

AGENDA
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
December 17, 2025
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. Minutes of the November 19, 2025, Development Review Committee Regular Meeting

D. OLD BUSINESS

E. NEW BUSINESS

1. C-25-0045. 4451 and 4420 Cedar Point Lane - Rezoning and Special Use Permits

F. ADJOURNMENT

MINUTES
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 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
Jack Haldeman

Staff Present:

Morgan Risinger, Senior Planner
Hannah Hunnicutt, Administrative Coordinator

C. MINUTES

1. Minutes of the September 17, 2025, Regular Meeting.

Mr. Rodgers made a motion to Approve the Minutes.

On a voice vote, the Committee approved the Minutes of the September 17, 2025, Regular Meeting. (3-0)

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

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

Ms. Morgan Risinger, Senior Planner, stated that Marquee Homes, Inc. was currently building and had mostly completed the construction of the single-family detached home located at 108 Wickre Street. Ms. Risinger further stated that the property was zoned R-2, General Residential, designated Low-Density Residential on the 2045 Comprehensive Plan and is located inside the Primary Service Area (PSA). Ms. Risinger noted that they had worked with Dominion Energy to determine how to bring power to the house and initially were pursuing underground power from a power pole located on the 7115 Merrimac Trail property. An easement was required to install the underground power and the property owner confirmed that they were not amendable to granting an easement for that purpose. Alternatively, Dominion had proposed to extend a new overhead powerline from the existing pole, extending it across the street to the 108 Wickre Street property. A new pole would be set on-site, followed by the installation of an underground line running from that pole to the house. Ms. Risinger stated that staff found that since a number of homes on Wickre Street were currently serviced by overhead power lines, that the adjacent owner would not grant an easement, and that the overhead power would only be extended for a very short distance of about 40 feet before it would then be undergrounded as would otherwise be required. Ms. Risinger stated that for those reasons staff recommended that the Development Review Committee (DRC) recommend approval of the waiver request to the Planning Commission.

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

Mr. Rodgers asked if other houses on the street had power, why the property owners were not able to connect to the same power without having to go over the street.

Ms. Jenna May, Applicant stated that there was a 10-foot right-of-way; however, Dominion did not have a right to it and that the 10-foot right-of-way was not large enough, which then caused them to look across the street at the other property. Ms. May noted that the neighbors across the street did not grant an easement for underground.

Discussion ensued.

Mr. Rodgers 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. (3-0)

F. ADJOURNMENT

Mr. Haldeman made a motion to Adjourn the meeting.

On a voice vote, the meeting was adjourned at approximately 4:11 p.m.

Frank Polster, Chair

Susan Istenes, Secretary

MEMORANDUM

DATE: December 3, 2025

TO: The Development Review Committee

FROM: Allison Jackura, Planner III

SUBJECT: Case No. C-25-0045. 4451 and 4420 Cedar Point Lane - Rezoning and Special Use Permits

Mr. Chase Grogg has submitted a conceptual plan for proposed development located at 4451 Cedar Point Lane and 4420 Cedar Point Lane. The parcels are zoned A-1, General Agricultural, designated Low Density Residential (LDR) and Neighborhood Commercial on the 2045 Comprehensive Plan Land Use Map, located inside the Primary Service Area, and are approximately 20.6 acres in size. 4420 Cedar Point Lane is currently vacant, while 4451 Cedar Point Lane has two existing single-family residences and a large area of undeveloped land.

The project includes re-subdivision of the two parcels, to create a total of five lots. As shown in the conceptual plan (Attachment No. 2), the currently vacant land-locked parcel (Lot 1) will gain a flagpole for frontage and access on Cedar Point Lane. The two existing dwellings will be platted on their own individual lots (Lots 2 and 3), and on Lot 3, the applicant proposes to convert the dwelling into a tourist home which would require a Special Use Permit (SUP). The remaining approximately 10.6 acres of undeveloped area will be divided into two parcels (Lots 4 and 5). Lot 4 is proposed to operate as a “glamping” campground with 10 small cabins. The campground use would require an SUP. Lot 5 is proposed to operate as an RV and boat storage which would require a rezoning to the M-1, Limited Business/Industrial Zoning District.

The 2045 Comprehensive Plan recommends tourist homes be located on a major road, among other criteria. The proposed Lot 3 does not meet this criteria. The campground and RV and boat storage uses may align with the Low Density Residential and Neighborhood Commercial land use designations, if their potential impacts on the adjacent residences are suitably minimized. However, staff notes that rezoning to the M-1 Zoning District may allow for uses which do not align with the land use designations.

