

AGENDA
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
November 19, 2025
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes of the September 17, 2025 Regular Meeting

D. OLD BUSINESS

E. NEW BUSINESS

1. C-25-0041. 108 Wickre Street - Overhead Utility Waiver

F. ADJOURNMENT

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
September 17, 2025
4:00 P.M.

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
Steve Rodgers
Scott Maye
Jack Haldeman

Staff Present:

Kyle Sirico, Planner
Hannah Hunnicutt, Administrative Coordinator

C. MINUTES

1. Minutes of the August 20, 2025, Regular Meeting

Mr. Rodgers made a motion to Approve the Minutes.

On a voice vote, the Committee approved the Minutes of the August 20, 2025, Regular Meeting. (4-0)

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. SP-25-0057. 7015 Statesmen Colonial Heritage Community Center

Mr. Kyle Sirico, Planner, addressed the Committee. Mr. Sirico stated that the applicant, Mr. Fred Berger, on behalf of the Colonial Heritage Homeowners Association, had submitted the site plan to operate a community facility on property located at 7015 Statesmen within the Colonial Heritage development. Mr. Sirico noted that the parcels were currently zoned MU, Mixed Use and were designated as Low Density Residential. The Comprehensive Plan identifies places of public assembly as a recommended use in Group 2 for Low Density Residential.

Mr. Sirico stated that 7015 Statesmen and associated parcels submitted within the application of the Colonial Heritage Master Plan were currently developed and used as a model home and sales office. Mr. Sirico noted that the adjacent parcels to the east serve as a parking area. Mr. Sirico further noted that the proposed community facility would be an adaptive reuse of the model home and sales office. Mr. Sirico stated that the space would allow for gatherings, club meetings, and fitness classes. No additional lighting, signage, or parking lot modifications were proposed.

Mr. Sirico explained that the project is located in "Land Bay III", designated for single-family

homes, two to four units per building, on the 2002 Master Plan, which originally proposed six dwellings units and open space.

Mr. Sirico stated that the site plan proposed no exterior changes. Mr. Sirico noted that the existing building and parking lot would be reused, with only interior renovations planned.

Mr. Sirico further noted in accordance with the proffers, Development Review Committee (DRC) action was required to find the proposed community facility consistent with the existing Colonial Heritage Master Plan.

Mr. Polster asked if there were questions for staff.

Mr. Haldeman asked if the open space would be preserved.

Mr. Sirico responded yes that it was east of the parking lot and would not be disturbed.

Mr. Polster asked if the applicant had a presentation.

Mr. Fred Berger, 6560 Westbrook Drive, gave a presentation that detailed the property history and the need for the community center.

Mr. Polster asked if there were any questions for the applicant.

Mr. Haldeman made a motion to recommend approval.

Mr. Polster stated that there was a motion to recommend approval to the Planning Commission.

Mr. Polster called the roll.

On a voice vote, the Committee voted to recommend approval. (4-0)

F. ADJOURNMENT

Mr. Haldeman made a motion to Adjourn the meeting.

On a voice vote, the meeting was adjourned at approximately 4:05 p.m.

Frank Polster, Chair

Susan Istenes, Secretary

**CONCEPTUAL PLAN-25-0041. 108 Wickre Street - Overhead Utility Waiver
Staff Report for the November 19, 2025, Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Marquee Homes, Inc.

Landowner: Marquee Homes, Inc.

Proposal: To permit an overhead power line connection to a single-family home currently under construction.

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: 108 Wickre Street

Tax Map/Parcel No.: 4130300006

Project Acreage: ± 0.188 acres

Current Zoning: R-2, General Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Morgan Risinger, 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

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

	ZONING DESIGNATION	EXISTING LAND USE	FUTURE LAND USE DESIGNATION
NORTH	R-2, General Residential	Single-Family Residential	Low Density Residential
SOUTH	R-2, General Residential	Single-Family Residential	Low Density Residential
EAST	B-1, General Business	Commercial Uses	Neighborhood Commercial
WEST	R-2, General Residential	Single-Family Residential	Low Density Residential

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-25-0041. 108 Wickre Street - Overhead Utility Waiver
Staff Report for the November 19, 2025, Development Review Committee Meeting**

PROJECT DESCRIPTION

The applicant, Marquee Homes, Inc., is currently constructing a single-family detached dwelling on the 108 Wickre Street property. Existing Dominion Energy (“Dominion”) power lines are located on the opposite side of the street. Dominion evaluated the potential of installing an underground line to the single-family detached dwelling from the nearest existing power pole located on the 7115 Merrimac Trail property. The applicant contacted the owner of the 7115 Merrimac Trail property to discuss acquiring an underground utility easement and the owner of the 7115 Merrimac Trail property confirmed that they will not grant an underground utility easement to the applicant.

