

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C BOARD ROOM AT 4:00 P.M. ON THE 31ST DAY OF JANUARY, TWO THOUSAND ONE

1. ROLL CALL

Mr. John Hagee  
Mr. A. Joe Poole, III  
Ms. Peggy Wildman

ALSO PRESENT

Ms. Karen Drake, Planner  
Mr. Paul Holt, Senior Planner  
Mr. John T.P. Home, Development Manager  
Mr. Allen Murphy, Zoning Administrator/Principal Planner  
Mr. O. Marvin Sowers, Jr., Planning Director

2. MINUTES

Upon unanimous vote, the minutes of the January 3, 2001, meeting were approved.

3. Case No. S-93-00. Hiden Estates

Mr. Holt presented the staff report and stated that since the last review of this project by the DRC on January 3, 2001, VDOT comments were received, the plan was revised to incorporate staff review comments, the stormwater management pond was relocated outside the RPA buffer, and the archaeological study was reviewed and approved, showing that no significant finds were located in Phase I. Mr. Holt stated that for these reasons, staff recommended that preliminary approval be granted. Mr. Poole stated he was glad that the BMP was relocated. With no further comments, following a motion by Mr. Poole and a second by Ms. Wildman, the DRC recommended that preliminary approval be granted by a vote of 3-0.

4. Case No. SP-149-00. Little Creek Reservoir Kayak Shelter

Ms. Drake presented the staff report. Ms. Drake stated that staff found the proposed canoe and kayak shelter consistent with other uses at Little Creek Reservoir Park and recommended preliminary approval contingent upon agency review comments. Mr. Hagee questioned what the committee should be concerned with when reviewing this case. Ms. Drake explained that this case came under review by the DRC because of the State Code and the County was complying with the law. With no further comments or questions, following a motion by Mr. Hagee and a second by Ms. Wildman, the DRC recommended that preliminary approval be granted by a vote of 3-0.

5. Case No. SP-147-00. Kingsmill Rivers Edge - Phase IV

Prior to discussion of this case, Mr. Hagee declared his conflict of interest and stated that he would not be voting on this project. Mr. Holt presented the staff report. Mr. Holt stated that staff generally found the proposal acceptable and therefore, recommended that preliminary approval be granted. Ms. Wildman inquired as to the size of the units and how many stories the units had. Her questions were answered by Mr. Hagee. After no further discussion, following a motion by Mr. Poole and a second by Ms. Wildman, the DRC recommended that preliminary approval be granted by a vote of 2-0.

Following discussion of Case No. SP-147-00, Mr. Hagee inquired as to the Zoning Ordinance requirements for DRC review of projects. Mr. Hagee stated that in a situation where proposed dwelling units are 2,500-3,000 s.f. in size, it may not be necessary for the DRC to review a project where only 10-12 dwelling units are proposed. Mr. Hagee stated that the DRC may want to concentrate on reviewing projects with greater impacts. Mr. Poole stated that he was cautious about reducing the ordinance thresholds. Ms. Wildman and Mr. Poole both stated they felt DRC review of projects is helpful. Mr. Hagee stated that he concurred but that the DRC should examine what it is they are really looking at, and that being projects with a significant impact. Mr. Holt stated that staff would review the ordinance language and report back to the DRC.

6. Case No. S-45-00. Scott's Pond Section 2

Mr. Holt presented the staff report and stated that the DRC had reviewed this plan previously for consideration of preliminary approval. Mr. Holt stated that following that first DRC review, the DRC considered the case again with respect to the developers request to eliminate the sidewalk required by the ordinance in lieu of a proposed trail network throughout the subdivision. At that meeting, the DRC recommended the developers request not be granted. The DRC did, however, state that a revised proposal could be submitted for consideration. Mr. Holt stated that the developer revised the proposal and the request to modify the ordinance sidewalk requirement was again back before the DRC.

After review of the proposal, Mr. Poole stated that he felt that significant progress had been made in development of the trails plan and stated that he thought the proposal was sufficient as proposed. Ms. Wildman stated that she supported the trail network since it contained a compacted gravel surface and since the otherwise required sidewalk would not connect to any other sidewalks. Mr. Hagee stated that he welcomed the trails and stated that he felt the trails were more practical than sidewalks and questioned the overall value of sidewalks in some situations.

Following a motion made by Ms. Wildman and a second by Mr. Poole, the DRC recommended approval of the developers request to eliminate the sidewalks required by the ordinance and approve the plan detailing the off-road trail network by a vote of 3-0.

7. Case No. S-103-00. Powhatan Village

Mr. Holt presented the staff report and stated that the proposal came before the DRC for several reasons listed in the staff report. Mr. Holt stated that the first three reasons listed in the staff report were straightforward and that he would discuss those only if the DRC had questions. Hearing no questions, Mr. Holt stated that the remaining three issues were more involved and consisted of developer requests for modifications, waivers, exceptions, and other DRC decisions in which the applicant and staff disagreed.

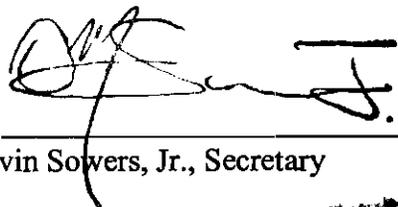
Mr. Holt continued by stating that the proffers stated that recreational facilities must be provided as approved by the DRC. Mr. Holt read from the staff report what the developer was proposing, the issues staff had with the proposal, and what staff recommended. Mr. Lawrence Beamer, representing Powhatan Enterprises, recounted to the DRC what recreational facilities were provided throughout Powhatan Secondary and what had been done on previous phases of the development. Mr. Beamer further discussed impacts of pedestrian connections from Steeplechase and Cromwell Ridge to the rest of the project as it is being affected by the construction of Monticello Extended. Mr. Hagee inquired as to the status of Mid County Park and to what recreation facilities other sections of the project had. Mr. Beamer stated his desire to provide passive recreation facilities, including walking trails and conservation easements, and the relative benefits of the facilities. Ms. Wildman inquired as to the status of a stop light at the corner of News Road and Powhatan Secondary Road. Mr. Holt stated that a stop light would only be installed if VDOT warrants were met. Mr. Holt stated that staff discussion on recreation was concluded and that the DRC had the option of voting on the issues individually or hearing the entire presentation and voting on the proposal at the end of discussions. Mr. Hagee stated that he preferred to hear the full presentation. Mr. Poole stated that it was a lot of information to consider and that he preferred deferring consideration of the case until a later date. Mr. Hagee and Ms. Wildman stated that would prefer to hear the full presentation. Mr. Alvin Anderson, representing the applicant, stated that the project is a non-conforming use and that he felt the project had unique status. Mr. Anderson stated to the DRC he supported a deferral of the case if a special meeting could be set up to discuss the project prior to the next regularly scheduled DRC. Mr. Beamer stated that the DRC shouldn't even be discussing these issues if staff/applicant disagreements were legal in nature. Mr. Hagee suggested moving forward. Regarding sidewalks, Mr. Holt read from the staff report what the developer was proposing, the issues staff had with the proposal, and what staff recommended. Mr. Holt, Mr. Norm Mason, representing the applicant, and the DRC discussed the location of walkways/trails/sidewalks and how their construction might impact the roadway buffer. Mr. Holt then began the discussion of the roadway buffer. Regarding buffers, Mr. Holt read from the staff report what the developer was proposing, the issues staff had with the proposal, and what staff recommended. Mr. Holt explained the Proffer language regarding the "L.P.Z.," improvements to News Road, and subsequent changes to the Zoning Ordinance. Mr. Anderson stated again he believed the issues before the DRC were legal vesting questions. Mr. Mason stated that he believed that no waivers were even needed. Mr. Hagee stated he needed a clarification of the legal situation. Mr. Hagee stated that he felt that the Planning Commission would pursue any recommendation to make a project better for the public and that buffers were very important. Mr.

Hagee stated that if the DRC had the ability, that the full 50' buffer should be provided. Mr. Steve Romeo, the applicant, stated that the project had been marked in the field and invited the DRC members to visit. Mr. Poole and Ms. Wildman stated that a field visit would be beneficial. There being no further discussion, the DRC members unanimously voted to adjourn discussion of this case until the February 5, 2001, Planning Commission meeting, at which time the meeting time and date for the field trip would be set.

8. ADJOURNMENT

There being no further business, the January 31, 2001, Development Review Committee meeting adjourned at approximately 5:35 p.m.

  
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John Hagee, Chairman

  
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O. Marvin Sowers, Jr., Secretary

**Site Plan 5-01**

**Skiffes Creek Village**

Staff Report for the February 28, 2001, Development Review Committee Meeting

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SUMMARY FACTS

**Applicant:** Mr. Jim Clayton of G.C.R., Inc.

**Land Owner:** Cal Company, LLC

**Proposed Use:** 31 Rental Units (apartments and townhomes)

**Location:** Adjacent to Skiffe's Creek Townhomes - off Pocahontas Trail in Grove

**Tax Map/Parcel:** (59-2)(1-15)

**Primary Service Area:** Inside

**Parcel Size:** 4.341 acres

**Existing Zoning:** R-5, Multifamily residential, with proffers

**Comprehensive Plan:** Moderate Density Residential

**Reasons for DRC review:** The proposed combined size of the units exceeds 30,000 s.f.

**Staff Contact:** Paul D. Holt, III Phone: 253-6685

*STAFF RECOMMENDATION*

Staff finds the proposal generally acceptable and recommends that preliminary approval be granted, subject to the attached agency review comments.

attachments:

- ▶ agency review comments
- ▶ site plan (separate)

Agency review comments  
for  
SP-5-01. Skiffe's Creek Village

Planning:

1. Because the plan requires DRC review, the fees submitted were incorrect. An additional \$650 must be submitted before preliminary approval will be granted.
2. Modify General Note #12 to state that all new utilities shall be placed underground in accordance with Section 24-200 of the James City County Zoning Ordinance.
3. Amend General Note #18 and Table Data Note #3 to state that the property is zoned R-5, *with proffers*.
4. General Note #20 is not correct and does not appear to reference a valid James City County Tax Map ID number. Please correct this note to say that this property is Tax Map ID: (59-2)(1-15).
5. Prior to any land disturbance, the road maintenance agreement referenced in Proffer #9 must be submitted for review and approval by the County Attorney's Office.
6. The setbacks listed under the Table Data are not correct. Please correct per Sections 24-309 and 24-311 of the Zoning Ordinance and correct the graphical lines shown on Sheet 1.
7. The maximum structure height listed under the Table Data is not correct. Please correct per Section 24-314(j) of the Zoning Ordinance. This comment was made previously on November 16, 2000.
8. Include a note on the plans stating that all new signs shall be in accordance with Article II, Division 3 of the James City County Zoning Ordinance.
9. Add a note to the plans stating that "Any old wells that may be on site that will not be used must be properly abandoned according to State Private Well Regulations and James City County Code."
10. Because these plans will be copied, and stored, in a variety of different media, please include a graphical scale on each plan sheet.
11. Please call out the distance between the office building and parking lot. This distance cannot be less than 5.0 feet.
12. Label Skiffes Blvd on Sheet 1.
13. Provide a street name for review.