This application is currently under review by County and agency staff to assess compliance with the County Code and other regulations. As part of this ongoing initial review, 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. No action by the DRC is required.

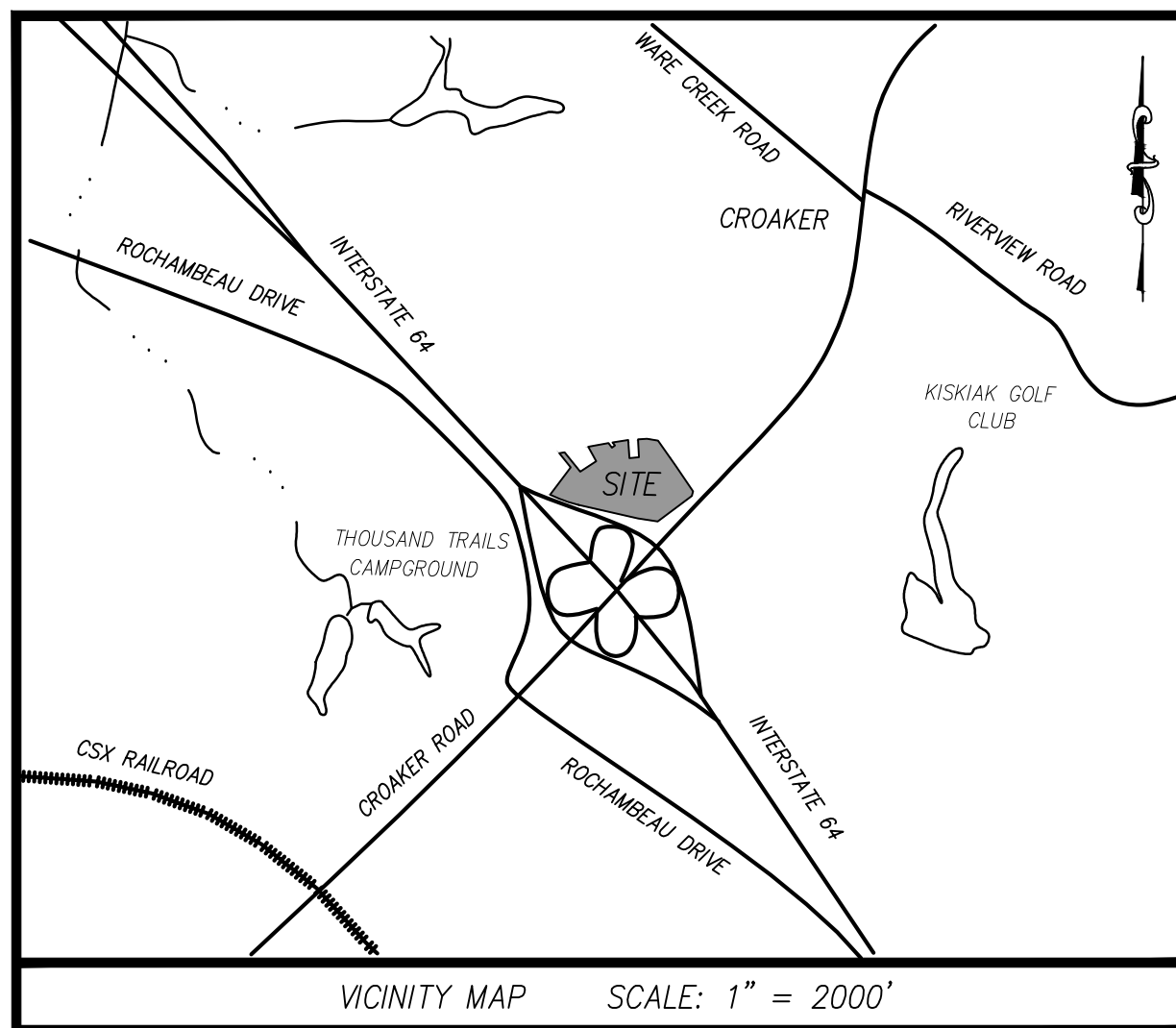
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C25-45_4451-4420CdrPt-mem

Attachments:

1. Location Map
2. Conceptual Plan

C-25-0045. 4451 and 4420 Cedar Point Ln. Subdivision, SUP, and Rezoning





Sheet Number:
1 OF 1