As a result, the applicant and Dominion are instead proposing to connect an overhead power line from the existing power pole located on the 7115 Merrimac Trail property to a new 35.5-foot-tall power pole to be located on the 108 Wickre Street property. The proposed overhead power line from pole to pole will be approximately 40 feet in length. Underground power will be installed from the new pole to the single-family dwelling which will be approximately 85 feet in length.

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 utilized by many homes along Wickre Street; 2) the property owner across the street will not grant an underground utility easement; and 3) the extension would be a short distance from the existing overhead service to the property where it will then be undergrounded. 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

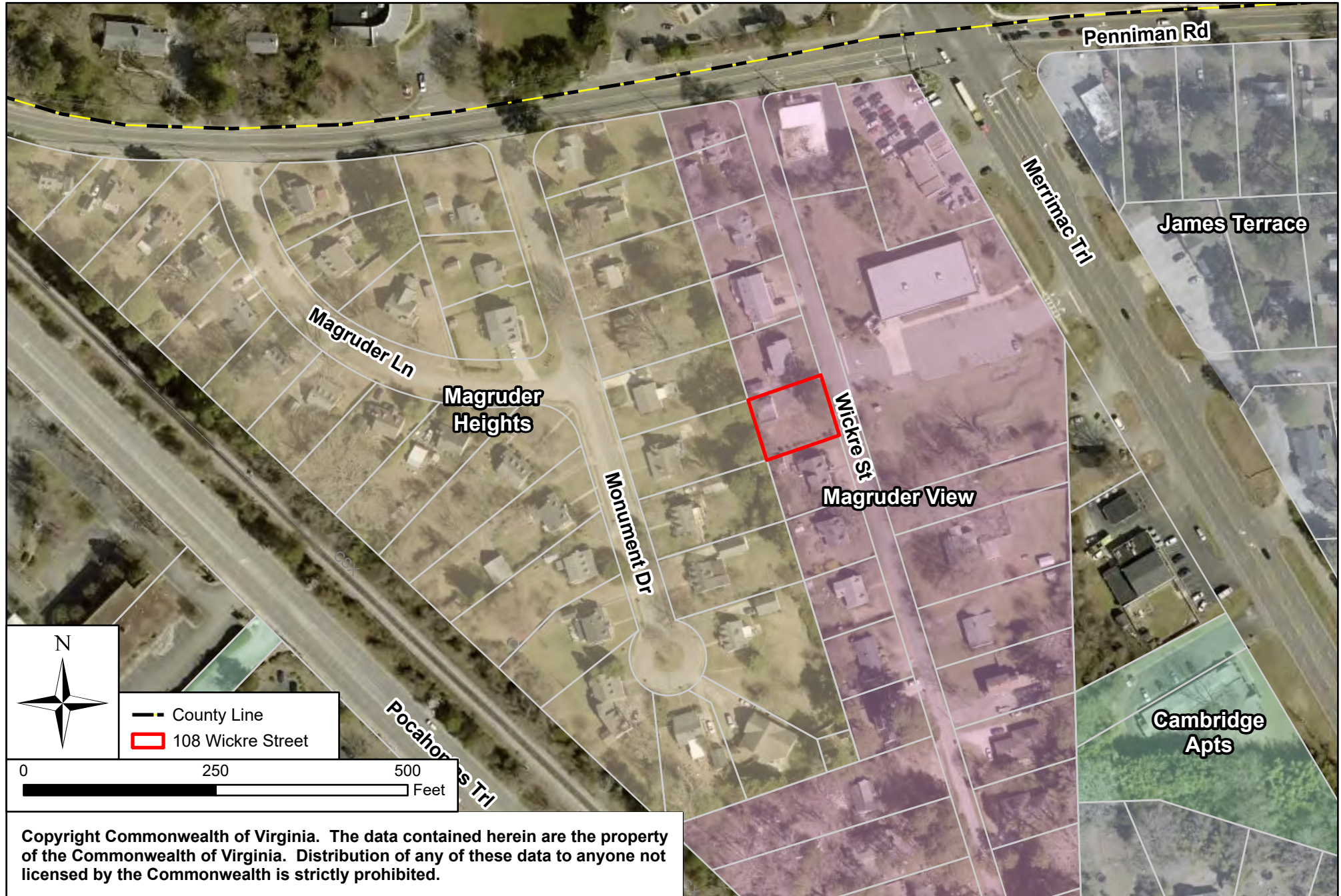
Staff recommends that the DRC recommend approval of this waiver request to the Planning Commission.