14. The yard area adjacent to the 12 parking spaces at the front of the project must be protected by curbing or bumpers. Please provide and amend the plans as necessary.
15. Specifically call out all building/structure heights.
16. If any dumpsters are to be used, show the location and appropriate screening.
17. Indicate on the plans which of the handicapped parking spaces are to be van accessible. Also, show the location of any proposed handicapped parking signage.
18. Under the Table Data, list how many handicapped parking spaces are required and how many are provided.
19. Show the location of all proposed handicapped ramps leading from the parking lot to the buildings.
20. Please submit the following: a parking lot lighting plan showing the location of the parking lot light fixtures, the property lines, iso-line footcandle diagrams indicating the illumination patterns, and a catalog cut of the type of fixture to be used. The plan should also state the height of the poles to be used and include a note on the plans stating that "luminaries shall be mounted on light poles horizontally and shall be recessed fixtures with no bulb, lens, or globe extending below the casing."
21. Landscaping. Please note the aesthetic requirements for the BMP listed in Section 24-98(d) of the Zoning Ordinance. Your response letter should address each of these points.
22. Specifically state the proposed use of the "office space" (i.e., is it the leasing office, laundry facility, etc.). Please note that office space to be leased out is not permitted.
23. Calculate and show within the Table Data, the net developable area (i.e., the area of the parcel minus stream beds, areas subject to flooding, marsh and areas with slopes exceeding a 25 percent gradient).
24. Ensure the distances between the buildings meets the distance requirements found in 24-314(m) of the Zoning Ordinance. Heights of buildings should be called out on each structure as well as the distance between buildings.
25. HOA documents must be reviewed and approved by the County Attorney's Office, in accordance with Section 24-314(q) of the Zoning Ordinance.
26. Clarify the notes in the Table Data: are these units apartments or townhomes. If they are townhomes, please re-check the number of parking spaces required (2.5 each). The request for a parking space delineation and for building type delineation was made previously on November 16, 2000.

27. Please submit a list of all adjacent property owners notified about this project. Please note that adjacent property owners include those across the street from Route 60 too. Also, the attached adjacent property owner notification form must be signed and returned.

Fire:

1. The plans, as submitted, are acceptable.

James City Service Authority:

1. Please refer to the attached comments, dated January 30, 2001. These comments have been faxed to you previously.

Environmental Division:

1. Please refer to the attached comments, dated February 2, 2001.

VDOT:

1. Because these streets are private, and because the entrance to the project is from a private street, no VDOT review/approval is required.

County Engineer:

1. Continue the proposed sidewalk along the parking lot all the way down to Skiffes Blvd. Also, provide a sidewalk from the entrance road along Skiffes Blvd to Route 60.
2. Show the proposed conservation easement on Sheet 2 of 5.
3. State how this easement will meet Deed restrictions (refer to attached language).
4. Is there a conflict with the proposed easement and the playground?

**Subdivision 103-00**

**Powhatan Village**

Staff Report for the February 28, 2001, Development Review Committee Meeting

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SUMMARY FACTS

**Applicant:** Mr. Steve Romeo of LandMark Design Group

**Land Owner:** Powhatan Enterprises (for sale to Centex Homes)

**Proposed Use:** 209 Residential Units: 63 Single Family (cluster) & 146 Townhouse

**Location:** Powhatan Secondary planned community - off News Road

**Tax Map/Parcel:** (38-3)(1-21)

**Primary Service Area:** Inside

**Parcel Size:** This particular area is approximately 27 acres in size

**Existing Zoning:** R-4, Residential Planned Community

**Existing Master Plan Designation:** The approved Master Plan for Powhatan Secondary shows this land bay designated for up to 244 attached townhomes

**Comprehensive Plan:** Low Density Residential

**Reasons for DRC review:** This plan comes before the DRC for several reasons:

1. Per the Zoning Ordinance, the proposed combined size of the units exceeds 30,000 s.f.
2. Per the Zoning Ordinance, there is no approved conceptual plan.
3. Private Streets are proposed.
4. Per the proffers, recreational facilities must be provided, as approved by the DRC.
5. The applicant is requesting a modification from the sidewalk requirements of the Zoning Ordinance.
6. The applicant is requesting a modification to the Landscape Ordinance requirements.

**Staff Contact:** Paul D. Holt, III Phone: 253-6685

STAFF RECOMMENDATION

This case was deferred by the DRC at the January 31, 2001, meeting. The following is a brief list of outstanding staff issues and recommendations:

## Recreation

### Powhatan Village Development

*Developer Proposal:* A soft surface trail network; areas of common open space.

*Reason for DRC review:* Proffers for Powhatan Secondary state that in each area proposed for multi-family or townhouse development, recreational facilities shall be provided as approved by the DRC. The proffers do not specifically list what recreational facilities should be provided.

*Staff recommendation.* Staff does not recommend approval of the current proposal - staff recommends active recreational amenities be provided in addition to passive recreation. In the absence of proffered standards, staff recommends using the Department of Parks and Recreation Master Plan standards. In accordance with that plan, staff recommends the addition of a playground, ball court (tennis or volleyball), and a play field. Staff also recommends many improvements to the currently proposed trail and open space plan, all as listed in the previous staff report. Some of these proposals include increasing trail accessibility and visibility.

*DRC options:* 1) accept the developers proposal; 2) make modifications to the developers proposal; or 3) deny the developers proposal. Should the developers proposal be denied, the applicant would have to resubmit an alternative recreation plan for consideration.

### 2.5 acre Powhatan Secondary Recreation Site

*Developer Proposal:* 3.6 acres of Conservation Area and a soft surface trail network around the stormwater management pond.

*Reason for DRC review:* Proffers state that playground equipment must be provided for as approved by the DRC.

*Staff recommendation:* Staff does not recommend approval of the current proposal - staff recommends that additional active recreational amenities be provided. Proffers for Powhatan Secondary stated that it was anticipated that **each** residential area would provide their own internal recreational facilities. This has not happened in each residential area, thereby increasing, in staff's opinion, the importance of providing substantive recreation at community spots such as this. The proposal also currently does not meet proffer requirements. The proffers call for: playground and picnic facilities and a fireplace and selectively clearing the site to remove undesirable undergrowth, deadfalls, and windfalls.

*DRC options:* 1) the playground equipment requirement cannot be waived, the DRC must approve playground equipment to be provided; and 2) decide whether or not the proposed trail network is acceptable.

## Sidewalks

### News Road

*Developer Proposal:* A 4- to 5-foot wide soft trail located within the landscape buffer along News Road.

*Reason for DRC review:* The ordinance requires a sidewalk.

*Staff recommendation:* For reasons listed in the previous staff report, staff does not recommend approval of the request.

*DRC options:* 1) accept the developers proposal; 2) make modifications to the developers proposal; or 3) deny the developers proposal. Should the DRC consider approving the request, staff strongly recommends that the soft trail not be located in the buffer. Staff also recommends that the trail construction standards and details be subject to Planning Director approval. Soft trails constructed in other development have not been adequately maintained by the Home Owners Association or built to an adequate standard and have become maintenance problems and in some cases unusable. Unless a soft surface trail is constructed with hard edging, adequate drainage and base material, and underlayment, it will not last. Finally, even with certain improvements, a soft surface trail requires continuous and aggressive maintenance, therefore, staff also recommends the facility be bonded with James City County for maintenance purposes. Given the amount of observed and expected pedestrian use, it is likely that should the developer not provide adequate pedestrian facilities, the maintenance burden will eventually fall to the County and general public, like is has with other similar cases.

#### Powhatan Secondary Road

*Developer Proposal:* A 4- to 5-foot wide soft trail located within the landscape buffer along News Road. No pedestrian facility would be provided along Powhatan Secondary Road.

*Reason for DRC review:* The ordinance requires a sidewalk. Based on previous statements by the developer that no development would occur along this road, the DRC previously waived the sidewalk requirement. Under the current proposal, the DRC has the ability to reconsider the requirement.

*Staff recommendation:* For reasons listed in the previous staff report, staff does not recommend approval of the request. If a pedestrian facility is not provided by the developer, staff believes the County will eventually have to provide a sidewalk.

*DRC options:* 1) accept the developers proposal; 2) make modifications to the developers proposal; or 3) deny the developers proposal.

#### Roadway Buffer

##### News Road

*Developer Proposal:* A buffer width as shown on the plans included with the last staff report.

*Reason for DRC review:* The requested buffer width is less than that required by ordinance (average 50 feet, minimum width of 25 feet and a 15 foot construction zone setback).

*Staff recommendation:* For reasons listed in the previous staff report, staff does not recommend approval of the request.

While staff appreciates the amount of existing vegetation in the buffer area, additional landscaping (additional quantities and earlier plantings), and vegetative "screening" walls, staff does not find these a substitute for the full buffer *width* and subsequently building

distances off the road, and therefore, staff strongly recommends that the full buffer width, **in common open space**, be maintained. The DRC should keep several things in mind when considering a reduced buffer width. 1.) A full buffer width has substantially more aesthetic value than the narrow width proposed, and 2.) the full width has significantly greater potential to save existing vegetation. As noted by Mr. Lawrence Beamer during the field trip, a thinner buffer is greatly susceptible to wind and ice damage. **A fuller buffer minimizes the potential for significant tree loss during major storm events.** 3.) The effect on understory growth (e.g., hollies), and an otherwise narrower buffer is again greatly reduced with the presence of a 4-, 5-, or 6-foot wide walking trail.

The DRC might remember that the increased landscape standards for Community Character Corridors were strongly supported encouraged by the Commission and supported by the Board during the Zoning Ordinance Update process.

Staff also does not find that the proposal meets the Ordinance requirements for modification. The ordinance states that the commission may modify landscape ordinance requirements upon finding that:

- such requirement would not promote the intent of the landscape ordinance;
- the proposed site and landscape plan will satisfy the intent of this section and its landscape area requirements to at least an equivalent degree as compared to a plan that strictly complies with the minimum requirements of the landscape ordinance;
- the proposed site and landscape plan will not reduce the total amount of landscape area or will not reduce the overall landscape effects of the requirements of this section as compared to a plan that strictly complies with the minimum requirements of the landscape ordinance;
- such modification, substitution, or transfer shall have no additional adverse impact on adjacent properties or public areas; and
- the proposed site and landscape plan, as compared to a plan that strictly complies with the minimum requirements of the landscape ordinance, shall have no additional detrimental impacts on the orderly development or character of the area, adjacent properties, the environment, sound engineering or planning practice, Comprehensive Plan, or on achievement of the purposes of the landscape ordinance.

