stores also feature Sheetz Bros. Coffeez® Espresso Bar which includes a trained barista to make lattes, cappuccinos, mochas and frozen fruit smoothies. Indoor and outdoor seating will be provided as well as drive-through service. In support of the convenience store, the project is proposed to feature 12 self-serve fueling stations. It is anticipated that Sheetz will employ between 30-40 people (10-15 FTEs) at this location which will consist of a store manager, 2 assistant managers, and 4-5 supervisors. The store is proposed to operate 24 hours per day, 7 days per week with 3 shifts consisting of 2-10 employees per shift. A member of the management team on-site at all times.

Sheetz has worked with the Williamsburg Corporate Center Association Board of Directors and obtained the Board's approval of the proposed redevelopment. Redevelopment of the site includes a proposed "right-in only" entrance on Pocahontas Trail. This provides (1) safe and convenient access for westbound customers, (2) better distribution of in-bound vehicle trips, and (3) reduces in-bound traffic on McLaws Circle which is both supported and encouraged by the Williamsburg Corporate Center Association Board.