MR/tm
CP25-41-108WickSt-rev

Attachments:

1. Location Map
2. Waiver Request Narrative
3. 108 Wickre Street Lot Plan
4. Proposed Utility Exhibit

JCC C-25-0041. 108 Wickre Street Overhead Utility Waiver





MARQUEE HOMES, INC.

538 G WYTHE CREEK ROAD * POQUOSON, VA 23662
757-868-9707 (office) VA Class A #2701027140 – Exp. 12/31/25
www.marqueehomesva.com

Applicant: Marquee Homes Inc.

Land Owner: Marquee Homes Inc.

Company Contacts: Roger McLellon and Jenna May 757-868-9707
jmay@marqueehomesva.com

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

Location: 108 Wickre Street Williamsburg, Virginia 23185

Tax Map/Parcel No.: 4130300006

Project Acreage: 0.188

Current Zoning: R2 General Residential

Primary Service Area: Inside

Work Request: Marquee Homes Inc. seeks approval from James City County to run overhead lines to power the new construction single family home at 108 Wickre Street Williamsburg, Virginia 23185. The builder investigated other underground means of power with Dominion Energy of Virginia prior to seeking overhead powerline approval. The Dominion designer, Kristin Ipock, determined after a site visit that the 10' right of way owned by James City Service Authority was not large enough to accommodate the power design for the house. She also verified that the 10' right of way did not belong to Dominion Power as we see in other Williamsburg neighborhoods, but rather exclusively owned by JCSA. After that determination, Kristin put a power design together that required the use of an easement across the street at 7115 Merrimac Trail Williamsburg, Virginia 23185 and then drilling under Wickre Street. The easement property is owned by Steven Sorenson and Pamela Sorenson who currently lease the property to Dollar General. Marquee Homes Inc. Site Supervisor, Brian McLellon, spoke to the Dollar General Manager in person seeking contact information for the owners, Steven and Pamela Sorenson. The Dollar General Manager could not provide any contact information. Marquee Homes Inc. Project Manager, Jenna May, attempted to contact Steven and/or Pamela Sorenson through all public contact information including their California street address, three California-based phone numbers and one email address. All phone call attempts where either incorrect phone numbers or the phone line had been disconnected. Marquee has not received a mailed response. Steven Sorenson responded via email on September 19, 2025, stating "Your easement request at my property in Williamsburg VA USA is not something I would ever allow". After being denied the