*DRC options:* 1) accept the developers proposal; 2) make modifications to the developers proposal; or 3) deny the developers proposal.

#### Powhatan Secondary Road

*Developer Proposal:* A buffer width as shown on the plans included with the last staff report.

*Reason for DRC review:* The requested buffer width is less than that required by ordinance (average 30 feet, minimum width of 15 feet and a 15 foot construction zone setback). Such buffers were not required with single family subdivisions along Powhatan Secondary Road since those projects are not subject to site plan review. Other multifamily projects along Powhatan Secondary Road (Waterford, Steeplechase, Cromwell Ridge) were all required to meet the buffer requirement.

*Staff recommendation:* For reasons listed in the previous staff report, staff does not recommend approval of the request.

*DRC options:* 1) accept the developers proposal; 2) make modifications to the developers proposal; or 3) deny the developers proposal.

Preliminary Approval

Staff recommends that preliminary approval not be granted until such time that resolution has been brought to the requests for waivers and modifications listed above and revised plans have been submitted to staff which adequately reflect DRC approvals and ordinance requirements.

For the DRC's information, the applicant has concurred with the County Attorney's Office and stated that legal issues such as vesting and applicability of ordinances are not for the review and determination of the DRC and that the DRC should evaluate this project based on its own merits.

Attachments:

1. Staff report from January 31, 2001.

## **Subdivision 103-00**

### **Powhatan Village**

Staff Report for the January 31, 2001, Development Review Committee Meeting

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#### SUMMARY FACTS

- Applicant:** Mr. Steve Romeo of LandMark Design Group
- Land Owner:** Powhatan Enterprises (for sale to Centex Homes)
- Proposed Use:** 209 Residential Units: 63 Single Family (cluster) & 146 Townhouse
- Location:** Powhatan Secondary planned community - off News Road
- Tax Map/Parcel:** (38-3)(1-21)
- Primary Service Area:** Inside
- Parcel Size:** This particular area is approximately 27 acres in size
- Existing Zoning:** R-4, Residential Planned Community
- Existing Master Plan Designation:** The approved Master Plan for Powhatan Secondary shows this land bay designated for up to 244 attached townhomes
- Comprehensive Plan:** Low Density Residential
- Reasons for DRC review:** This plan comes before the DRC for several reasons:
1. Per the Zoning Ordinance, the proposed combined size of the units exceeds 30,000 s.f.
  2. Per the Zoning Ordinance, there is no approved conceptual plan.
  3. Private Streets are proposed.
  4. Per the proffers, recreational facilities must be provided, as approved by the DRC.
  5. The applicant is requesting a modification from the sidewalk requirements of the Zoning Ordinance.
  6. The applicant is requesting a modification to the Landscape Ordinance requirements.

**Staff Contact:** Paul D. Holt, III Phone: 253-6685

#### STAFF RECOMMENDATION

After review of the plans, staff recommends the following:

#### Preliminary Approval

This plan contains many deficiencies (as noted by the attached agency review comments) and several requests for modifications, waivers, and exceptions, all as detailed below. Staff believes the plans should be revised to address attached agency comments, and resolution brought to the requested modifications, waivers, and exceptions (which may affect site design and layout, depending on the outcomes) prior to the issuance of preliminary approval.

## Private Streets

Under current Zoning Ordinance requirements, master plans for R-4 zoned communities must specify whether or not streets are to be public (i.e., turned over to VDOT for ownership and perpetual maintenance) or private (owned and maintained by an organization other than VDOT or the County).

The approved Powhatan Secondary Master Plan is non-conforming in that private streets were never identified. However, given its R-4 zoning classification and its many multifamily designations, one could logically assume that some of the streets would be privately maintained. Staff believes private streets in this development are consistent with the intent of the Master Plan and, although not specifically identified, would be logically assumed in multifamily areas and recommends approval of private streets within this particular project.

## Recreation

Proffers for Powhatan Secondary (i.e., the entire Master Planned Community) state that in each area proposed for multi-family or townhouse development, recreational facilities shall be provided as approved by the DRC.

To meet its recreation requirement, the developer is proposing:

1. a soft surface trail network for Powhatan Village and a trail for Powhatan Secondary. The Powhatan Village trail would connect into a proposed trail around the existing, adjacent stormwater management pond;
2. three areas of common open space (one primarily for Powhatan Village and two primarily for Powhatan Secondary); and
3. approximately 3.6 acres of conservation easement on immediately adjoining property for the benefit of both Powhatan Village and Powhatan Secondary (2.5 acres of this 3.6 acre area is identified as "Recreational" on the Master Plan).

Staff does not recommend approval of these amenities as completely fulfilling a recreation requirement for the following reasons:

1. The proposed soft trail and open space within Powhatan Village are passive in nature. Given the projects high density and lack of other formal recreation facilities in close proximity, staff believes that some active recreation should be provided within Powhatan Village. The James City County Parks and Recreation Division has reviewed the proposal and recommends that formal recreation amenities such as playgrounds, ball courts and play fields be provided. Actual facilities can be geared toward the anticipated needs of the residents.
2. Regarding the three areas of common open space, the Zoning Ordinance states that "common open space shall be located in a usable way and located so as to enhance the living environment of the community. This shall mean that the common open space shall be distributed and not aggregated in large areas that provide little or no benefit to the individuals of the community."

One of the proposed open spaces is not accessible at all from the streets of Powhatan Village. Another one of the open spaces is located indirectly off internal streets, via an accessway that is only 10 feet in width. The developer has stated these two open space

areas are more for the enjoyment of people as they walk on the trail that surrounds the stormwater management pond, and not so much for the primary use of the residents of Powhatan Village. The third area of open space is located behind townhouse units, almost in a court yard atmosphere. Staff generally believes that such an area is not conducive as a recreation site, given the close proximity to residential units, the fact that it is surrounded by residential units on all four sides, its narrow width (an average of 60 feet) and the narrow width of the only three access points (10 feet wide, each).

Should the DRC wish to consider soft surface trails and open space as the primary recreational amenity for Powhatan Village, staff believes the plan should reflect greater care and attention as to how they are laid out and how residents can access them. Construction standards and cross sections should appear on the plans and homeowners association documents should be submitted for review and approval noting how, and by whom, the trails and open space will be maintained. Staff recommends other improvements as well, such as a community wide signage and trail map and open space markings. Trail access points between Lots 10 & 11, 20 & 21, 39 & 40, and next to Lot 1, in addition to those already proposed. Furthermore, in keeping with design principles for multi-objective greenways, the location of the JCSA sewer line behind Lots 11 thru 45 should be rerouted in such a manner as to accommodate a trail. This would require altering the alignment of the sewer easement and some property lines. The JCSA easement location behind Lots 29-39 and Lots 15-23 is not advised. The JCSA line should be relocated outside the property line in community open space and the trail located over top of it. Staff also recommends additional improvements/considerations such as eliminating the units on Lots 208 and 209 to create active recreation areas and considering an alternative design plan that would provide better access to the neighborhood open space in Phase 7.

3. Regarding additional proposed recreation facilities for Powhatan Secondary as a whole, the proposed conservation easement on the property that is designated "Recreation" on the Master Plan is passive in nature. Again, staff believes that some active recreation should be provided. While there is some recreation internal to the Monticello at Powhatan apartments, there are no other proposed community recreation sites on the north side of News Road. There are a total of 642 total residential units are located on the north side of News Road.

Should the DRC wish to consider the open space as a primary recreational amenity for Powhatan Secondary, staff would recommend that the entire area not be designated a Conservation Easement, as the easement language prohibits, with the exception of trails, almost all active activity.

The developer has stated that other recreational opportunities exist within the greater Powhatan Secondary development. More specifically, Mid-County Park and a 4.3 acre recreational area within Phase 5. But staff does not believe these two areas should be the only formal recreational sites within all of Powhatan Secondary. First, access to these sites from the north side of News Road is problematic. A child/resident would have to cross either News Road or Alternate Route 5, or both, and travel along roadways without sidewalks.

The developer has also stated that all trails within Powhatan Secondary should be considered a recreational amenity. While staff agrees it serves as one recreational amenity, it should not be one of the primary features. Many of the trails provide good opportunities and access, such as around the lakes and BMP's, but staff questions the long term viability of some of the other trails and connections. In some instances, the trails and connections are located on privately-owned lots (coincident with JCSA sewer easements). Staff does not believe that such connections are viable over the long term.

## Sidewalk Waiver Request

In January of 2000, the Zoning Ordinance was amended to include new sidewalk provisions. The ordinance, in part, requires that sidewalks be provided along all existing public roads abutting property to be developed. In this instance, a sidewalk is required along News Road and Powhatan Secondary Road.

Upon a favorable recommendation of the DRC however, the Planning Commission may modify this requirement provided that:

1. The developer provides a sidewalk along some other existing public road; or
2. Access to abutting properties has been provided for by way of a pedestrian connection constructed to the minimum standards listed in the Zoning Ordinance, or
3. Some combination of #1 and #2 is provided in a manner and location acceptable to the DRC.

Staff recommends the DRC not approve this request. With the increasing build out of Powhatan Secondary, and other growing residential developments along News Road, vehicular traffic is increasing dramatically. Therefore, staff believes a formal VDOT sidewalk should be provided to accommodate non-vehicular traffic. Staff believes there will be a strong desire for pedestrians and cyclists coming from the residential areas to reach the commercial areas of Monticello Marketplace. Staff does not believe, in this instance, a soft surface trail is an adequate substitute. Clearing for the trail, although minimized by a flexible, meandering route which would be field located, would reduce the effectiveness of the vegetative buffer along News Road as well. Should the DRC require a sidewalk, staff recommends that the sidewalk improvements be located outside of, and exclusive of, any vegetative buffer.

Should the DRC wish to grant the developers request for the trail, staff recommends the construction plans be amended to include specific construction details of the trail, such that they are consistent with Zoning Ordinance requirements, at a minimum, and that assurances be made through the Homeowners Association documents the trail will be perpetually owned and maintained. Staff also recommends the trail along News Road be made of a paved surface or concrete. Such a heavily used pathway will need to be extremely durable and will facilitate connections to future sidewalk construction along News Road if built by the County.

The DRC previously granted a modification for the elimination of a sidewalk along Powhatan Secondary. The DRC now has the opportunity to reconsider the requirement for a sidewalk along this road given what is now known about the development of Powhatan Village.

## Landscape Ordinance Waiver/Modification Request

In July of 1999, the Zoning Ordinance was amended include new landscape provisions. The ordinance, in part, requires that an average 50 foot landscape buffer be provided along the right of way of Community Character Corridor (in this instance, News Road). Furthermore, all structures must be setback a minimum of 15 feet from the perimeter of this buffer (the "construction zone" setback).

The landscape buffer shown for Powhatan Village is an average of approximately 33 feet and is shown as little as 5 feet in some places. The construction zone setback has been met on all townhouse lots, with the exception of Lot 57, but the construction zone setback is only 4 feet in the areas of the single family cluster homes.

The applicants request for a waiver, therefore, is a reduction of the News Road landscape buffer (the buffer would continue to include the trail, if so approved) and the partial elimination of the construction zone setback requirement.

Staff does not support this request. First, given the density of this project, staff strongly supports providing the full amount of landscape buffer required by the ordinance. Second, the county envisions a greenway along News Road that would connect to Mid-County Park. Providing for a wider buffer width in this area would allow for this much needed corridor, as well as provide additional buffer to separate and to soften land use disparities with the News Road corridor and the single family units on the other side of News Road. Third, staff would be leary of the precedent that would be set at such a reduction on a Community Character Corridor.

The DRC might remember a request for a buffer width modification that was approved for the Powhatan Place Townhomes - which is located on the other side of News Road, closer to Target. In that instance, there were 4 groupings of townhomes shown in the 50 foot buffer and in the 15 foot construction zone setback. A cul-de-sac was located in the buffer too. The DRC allowed a buffer reduction for the road and 2 of the townhouse groupings. The remaining 2 townhouse groupings were moved and otherwise modified to keep units out of the buffer. The DRC further modified the buffer to allow all "scrub" trees to be removed in favor of new landscaping, but a substantial amount of landscape otherwise required internal to that project was relocated to the News Road buffer. With the granted modifications, over 77% of the News Road frontage still meets the ordinance requirements for the 50 foot buffer and 15 foot construction zone setback.

The DRC may also be aware of another large development at the intersection of Old News Road and New News Road - Monticello at Powhatan Apartments. That development has substantial road frontage on News Road and fully meets the new landscape ordinance requirements - no modifications or exceptions were requested or granted.

The developer has stated that additional roadway buffer could be accommodated for by extending a landscape easement along the back yards of the proposed homes. Staff would not support such a proposal in acceptance of a narrower open space owned in common. A fundamental difference with Powhatan Village is that each unit will be subdivided off and private yards/lot established. With Powhatan Place Townhomes, and the Apartments, yard and landscape areas along News Road are better protected because they are under the control of a single homeowners association. Any type of buffer whereby a portion is located on private lots cannot be effectively monitored or controlled.

The DRC members might remember parts of the Powhatan Secondary Proffers which call for a 40 foot wide Landscape Preservation Zone (or "L.P.Z.") along all major roadways. That proffer has been substantially invalidated as it pertains to the Powhatan Village site. That is because of the substantial improvements made by VDOT to News Road in this area. A major curve in News Road was straightened, leading to a much wider right of way than was originally envisioned. Part of the right of way conveyance proffers state that excess right of way taken will "reduce in like amount the Landscape Preservation Zone" in this area. Therefore, the LPZ, as defined in the proffers does not affect this project, but the requirements of the Zoning Ordinance still apply.

**C-25-01**

**Brandon Woods Entrance Features**

Staff Report for the February 28, 2001 Development Review Committee Meeting

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**SUMMARY FACTS**

**Applicant:** Mr. Myrl Hairfield, Brookstone Ventures

**Land Owner:** Brandon Woods Condominium Association

**Location:** John Tyler Highway at Brandon Woods Parkway

**Tax Map/Parcel:** Portion of (47-1) (2-1-A).

**Primary Service Area:** Inside.

**Existing Zoning:** R-1, Limited Residential.

**Comprehensive Plan:** Low-Density Residential.

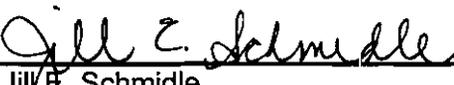
**Reason for DRC Review:**

The proffers for Brandon Woods require the Development Review Committee review and approve entry features. The sign on John Tyler Highway was approved by the DRC in August, 1998 as part of the Dwelling Unit Design Criteria pattern book. The owner wishes to supplement the existing sign and landscaping with a combination brick wall and fence along the entrance. The brick wall will be a maximum of 48 inches in height. The fence will be white PVC vinyl and approximately 30 feet in length.

**Staff Contact:** Jill E. Schmidle, Senior Planner. 253-6685.

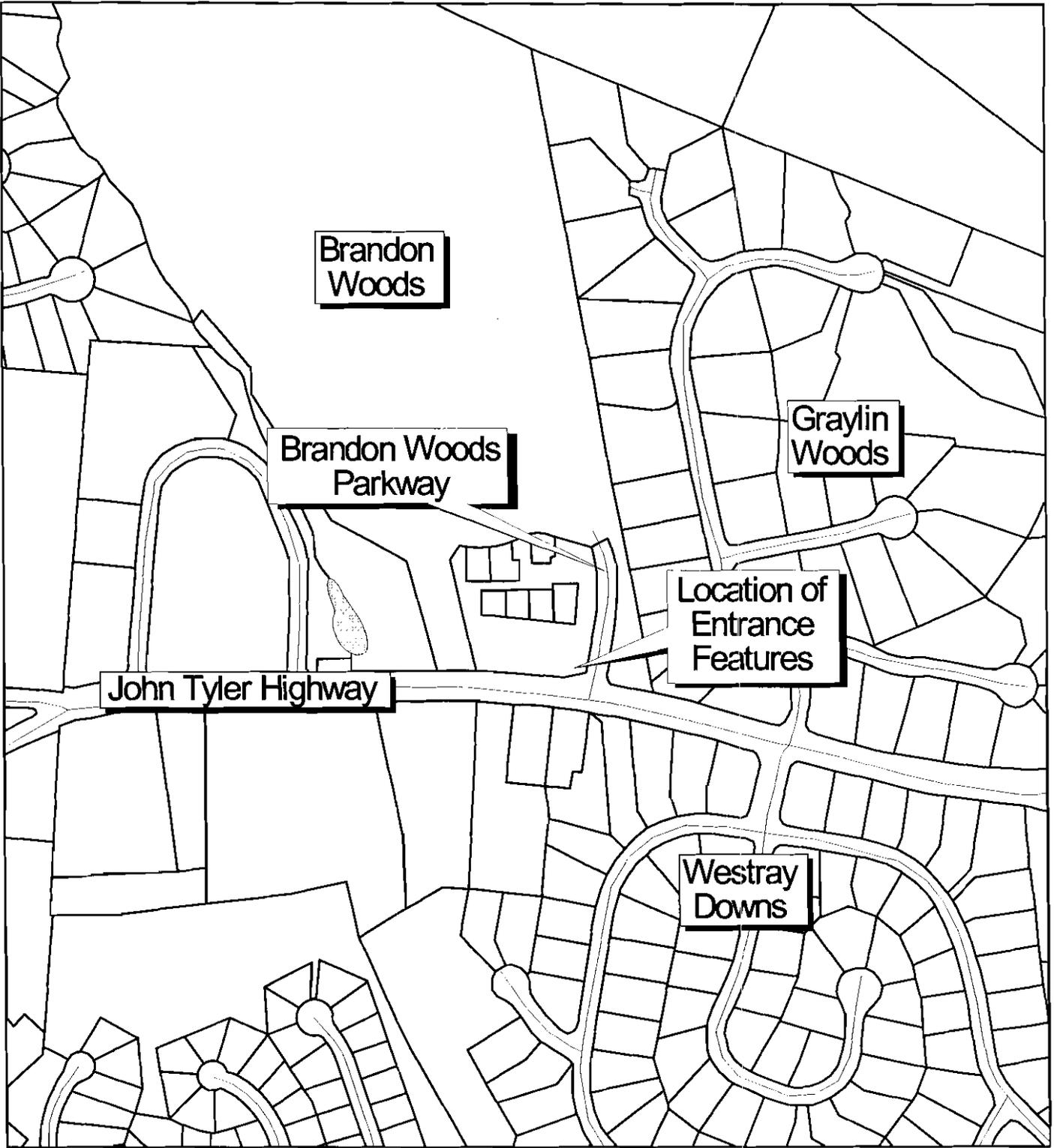
**STAFF RECOMMENDATION**

Staff recommends approval of the additional entrance features, as they will improve the streetscape of the subdivision entrance, and are consistent with materials previously approved for the neighborhood.

  
\_\_\_\_\_  
Jill E. Schmidle

Attachments:

1. Location Map
2. Entrance Feature layout



Case No. C-25-01  
Brandon Woods Entrance Features

200 0 200 400 600 800 1000 Feet





**Site Plan 156-00**

**Monticello at Powhatan, Phase II**

Staff Report for the February 28, 2001, Development Review Committee Meeting

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SUMMARY FACTS

**Applicant:** Mr. Brad Waitzer

**Land Owner:** Brad Waitzer

**Proposed Use:** 60 Residential Units, 36 apartment units and 24 townhouses

**Location:** Powhatan Secondary planned community - off News Road

**Tax Map/Parcel:** (38-3)(1-33)

**Primary Service Area:** Inside

**Parcel Size:** This particular area is approximately 4.43 acres in size

**Existing Zoning:** R-4, Residential Planned Community

**Existing Master Plan Designation:** Apartments

**Comprehensive Plan:** Low Density Residential

**Reasons for DRC review:** This plan comes before the DRC for several reasons:

1. Per the Zoning Ordinance, the proposed combined size of the units exceeds 30,000 s.f.

**Staff Contact:** Ben A. Thompson Phone: 253-6685

*STAFF RECOMMENDATION*

After review of the plans, staff recommends the following:

Denial

This plan does not meet ordinance requirements regarding landscape buffers and sidewalks (as noted by the attached agency review comments). The plan should be revised to address attached agency comments, and resolution brought to the sidewalk and buffer issues prior to the issuance of any approvals. It is staff's position as supported by the Deputy County Attorney that the County's buffer ordinance (as stated in Section 24-96 b and c) applies and that sidewalks, or some alternative approved by the Planning Commission, are required along News Road and Old News Road. Since modifications or waivers to the ordinance are not requested, staff recommends denial of this application.

For the DRC's information, the applicant has spoken with the County Attorney's Office and is aware that legal issues such as vesting and applicability of ordinances are not for the review and determination of the DRC and that the DRC should evaluate this project based on its own merits.