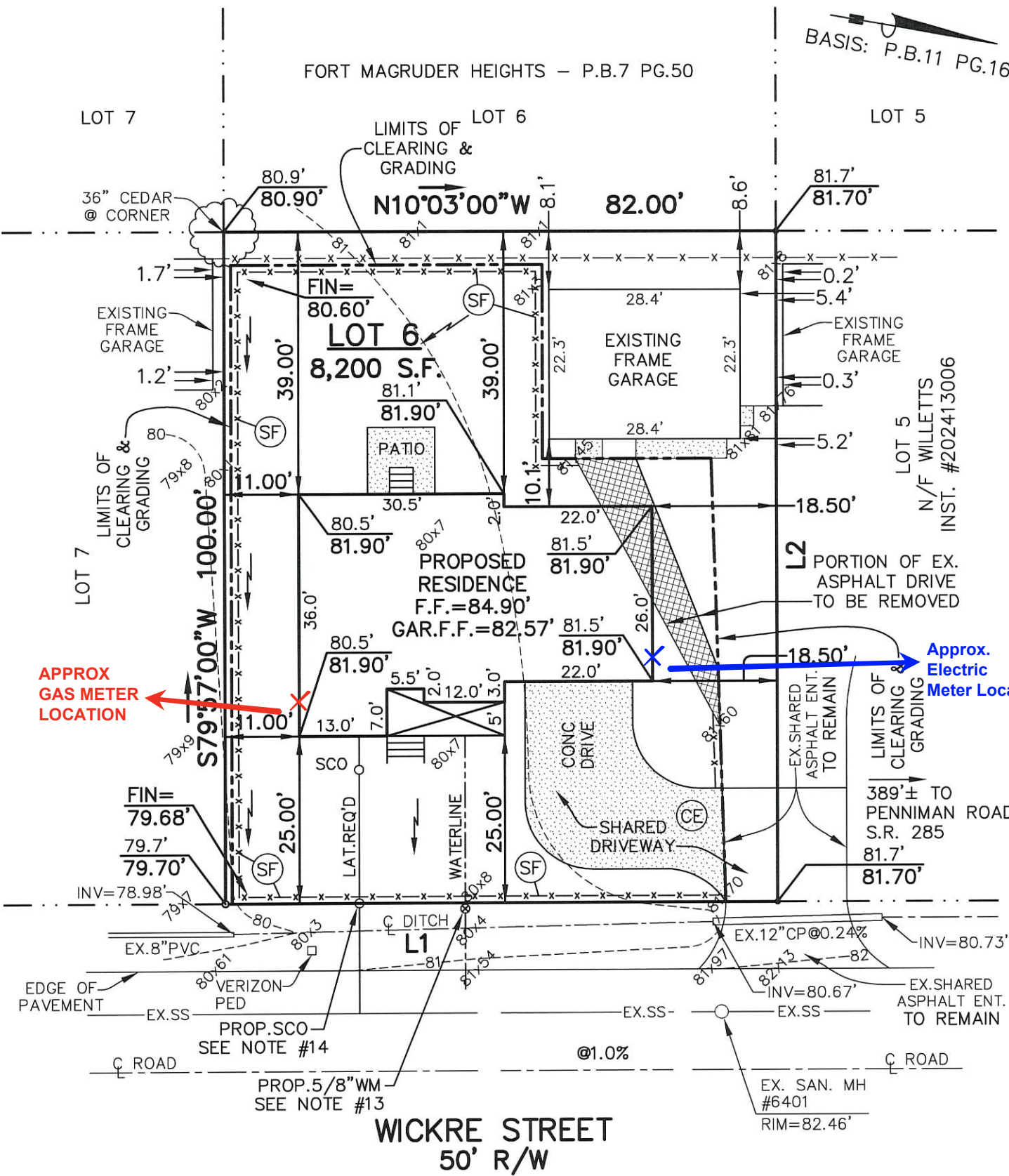
easement, Marquee Homes Inc. is seeking approval from James City County to run overhead lines, opposed to the standard underground lines. Kristin Ipock has completed a proposed overhead power line design that is attached to this waiver application.

Power Design Description for Dominion Designer – Kristin Ipock

“Dominion to install a 35’5 pole at the LFC of 108 Wickre Street. Dominion to slack triplex across the road from existing pole to new lift pole. Dominion to install underground facilities from lift pole to meter base.”

Attachments:

1. 108 Wickre Street Site Development Plan
2. Proposed overhead power line design from Kirstin Ipock of Dominion Energy Virginia
3. James City County GIS of 108 Wickre Street



COMMONWEALTH OF VIRGINIA
DONALD W. DAVIS
Lic. No. 1402(a)
Lic. No. 1418(b)
11/21/24
LAND SURVEYOR

DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S10°03'00"E	82.00'
L2	N79°57'00"E	100.00'

- (CE) - DENOTES CONSTRUCTION ENTRANCE.
(SF) - DENOTES SILT FENCE.

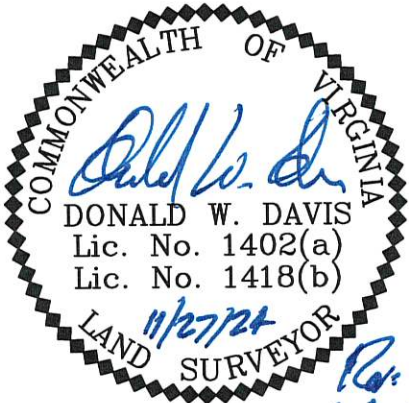
Approved
James City County
Stormwater & Resource Protection
By TAB Date 03/28/2025

DEVELOPMENT PLAN JOB LOCATION: #108 WICKRE STREET

LOT 6
PLAT OF
MAGRUDER HEIGHTS
JAMES CITY COUNTY, VIRGINIA
P.B.11 PG.16
INST. #202412492

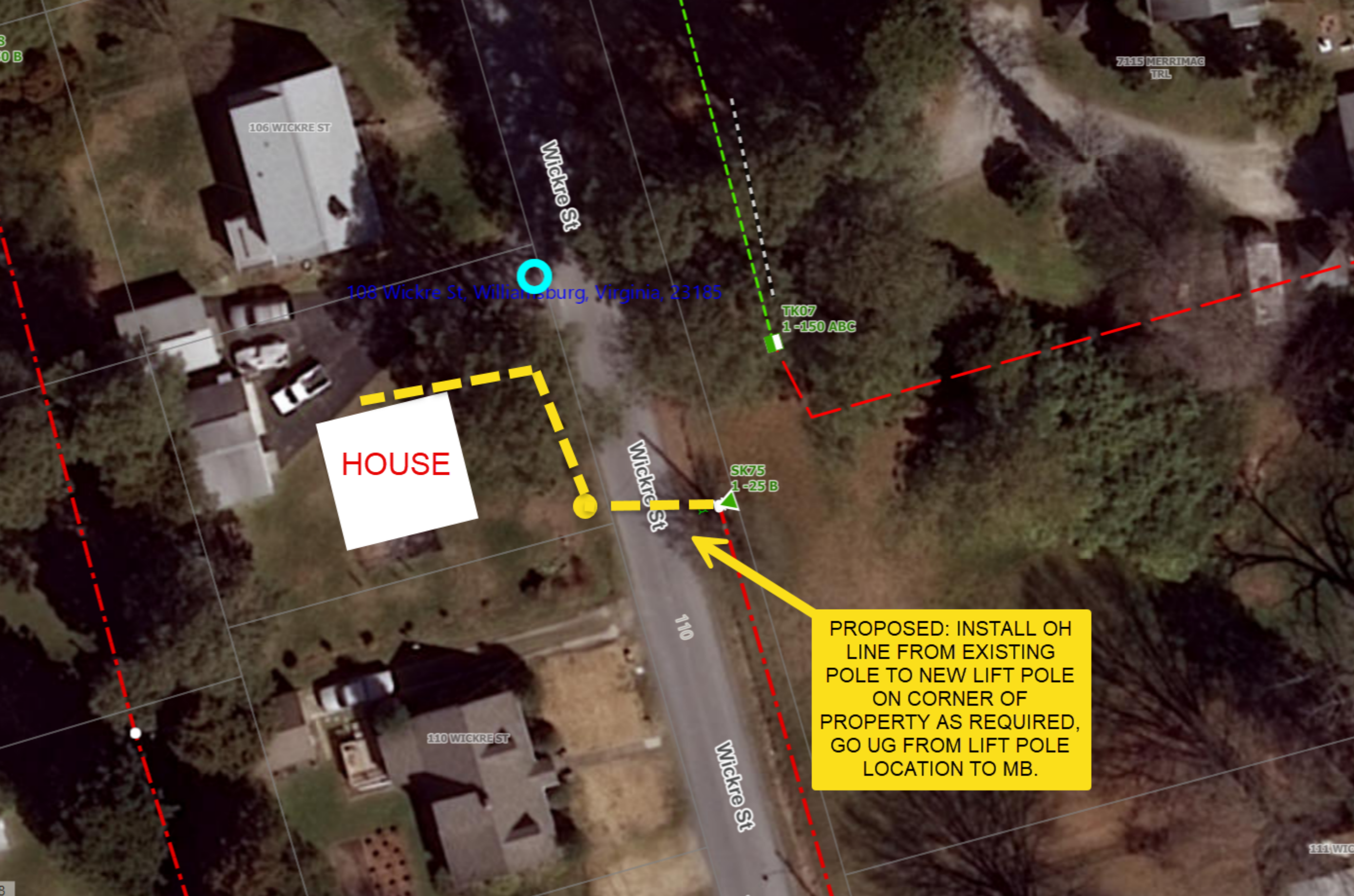
NOTES:

- 1. THIS SITE PLAN IS FOR BUILDING PURPOSES ONLY, IT SHALL NOT BE USED AS A FINAL PHYSICAL SURVEY.
- 2. BUILDING DIMENSIONS ARE TO THE FRAME LINE.
- 3. PROPERTY SHOWN HEREON IS LOCATED IN ZONE X AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 510201, MAP NUMBER 51095C0143D, EFFECTIVE DATE DECEMBER 16, 2015.
- 4. BUILDING LOCATIONS SHOWN HEREON ARE SUBJECT TO APPROVAL BY THE APPLICABLE ZONING ADMINISTRATORS PRIOR TO ANY CONSTRUCTION.
- 5. THE BUILDER MUST VERIFY THE BUILDING DIMENSIONS FROM THE ARCHITECTURAL PLANS BEFORE ANY CONSTRUCTION TAKES PLACE. NOT ADHEREING TO THIS REQUIREMENT WILL INVALIDATE THIS SITE PLAN AND ANY CONSTRUCTION STAKE-OUT.
- 6. ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM. THE REFERENCE MARK IS JAMES CITY COUNTY SANITARY MANHOLE #6401, RIM ELEVATION = 83.44' (NGVD 1929 DATUM), PER SANITARY SEWER AS-BUILTS PROVIDED BY JCSEA. CONVERSION TO NAVD 1988 DATUM: (NGVD 1929 DATUM) - 0.98' = (NAVD 1988 DATUM).
- 7. HORIZONTAL & VERTICAL UNITS OF MEASUREMENT ARE U.S. SURVEY FEET.
- 8. THIS DEVELOPMENT PLAN WAS PERFORMED AT THE DIRECTION OF MARQUE HOMES, INC., BUILDER.
- 9. THIS DEVELOPMENT PLAN WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, DONALD W. DAVIS, FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THE ORIGINAL DATA WAS OBTAINED ON NOVEMBER 27, 2024. THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- 10. AREA OF DISTURBANCE = 6,120 S.F.
- 11. PRE-DEVELOPMENT IMPERVIOUS COVER:
 - CONCRETE = 58 S.F.
 - ASPHALT = 1,020 S.F.
 - STRUCTURES = 633 S.F.
 - TOTAL = 1,711 S.F. (21% IMPERVIOUS COVER)
- 12. POST-DEVELOPMENT IMPERVIOUS COVER:
 - CONCRETE = 622 S.F.
 - ASPHALT = 793 S.F.
 - STRUCTURES = 2,339 S.F.
 - TOTAL = 3,754 S.F. (46% IMPERVIOUS COVER)
- 13. NO WATER METER FOUND AT TIME OF SURVEY. CONTRACTOR TO COORDINATE WITH JAMES CITY SERVICE AUTHORITY FOR EXACT LOCATION AND INSTALLATION.
- 14. NO SANITARY SEWER CLEANOUT FOUND AT TIME OF SURVEY. CONTRACTOR TO COORDINATE WITH JAMES CITY SERVICE AUTHORITY FOR EXACT LOCATION, CONNECTION POINT, DEPTH AND INSTALLATION.
- 15. ZONE R-2 GENERAL RESIDENTIAL DISTRICT SETBACKS AS FOLLOWS:
 - FRONT = 25'
 - SIDE = 10'
 - REAR = 35'



DAVIS & ASSOCIATES, P.C.
SURVEYORS - PLANNERS
3630 GEORGE WASHINGTON
MEMORIAL HIGHWAY - SUITE G
YORKTOWN, VIRGINIA 23693
(757)867-8583

DEVELOPMENT PLAN	JOB LOCATION: #108 WICKRE STREET
LOT 6 PLAT OF MAGRUDER HEIGHTS JAMES CITY COUNTY, VIRGINIA P.B.11 PG.16 INST. #202412492	



108 Wickre St, Williamsburg, Virginia, 23185

HOUSE

TK07
1-150 ABC

SK75
1-25 B

PROPOSED: INSTALL OH
LINE FROM EXISTING
POLE TO NEW LIFT POLE
ON CORNER OF
PROPERTY AS REQUIRED,
GO UG FROM LIFT POLE
LOCATION TO MB.