### Sidewalks

In January of 2000, the Zoning Ordinance was amended to include new sidewalk provisions. The ordinance, in part, requires that sidewalks be provided along all existing public roads abutting property to be developed. In this instance, a sidewalk is required along News Road and Old News Road.

Upon a favorable recommendation of the DRC however, the Planning Commission may modify this requirement provided that:

1. The developer provides a sidewalk along some other existing public road; or
2. Access to abutting properties has been provided for by way of a pedestrian connection constructed to the minimum standards listed in the Zoning Ordinance, or
3. Some combination of #1 and #2 is provided in a manner and location acceptable to the DRC.

The applicant, at this time, has not submitted a sidewalk or sidewalk alternative plan for staff's review. A formal VDOT sidewalk should be provided to accommodate pedestrian traffic. With the increasing build out of Powhatan Secondary, and other growing residential developments along News Road, vehicular traffic is increasing dramatically. Staff has frequently observed pedestrians and cyclists, especially young teens, coming from the residential areas to reach the commercial areas of Monticello Marketplace. This pedestrian traffic is expected to increase with this and future development. Staff recommends that all sidewalk improvements be located outside of, and exclusive of, any vegetative buffer.

The applicant, at this time, has provided no alternate pedestrian facilities which adequately provide for pedestrian access within the development and abutting properties. With the applicant not providing a sidewalk plan or alternate plan they are not eligible, under the previously stated conditions, for a modification to the sidewalk section of the Zoning Ordinance. Staff believes that if pedestrian facilities are not provided by the developer, the burden will eventually fall on the County and the general public like it has in similar older areas.

### Landscape Ordinance

In July of 1999, the Zoning Ordinance was amended include new landscape provisions. The ordinance, in part, requires that an average 50 foot landscape buffer be provided along the right of way of Community Character Corridors (in this instance, News Road). Furthermore, all structures must be setback a minimum of 15 feet from the perimeter of this buffer (the "construction zone" setback).

The applicant does not believe that the previously stated buffers are applicable to this phase of the development. While Phase I of Monticello a Powhatan adhered to these requirements, the present site plan (Phase II) does not meet these setbacks on News Road. The current plan shows only an approximately 42' landscape buffer (50' requirement) with a 15' construction buffer. To meet the ordinance requirements, the building layout will need to be shifted showing another change in the plan. The applicant is aware of this issue and has not requested a setback reduction or modification to the ordinance. The applicant has stated, in a February 14<sup>th</sup> letter, that he is willing to adhere to the Community Character Corridor along news Road. Staff believes the DRC should forward a

recommendation of denial on the current plan to the Planning Commission. Additionally, staff recommends that the DRC review and comment on a revised plan incorporating all comments listed above and the attached agency review comments.

attachments:

- ▶ Site plan (separate)
- ▶ Applicant Letter
- ▶ Agency review comments

**MOPOW, LLC**  
2101 Parks Avenue, Suite 201  
Virginia Beach, Virginia 23451  
(757) 422-6030  
(757) 422 6670 Fax



February 14, 2001

Mr. Ben Thompson  
James City County  
PO Box 8784  
Williamsburg, Virginia 23187-8784

Re: SP-1567-00 - Monticello at Powhatan, Phase II

Dear Ben:

This is in response to your February 6, 2001 letter concerning the above referenced case. This addresses items 1 and 2 as are therein enumerated.

**Item 1:** We believe that the new Section 24 – 35 would not apply, as the Powhatan Community is part of a non-conforming use subject to the Zoning Ordinance at the time. The ordinance at that time had no requirements for sidewalks on public roads. Furthermore, we believe sidewalks would be unnecessary and undesirable along News Road and Old News Road because they would require the removal of the treed buffer that would visually screen and enhance the proposed development. Clearly this would conflict with the clear requirement of section 24 – 94 (a).

Finally, extending them along News Road from its intersection with Old News Road to Monticello at Powhatan Phase I provides no useful purpose as there are no sidewalks on News Road in front of Phase I of Monticello at Powhatan.

**Item 2:** Again, we believe that the approved Master Plan for Powhatan Secondary defined the requirements for Landscape Preservation Zones. Therefore the CCC requirement would not apply. Our plan, as submitted, fully addresses the LPZ requirement. As a courtesy rather than requirement, we are willing to adhere to the CCC requirements along News Road to preserve the nature of the News Road corridor.

As we discussed, the questions are legal in nature and therefore, we believe, warrant the County Attorney's involvement.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bradley J. Waitzer". The signature is written in a cursive style with a large loop at the end.

Bradley J. Waitzer

BJW:kn



## DEVELOPMENT MANAGEMENT

101-E MOUNTS BAY ROAD, P.O. BOX 8784, WILLIAMSBURG, VIRGINIA 23187-8784  
(757) 253-6671 Fax: (757) 253-6850 E-MAIL: devtman@james-city.va.us

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codecomp@james-city.va.us

ENVIRONMENTAL DIVISION  
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environ@james-city.va.us

PLANNING  
(757) 253-6685  
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COUNTY ENGINEER  
(757) 253-6678  
INTEGRATED PEST MANAGEMENT  
(757) 259-4116

February 6, 2001

Mr. Brad Waitzer  
W.P. Large  
244 Mustang Trail, Suite 6  
Williamsburg, Virginia 23452

RE: SP-156-00 Monticello at Powhatan, Phase II

Dear Mr. Waitzer:

This letter is a follow-up to our previous conversation on the 29<sup>th</sup> of January, about Monticello at Powhatan, Phase II. The following comments have been generated from staff and agency review:

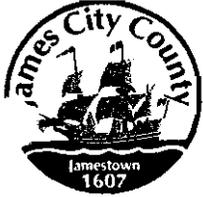
**Planning:**

1. Sidewalks be provided along all existing public roads abutting property to be developed. In this instance, a sidewalk is required along News Road and Powhatan Secondary Road.
2. The Zoning Ordinance requires that an average 50 foot landscape buffer be provided along the right of way of Community Character Corridors (in this instance, News Road). Furthermore, all structures must be setback a minimum of 15 feet from the perimeter of this buffer (the "construction zone" setback). The present site plan does not meet these setbacks on News Road. Due to this issue the building layout will need to be shifted showing another change in the plan.
3. These are the major comments some minor comments may be forthcoming.

Environmental: Comments enclosed.

JCSA: Comments enclosed.

Landscaping: Comments enclosed.



## DEVELOPMENT MANAGEMENT

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(757) 253-6671 Fax: (757) 253-6850 E-MAIL: [devtman@james-city.va.us](mailto:devtman@james-city.va.us)

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(757) 259-4116

### County Engineer:

1. Please show sidewalks along News Road and Old News Road
2. Please show three pedestrian bridges crossing the paved ditch to the sidewalk on the North side.
3. Please show private street construction guidelines.

### Fire Department:

1. Add Fire Hydrant in vicinity of North-West Corner of Building "EE" within 15' of curb. (400' spacing required between fire hydrant).

Sincerely,

Ben Thompson,  
Planner



ENVIRONMENTAL DIVISION REVIEW COMMENTS  
MONTICELLO AT POWHATAN APARTMENTS (PHASE 2)  
COUNTY PLAN NO. SP - 156 - 00  
February 2, 2001

MDW / SJT

General Comments:

1. A Land Disturbing Permit and Siltation Agreement, with surety, are required for this phase of the project.
2. Water and sewer inspection fees, as applicable, must be paid in full prior to issuance of a Land Disturbing Permit for this phase of the project.
3. Upon completion, As-Built drawings must be provided for the offsite wet extended detention facility which services this site. Also, upon completion, the facility shall be certified by a professional engineer who inspected the structure during construction. The certification shall state that to the best of his/her judgement, knowledge and belief, the structure was constructed in accordance with the approval plans and specifications.
4. Site Tabulation. Provide impervious cover and disturbed area estimates for Phase 2 of the project.
5. Site Design. It was our understanding that all site and utility grades were raised 0.5 feet to balance earthwork on Phase I of the project. Ensure all grading and drainage facilities as proposed for Phase 2 reflect proper tie and connect to correct Phase I site contours, inverts, etc. There could be considerable field discrepancies if the Phase 2 design plan reflects tie/connection information to Phase I data prior to the site being raised.

Chesapeake Bay Preservation:

6. Environmental Inventory. Provide an environmental inventory for the Phase 2 work area in accordance with Section 23-10(2) of the Chesapeake Bay Preservation ordinance. Components include tidal wetlands, tidal shores, non-tidal wetlands in RPA, resource protection areas, non-tidal wetlands in RMA, hydric soils and slopes 25 percent or greater.
7. Steep Slope Areas. Section 23-5 of the Chesapeake Bay Preservation Ordinance does not allow land disturbing activities to be performed on slopes of 25 percent or greater. Based on existing topography shown on Sheet C 3.0, it appears that steep slope areas are impacted in the north central part of the Phase 2 tract; therefore, a request for a waiver or exception is required, in writing.

Erosion & Sediment Control Plan:

8. Temporary Stockpile Areas. Show any temporary soil stockpile, staging and equipment storage areas (with required erosion and sediment controls) as required for Phase 2 of the project or indicate on the plans that none are anticipated.
9. Phase I Areas. A temporary soil stockpile, construction entrance and staging and equipment storage areas are being utilized on the Phase 2 site for current Phase I activities. Show the approximate locations of these areas on Sheet C 3.0, especially if they are to be utilized for Phase 2. Discuss how these areas will be adjusted, relocated or worked around during Phase 2 construction.
10. E&SC Narrative. Provide a brief narrative in accordance with VESCH requirements. The narrative should include important site information as well as specific control and stabilization measures as proposed for this phase. Include a brief description of site soils, consistent with the County Soil Survey and information previously presented in the Phase I design report, since no soils map was provided.

11. E&SC Plan. It would appear the perimeter diversion dike/sediment trap arrangement is adequate for erosion and sediment control for the southern part of the site (ie. from existing Building T and south). However, use of perimeter silt fence as primary control for the central and northern portions of the Phase 2 tract is questionable. During initial clearing and prior to grading and installation of the storm drainage system, the perimeter silt fence will be subject to slope lengths well in excess of 100 feet per Minimum Standard 3.05 of the VESCH. In addition, silt fence placement perpendicular to contours will tend to concentrate flow along the fence to low points rather than filtering through the fence as intended. In order to avoid excessive maintenance difficulties with silt fence in Phase 2 and to minimize the potential for offsite sediment discharge on parking and yard areas associated with existing Buildings T, W and X, alternate perimeter erosion and sediment control measures such as diversion dikes, traps, etc. would be necessary to control the central and north area.
12. E&SC Plan. Although it appears the sediment trap/perimeter diversion dike arrange is adequate for erosion and sediment control for the southern portion of the Phase 2 tract, the physical location of the sediment trap will directly conflict with site grading, roadway and utility installations including the 10-inch waterline, 8-inch sanitary sewer and storm drainage piping. The sediment trap should be pulled as far as possible toward the west site perimeter along the limit of work/grading. The trap could be designed to work in conjunction with existing Inlet B-2-2 to provide adequate control during the entire life of the project and not interfere with sitework operations. Adjust the sequence of construction as necessary to include storm drain installations necessary to use the sediment trap under this configuration.
13. Sequence of Construction. Indicate in the sequence of construction when the main portion of site grading (cut/fill) is to be performed. It is not discernible whether it will be possible to install the entire storm drainage system per Step 8 of the construction sequence without most of the site being rough graded first.
14. Grading. The grade of the roadway in front of and at the parking area located between Buildings CC and DD appears excessively steep.
15. Sediment Trap. Trap design shows 4H:1V basin side slopes, but the standard detail on Sheet C 7.0 specifies 2H:1V sideslopes. On plan Sheet C 3.0, label bottom elevation, sideslopes and proposed contours associated with the temporary sediment trap. If the sediment trap is to be moved toward the west and modified in function in conjunction with inlet B-2-2, provide details necessary for modified construction, especially for the inlet-overflow arrangement.
16. Stabilization. Include provisions on the plan for repair and restoration of stabilized yard areas which may become disturbed and stormwater conveyance channel linings which may become damaged due to post-grading installation of incidental utilities such as electric, cable, telephone, etc.
17. Downstream BMP Protection. Include provisions on the erosion and sediment control plan to monitor the existing downstream (offsite) wet extended detention BMP for signs of sedimentation, specifically at the 27-inch and 48-inch storm outfalls into the basin, during or as a result of construction of Phase 2. This facility is not intended to be the primary sediment control device for Phase 2 work. The contractor should be aware that additional onsite or offsite controls, sediment removal and coordination with the owner, engineer and County may be required to adequately protect the constructed facility.

**Stormwater Management / Drainage:**

18. Drainage Map. Provide a drainage map showing proposed drainage subareas with divides for all stormwater drainage facilities (inlets, etc.) and special points of analyses (sediment traps, etc). The drainage map should accurately reflect drainage areas and runoff coefficients presented in the storm drain design table.

19. Plan Information. Refer to approved County Plan SP-78-99 on Sheet C 2.0 for the existing stormwater management facility on the Phase 1 parcel. Also, the drawing scale on Sheet C 6.0 does not appear to be correct.
20. Standard Notes. Note 1 on Sheet C 4.0 indicates that all materials and construction within public right-of-way is to follow VDOT Standards and Specifications. Please indicate whether remaining onsite storm drain work, outside the right-of-way, is to follow VDOT standards for material and construction. If not, provide information on the plans and details as appropriate for proper construction including material specifications, installation details, etc.
21. Storm Drain Design. Based on the hydraulic grade line summary table, tailwater elevation assumptions used as a basis for design of storm systems A and B in Phase 2 are El. 66.80 and El. 65.73, respectively. These values are not similar to design hydraulic grade line elevations for structure R3 and J2 based on the Phase I storm drainage computations. Design hydraulic grade lines for Structure R3 (at end of Phase 2 System A) and Structure J2 (at end of Phase 2 System B) were previously shown at El. 68.08 and El. 67.15, respectively. The original (Phase 1) design hydraulic grade line elevations are considerably higher than used for Phase 2 design. Please explain the discrepancy or change. Also, please indicate if the starting hydraulic grade lines used for design of the Phase 2 storm drainage system reflect adjustment due to raising of the Phase 1 site drainage system.
22. RCP Pipe. Note 7 on Sheet C 4.0 indicates that all site storm drainage pipe is to be Class III reinforced concrete pipe. Ensure storm drain segments across the interior roadways, specifically pipe segments from structures A-2 to A-3, B-7 to B-8, B-3 to B-2 and B-2 to B-1 do not require thicker class pipe due to potential live load conditions.
23. Storm Drains. Show existing pipe data for first offsite connecting storm drain pipe segments for Systems A and B on the construction plan. This would include pipe segment A-1 (Phase 2) to R3 (Phase 1) for System A and for pipe segment B-1 (Phase 2) to J2 (Phase 1) for System B.
24. Open Channel Flow to Parking Areas. There are 4 areas on the plan where concentrated open channel flow will discharge across curb onto paved parking area. These areas are located as such: southwest of Building EE, southwest of Building BB, northeast of Building BB and northeast of Building Y. No details were provided to show the transition from open channel flow through the curbing. Erosion along site curbing, drainage complaints in the parking areas and ice/freezing conditions in the winter months may result from these design arrangements.
25. Drainage Inlet. Ensure there is adequate horizontal and vertical separation between the design ponding WSEL at inlet B-2-2 from existing Building R, both during and following construction.
26. Landscaping. Ensure that landscaping plant clusters (trees, shrubs, etc.) as proposed will not obstruct flow in onsite stormwater conveyance channels. See conflict areas along the east side of Buildings AA and Z.
27. Stormwater Conveyance Channels. Provide calculations to support the design of all onsite open channels (velocity, capacity, etc.). Computations should support use of the grass lining as shown on the typical section on Sheet C 7.1. If linings are required for erosion resistance, use of high performance turf reinforcement matting (TRMs) is recommended, rather than hard armoring such as concrete or riprap to promote water quality and aesthetics.
28. Utility conflicts. No storm drain profiles were provided to indicate potential storm drain conflicts with other site utilities. If storm drain profiles are not to be provided within the project plan set, please check to ensure there are no conflicts with the 10-inch and 4-inch waterline and 8-inch gravity sewer. Ensure there is adequate separation between storm drains and water/sanitary sewer lines in accordance with JCSA standards and adequate minimum cover is provided over all storm drains.

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INTEROFFICE MEMORANDUM

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TO: BEN THOMPSON  
FROM: LEE SCHNAPPINGER *LS*  
SUBJECT: SP-156-00, MONTICELLO AT POWHATAN PARCEL A/PHASE 2  
DATE: 1/25/01



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I have reviewed SP-156-00, the landscape plan for Monticello at Powhatan Parcel A/Phase 2, and have the following comments:

1. The plant material must meet the minimum size requirements in the James City County Zoning Ordinance at the time of planting. Deciduous shade trees should be a minimum of 1.5" caliper. Evergreen and ornamental trees are required to be 8' in height or have a minimum caliper of 1.25". Evergreen shrubs are required to be 18" in height or spread and deciduous shrubs have a 22" minimum height. Please refer to Section 24-90 of the James City County Zoning Ordinance for more information.
2. Although sufficient shrubs have been proposed to fulfill the planting requirements in the right of way planting, the applicant must make a guarantee that the existing trees will fulfill requirements after construction. Please add a note guaranteeing that the trees remaining in the buffers, along with tree plantings proposed, will fulfill requirements for the right of way plantings. This would require 58 trees/tree credits along Old News Road, 50 trees/tree credits along News Road, and 30 trees/tree credits along Powhatan Parkway. A final Certificate of Occupancy will not be issued if these requirements are not met.
3. A berm on the corner of News Road and Old News Road where no trees currently exist would benefit both the applicants and the public by helping to separate the road and proposed buildings. This would also be consistent with development at Monticello Marketplace.

*Faint, illegible text, possibly a stamp or signature, located at the bottom of the page.*



MEMORANDUM



Date: January 17, 2001  
To: Ben Thompson, Planning  
From: James C. Dawson, P.E., Chief Engineer - Water  
Subject: Monticello at Powhatan, Phase II, Case No. SP-156-00

A handwritten signature in cursive script that reads 'James C. Dawson'. The signature is written over the 'From:' line of the memorandum.

We reviewed the plans for the above project you forwarded on January 4, 2001, and noted the following comments.

1. Provide updated water and sanitary sewer data sheets for the project. I could not find data sheets for Phase I so these data sheets must include water demand and sanitary sewer flow for Phases I and II.

Please call me at 253-6677 if you have any questions or require any additional information.

JCD/

A:SITESUBARC45\SP156\_00.CM1

**Transmittal**



**Date:** January 4, 2000

**To:** JCSA Environmental Health Depart. Real Estate County Engineer Fire Dept.

**From:** Ben Thompson, Planning

**Subject:** SP-156-00 Monticello at Powhatan, Phase II

**Items Attached:** Plan and Drainage Calculations.

**Instruction:** Please Review, Comment, and Return by **January 17, 2000.**

**Comments:**

*Please show sidewalk along  
New Rd & Old News Rd.*

*Please show 3 pedestrian bridges  
crossing the paved ditch to the  
sidewalk on the north side  
of Powhatan Parkway*



*Please show private street  
construction guidelines -  
WV B*

## Transmittal



**Date:** January 4, 2000

**To:** JCSA Environmental Health Dept. Real Estate County Engineer Fire Dept. VDOT

**From:** Ben Thompson, Planning

**Subject:** SP-156-00 Monticello at Powhatan, Phase II

**Items Attached:** Plan and Drainage Calculations.

**Instruction:** Please Review, Comment, and Return by **January 17, 2000.**

**Comments:**

◦ ADD FIRE HYDRANT IN VICINITY OF NORTH-WEST CORNER OF BLOG "EE" WITHIN 15' OF CURB. (400' SPACING REQUIRED BETWEEN FIRE HYDRANTS)

◦ NOTE FOR JCSA - IS PROPOSED 10" WATER LINE ACCEPTABLE?

Joe Harris  
DEP. FIRE MARSHAL  
1/16/01

**S-006-01. Courthouse Green Development Subdivision  
Staff Report for the February 28, 2001, Development Review Committee Meeting**

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**SUMMARY FACTS**

Applicant: Mr. Mark Richardson, AES Consulting Engineers

Land Owner: Courthouse Green of Williamsburg, L.L.C.

Proposed Use: Four individual lots for general business offices.

Location: 4091 Ironbound Road,  
West of Ironbound Road and Strawberry Plains Road Intersection

Tax Map/Parcel: (38-4) (1-46)

Primary Service Area: Inside

Parcel Size: 6.99 acres

Existing Zoning: M-1, Limited Business/Industrial

Comprehensive Plan: Mixed Use

Reason for DRC review: The proposed subdivision creates landlocked parcels.

Staff Contact: Karen Drake - Phone: 253-6685

**STAFF RECOMMENDATION**

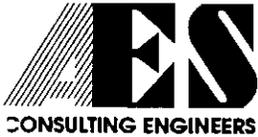
The proposed Courthouse Green Development Subdivision creates landlocked parcels (B & C) that do not abut nor have access to a proposed public street as required in Section 19-40 of the James City County Subdivision Ordinance. The applicant has requested an exception to this ordinance in accordance with Section 19-18 of the James City County Subdivision Ordinance.

Staff recommends approval of this subdivision exception because the development is designed to work and function as a unified office complex with shared access and additional access from adjacent property. Further, staff recommends approval with the condition that a mechanism be established to provide for joint maintenance of the shared access ways by each parcel. This mechanism shall be reviewed and approved by the Deputy County Attorney.

  
Karen Drake  
Planner

**Attachment:**

1. Letter from the Applicant
2. Subdivision Plan (Separate)



5248 Olde Towne Road • Suite 1 • Williamsburg, Virginia 23188  
(757) 253-0040 • Fax (757) 220-8994 • E-mail aes@aesva.com

February 5, 2001

Mr. Marvin Sowers  
Planning Director  
James City County Planning Department  
P.O. Box 8784  
Williamsburg, VA 23187



**RE: Courthouse Green of Williamsburg  
AES Project No. 8688-01**

Dear Mr. Sowers:

With regard to section 19-18 of the James City County Subdivision Ordinance, we are requesting an exception to the road frontage requirements for Parcels "B" and "C" of the Courthouse Green Development. Due to site constraints, lots "B" and "C" do not have frontage along Ironbound Road. These parcels, along with Parcels "A" and "D", will be accessed by a private ingress/egress easement as shown on the subdivision plat.

If you have any questions concerning this request, please feel free to call.

Sincerely,

AES Consulting Engineers

A handwritten signature in black ink, appearing to read 'Mark Richardson'.

Mark Richardson  
Project Manager

**Site Plan 02-01. James City County Human Service Center Parking Area Expansion**  
**Staff Report for the February 28, 2001, Development Review Committee Meeting**

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Summary Facts

**Applicant:** Mr. Bernard M. Farmer  
**Land Owner:** James City County  
**Proposed Use:** Employee Parking Area Expansion  
**Location:** 5249 Olde Town Road  
**Tax Map/Parcel:** (32-4)(1-29A)  
**Primary Service Area:** Inside  
**Parcel Size:** 5.5 acres  
**Existing Zoning:** Limited Business  
**Comprehensive Plan:** Neighborhood Commercial  
**Reason for DRC review:** State Code requires the Planning Commission review any new public facility and the proposed parking lot expansion was not included in the 1993 originally approved site plan  
**Staff Contact:** Karen Drake Phone: 253-6685

Staff Recommendation:

Staff finds the proposed parking lot expansion consistent with the existing uses at the Human Service Center and recommends that preliminary approval be granted subject to the attached agency review comments.

  
Karen Drake  
Planner

Attachments:

- 1.) Site Plan (separate)
- 2.) Agency Review Comments

## **Agency Review Comments**

### **For**

## **Site Plan 02-01. James City County Human Service Center Parking Area Expansion**

### Planning:

1. No existing or proposed handicap parking spaces are shown on the submitted plans. Please illustrate the existing and proposed handicap parking spaces in accordance to Section 24-56 of the James City County Zoning Ordinance.
2. Employee Parking Expansion Area #2 proposes only 2 spaces that will create driving difficulties for the occupants of those two spaces as well as difficulty for the occupants parked in the adjacent perpendicular parking spaces. Constructing these two spaces will also thin an already sparse buffer between the Human Service Building and the adjacent office park. Please address this issue in relation to the Design Standards for a limited business district in a Neighborhood Commercial district, Section 24-370 (c) of the James City County Zoning Ordinance.

### Landscape Planning:

1. The two spaces provided in Employee Parking Area Expansion 2 do not appear to leave an area for the occupants of those spaces or the spaces perpendicular to them to successfully back and pull into the drive aisle.
2. Please ensure that the structural aspect of the detention basin (riser assembly) is screened from public view and adjacent properties in accordance with Section 24-98 (d) (2) of the James City County Zoning Ordinance.

### County Engineer:

1. The plans, as submitted, are acceptable.

### Environmental:

- 1 Please refer to attached comment letter, dated February 7, 2001.

### Fire Department:

1. The plans, as submitted, are acceptable.

### JCSA:

1. Show the existing water service to the building from the meter to assure no conflicts with the proposed parking lot expansion.
2. Show the existing sanitary sewer lateral and cleanout(s) from the building to the existing sanitary sewer manhole shown on Sheet 2 and 3.

ENVIRONMENTAL DIVISION REVIEW COMMENTS  
JCC Human Services Center Parking Lot Expansion  
SP-002-01  
February 7, 2001 *M.D.W./D.E.C.*



1. A Land Disturbing Permit is required for this project.
2. As-built drawings must be provided for the detention basin on completion. Also, a note shall be provided on the plan stating that upon completion, the construction of the dam will be certified by a professional engineer who has inspected the structure during construction.
3. Replace the Erosion Control Notes on sheet 6 with the revised James City County Erosion Control Notes dated 5/5/99.
4. The fabricated riser details are extremely small and hard to read, enlarge to make legible.
5. Its unclear whether there is a grate to be provided for the existing DI opening at elevation 94.77. To clarify, state that the existing grate will be removed. The narrow width of the weir opening will keep out any debris that could clog the 15 inch outlet pipe.
6. Provide a landscape plan for the BMP that details the wetland plants to be installed.
7. Lower the top elevation of the riser extension to elevation 96.35, the design high water elevation for the 10-year storm. This should increase the freeboard for the 100-year storm.
8. Reroute the 100-year storm with the lower riser extension and the top of the dam at elevation 97.0. There needs to be as much freeboard as possible to the top of the dam for the 100-year storm.
8. Increase the size of the openings provided in the end cap for the low flow release to be used during the sediment trap phase of the project. The 1/4" holes will plug too easily. See Temporary Sediment Trap detail.
9. Provide a detail that shows what the end treatment for the 3-inch low flow orifice is to be. It should be one of the types provided in the County's BMP manual, Appendix C.

**C-022-01. Ironbound Village Master Plan Amendment  
Staff Report for the February 28, 2001, Development Review Committee Meeting**

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**SUMMARY FACTS**

Applicant: Mr. Howard Price, AES Consulting Engineers

Land Owner: Mr. Robert Turlington

Use: A mixed-use development with up to 18,250 square feet of office space, 23 single family residential lots, 4 apartments, 7 townhomes, with residential units used for affordable housing.

Location: 4450 Ironbound Road and 112 Magazine Road—Berkeley District

Tax Map/Parcel: (39-1)(1-47) and (39-1)(1-47A)

Primary Service Area: Inside

Parcel Size: 7.75 acres

Existing Zoning: MU, Mixed Use

Comprehensive Plan: Low-Density Residential

Surrounding Zoning: North: City of Williamsburg, Residential  
East, South: R-2, General Residential (Ironbound Square)  
West: M-1, Limited Business (VDOT & Tewning Rd.)

Reason for DRC review: The applicant has requested a deviation to the approved Ironbound Village Master Plan, dated 09/13/2000.

Staff Contact: Karen Drake - Phone: 253-6685

**STAFF RECOMMENDATION**

The approved master plan for Ironbound Village illustrates seven townhouses located in two groups of three and four townhouses respectively. As outlined in the Mixed Use District of the Zoning Ordinance this development configuration has an Area Designation of "B" that allows for development of attached structures containing two to four dwelling units.

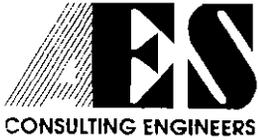
To create more buffer space between the townhouses, offices and single-family homes, the applicant proposes to slide the townhouses together so there will be one group of seven townhouses, with a maximum story height of two floors. This proposed configuration of buildings does not technically meet the Area Designation of "B" but neither does it alter or impact the overall character of the development.

Staff recommends approval of this minor deviation to the Ironbound Village Master Plan for "it does not significantly alter the character of land uses or other features or conflict with any conditions placed on the approval of the rezoning." Please note that when site plans are submitted, review comments from other agencies will be obtained.

  
Karen Drake  
Planner

**Attachments:**

1. Letter from the Applicant
2. Conceptual Plan (separate)



5248 Olde Towne Road • Suite 1 • Williamsburg, Virginia 23188  
(757) 253-0040 • Fax (757) 220-8994 • E-mail aes@aesva.com

February 16, 2000

Mr. O. Marvin Sowers  
Planning Director  
James City County  
Planning Department  
P.O. Box 8784  
Williamsburg, Virginia 23187-8784



**RE: Ironbound Village  
AES Project No. 8914-01**

Dear Mr. Sowers:

Pursuant to a telephone conversation between James City County staff (Karen Drake) and James Peters on February 12, AES is providing this letter in accordance with Section 24-518 of the James City County Ordinance that allows for Planning Commission approval to minor alterations of an approved master plan.

We are proposing a revision from the previously approved master plan that will slide both groups of townhouse units five feet. This creates an additional five-foot buffer from the single-family dwelling units and office uses (see attached drawings). We feel this deviation in the layout will not have any impact on the overall character of the development. We would greatly appreciate it if this could be placed on the February 28 D.R.C. meeting for final approval at the March 5 Planning Commission meeting.

Please feel free to contact me at (757) 253-0040 if you have any questions or comments.

Sincerely,

AES Consulting Engineers

A handwritten signature in cursive script, appearing to read 'Howard Price'.

Howard Price  
Project Manager

cc: Rob Turlington

## **DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of February 28, 2001**

### **Case No. SP-5-01**

### **Skiffes Creek Village, Parcel B**

Mr. Jim Clayton, on behalf of G.C.R. Inc. has requested that the DRC review the proposed plans. The property is located adjacent to Skiffe's Creek Townhouses, off Pocahontas Trail in Grove and can be further identified as Parcel No. (1-15) on the JCC Real Estate Tax Map No. (59-2). This case is under Planning Commission review due to the fact it proposes a group of buildings with a total floor area that exceeds 30,000 square feet.

**Action: The DRC recommended preliminary approval of the above case.**

### **Case No. S-103-00**

### **Powhatan Village**

Mr. Steve Romeo, on behalf of Landmark Design Group, has requested that the DRC review this project for several reasons: Per the Zoning Ordinance, the proposed combined size of the units exceeds 30,000 sq. ft.; No conceptual plan was previously approved; Private streets were proposed; Per the proffers, recreational facilities must be provided, as approved by the DRC; and Modifications of the sidewalk requirements and the Landscape Ordinance are being requested. This property is located at Powhatan Secondary off News Road and can be further identified as Parcel No. (1-21) on the JCC Real Estate Tax Map No. (38-3).

**Action: The DRC recommended approval of certain requests for waivers, with modifications. Also, the DRC recommended that preliminary approval be granted subject to the submission of revised plans which adequately reflect the modifications approved by the DRC.**

### **Case No. C-25-01**

### **Brandon Woods Entrance Features**

Mr. Myrl Hairfield of Brookstone Ventures has requested that the DRC review and approve the entry features for the Brandon Woods Subdivision as specified in the proffers. The sign on John Tyler Highway was previously approved in August 1998 as part of the Dwelling Unit Design Criteria pattern book. The owner wishes to supplement the existing sign and landscaping with a combination brick wall and fence along the entrance. The brick wall will be a maximum of 48 inches in height. The fence will be white PVC vinyl and approximately 30 feet in length.

**Action: The DRC recommended approval of the Brandon Woods entrance features.**

### **Case No. SP-156-00**

### **Monticello at Powhatan Apartments, Phase II**

The applicant, Mr. Brad Waitzer has requested that the DRC review the proposed plans. The property is located at Powhatan Secondary off News Road and can be further identified as Parcel No. (1-33) on the JCC Real Estate Tax Map No. (38-3). This case is under Planning Commission review due to the fact it proposes a group of buildings with a total floor area that exceeds 30,000 square feet.

**Action: The DRC deferred action on this case until the March 28, 2001 meeting per applicant's request.**

### **Case No. S-6-01**

### **Courthouse Green Development Subdivision**

Mr. Mark Richardson, on behalf of AES Consulting Engineers has requested that the DRC review the proposed plans. The property is located at 4091 Ironbound Road west of Ironbound Road and Strawberry Plains Road and can be further identified as Parcel No. (1-46) on the JCC Real Estate Tax Map No. (38-4). This case comes to the DRC for approval of an exception to allow the creation of two parcels that do not abut a public road because the development is designed to work and function as a unified office complex with shared access and additional access from adjacent property. Further, staff recommends approval with a condition that a mechanism be established to provide for joint maintenance of the shared

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of February 28, 2001**  
**Page 2**

access ways by each parcel. This mechanism shall be reviewed and approved by the Deputy County Attorney.

**Action: The DRC recommended preliminary approval of the above case, including the staff recommendation for joint maintenance of the shared access.**

**Case No. SP-2-01**                      **James City County- Human Services Bldg. Parking Lot Expansion**  
Mr. Bernard M. Farmer, on behalf of James City County has requested that the DRC review the proposed plans because State Code requires the Planning Commission review any new public facility and the proposed parking lot expansion was not included in the 1993 originally approved site plan. The property is located at 5249 Olde Towne Road and can be further identified as Parcel No. (1-29A) on the JCC Real Estate Tax Map No. (32-4).

**Action: The DRC recommended preliminary approval of the above case.**

**Case No. C-22-01**                      **Ironbound Village Master Plan Amendment**  
Mr. Howard Price, on behalf of AES Consulting Engineers has requested that the DRC review the proposed plans because there has been a deviation to the approved Ironbound Village Master Plan dated September 13, 2000. The property is located at 4450 Ironbound Road and 112 Magazine Road and can be further identified as Parcel Nos. (1-47), (1-47A) on the JCC Real Estate Tax Map No. (39-1).

**Action: The DRC recommended preliminary approval of the Master Plan amendment.**

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**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 2/1/2001**

**THROUGH: 3/2/2001**

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**I. SITE PLANS**

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**A. PENDING PRELIMINARY APPROVAL**

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SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-085-99	Villages at Westminster Recreation Center SP Amend
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-042-00	Ironbound Road Sidewalk
SP-082-00	Stonehouse - LaGrange Parkway Extension
SP-094-00	Powhatan Secondary - Road Extension & Dam
SP-097-00	Monticello at Powhatan Apartments Lighting SP Am.
SP-102-00	Williamsburg Crossing Parking Lot Add. SP Amend.
SP-108-00	Stonehouse - John Deere Gator Demonstration Track
SP-111-00	Williamsburg Plantation Coach House Rd Extension
SP-120-00	JCSA, Lift Station 2-7, Rehab., Kingsmill
SP-123-00	Powhatan Office Park SP Amendment (lighting)
SP-127-00	Masjid Abdul Aziz - Parking Amendment
SP-136-00	Greensprings Grocery
SP-139-00	Busch Gardens -Williamsburg Lift Station Upgrades
SP-147-00	Kingsmill on the James- Rivers Edge, Phase IV
SP-150-00	Williamsburg Business Center, Phase III
SP-151-00	Go-Karts Plus, Kiddie Karts SP Amendment
SP-001-01	Stonehouse Nature Trail
SP-004-01	Busch Gardens- Wmsbg Lift Station Upgrades,Phs. II
SP-008-01	Williamsburg Landing - Best Residence Addition
SP-009-01	Busch Corp. - Printpak, Pallet Washer Bldg. Add'n
SP-013-01	Kingsmill - Woods Golf Maint. Bldg. Wash Down Area
SP-014-01	Mill Pond Park
SP-015-01	Crown Landing Apartments
SP-016-01	District Park Sports Complex Lighting Plan, Phase1
SP-017-01	Morgan Dental Office
SP-018-01	Stonehouse Elementary School SP Amendment (Shed)

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**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-020-00	Ewell Station - J.W. Crossing	4/3/2001
SP-080-00	Wellington Cross Country Sewer Main	7/26/2001
SP-103-00	Williamsburg Plantation Section 5, Units 97-133	10/2/2001
SP-110-00	Mt. Pleasant Baptist Church	10/9/2001
SP-118-00	King of Glory Lutheran Church/Comm Ctr/Edu Expans.	11/2/2001

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SP-125-00	JCC District Park - Hotwater Coles Tract	11/6/2001
SP-132-00	Courthouse Green - SP Amendment	12/6/2001
SP-135-00	Marketplace Shoppes - Phase II/Sun Trust Bank	12/13/2001
SP-138-00	Busch Corp. Center - Quarterland Commons, Phase 10	1/11/2002
SP-143-00	JCSA Operations Center Site Expansion	1/12/2002
SP-145-00	Williamsburg Pottery Factory Garage & Sheds Add	1/8/2002
SP-149-00	Little Creek Reservoir Water Access Park	2/5/2002
SP-154-00	Wellsprings United Methodist Church	2/19/2002
SP-156-00	Monticello at Powhatan Apartments, Phase II	3/5/2002
SP-002-01	JCC HSC Parking Area Expansion	3/5/2002
SP-005-01	Skiffes Creek Village Parcel B	3/5/2002
SP-007-01	Kingsmill River Course Starter's Shack	2/8/2002
SP-010-01	Anheuser-Busch Employee Cafeteria/Training Fac.	2/16/2002

<b>C. FINAL APPROVAL</b>		<b>DATE</b>
SP-115-00	JCSA - Lift Station 6-8, Replacement	2/5/2001
SP-122-00	Wmbg. Cr., Riverside Medical Office Building SP Am	2/14/2001
SP-131-00	Busch Corporate Center - McLaws Place	2/21/2001
SP-134-00	JCSA, Lift Station 7-2 Rehab., Burton Woods	2/15/2001
SP-155-00	Advanced Vision Institute SP Amendment	2/5/2001
SP-003-01	Ford's Colony - Williamsburg West Guardhouse	2/22/2001
SP-011-01	Busch Garden's Entrance Conversion SP Amendment	2/22/2001
SP-012-01	Mid-County Park SP Amendment (Storage Shed)Field 2	2/12/2001

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## II. SUBDIVISION PLANS

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### A. PENDING PRELIMINARY APPROVAL

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S-062-98	Ball Metal Conservation Easement
S-013-99	JCSA Mission Bank ROW Acquisition
S-074-99	Longhill Station, Section 2B
S-086-99	Peleg's Point, Section 5
S-110-99	George White & City of Newport News BLA
S-006-00	Ewell Station, Lots 1, 4 & 5
S-050-00	Indigo Heights
S-070-00	The Villages at Westminster Phase IV, Section II
S-074-00	Stonehouse, Bent Tree, Sect. 5B, Ph. 2
S-079-00	Spencer/Reed BLA - lot 2 & 3
S-084-00	Longhill Gate Section 1 BLA
S-086-00	Ford's Colony Section 30 Lots 1-98
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-093-00	Hidden Estates Phase I
S-103-00	Powhatan Village - Powhatan Secondary
S-005-01	Wright Family Subdivision
S-006-01	Property of Courthouse Green of Williamsburg, L.L.
S-009-01	Scott Trust Subdivision
S-017-01	BLE Lot 8 Chanco Woods
S-019-01	Donald L. Hazelwood Parcel A2
S-021-01	Charles E. & Marsha Smith
S-024-01	Stonehouse, Bent Tree, Phase 1 Amended Plans
S-025-01	Longhill Station Section 3
S-026-01	Busch Corp. Center parcels 1, 9, 10, 14, 60&BasinC
S-027-01	Landfall @ Jamestown, Ph. 4 Amended Plat
S-029-01	Stonehouse Sec. 5-B, "Bent Tree" Ph 1. New Lot 14

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### B. PENDING FINAL APPROVAL

### EXPIRE DATE

S-077-97	Landfall at Jamestown, Phase 5	4/23/2001
S-126-98	Powhatan Woods, Phase 2, Development Plans	1/5/2003
S-039-99	Harwood - Pine Grove	6/23/2001
S-079-99	Wellington Section 1	3/29/2001
S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans	4/6/2001
S-034-00	The Pointe at Jamestown, Phase 2 Dev Plans	6/5/2001
S-035-00	Mulberry Place	7/5/2001
S-036-00	New Town - Casey Sub. & BLE - Windsor Meade	9/27/2001
S-040-00	Westmoreland Sections 3 & 4	7/5/2001
S-041-00	Powhatan Secondary, Phase 6B	7/27/2001
S-044-00	Ford's Colony, Section 31, Lots 82-142	7/10/2001
S-045-00	Scott's Pond, Section 2	8/7/2001

S-047-00	Hankins Industrial Park Road Extension	8/11/2001
S-058-00	Powhatan Secondary, Phase 7-A	10/2/2001
S-071-00	Ida C Sheldon Estate	2/9/2002
S-078-00	Busch Corp. Center Parcel C, Sub. of parcel 1,9,14,	11/16/2001
S-082-00	Lake Powell Forest, Phase III - plat	11/28/2001
S-087-00	Parcel 1- Linda Cowles Henderson Subdivision	11/30/2001
S-008-01	Greensprings Plantation, Phs II Lots 45 & 46	2/2/2002
S-014-01	Michelle Radcliffe-Boundary Line Adjustment	1/31/2002
S-018-01	BLA Lots 8,9,10,11 and 11A The Foxes	2/16/2002
S-022-01	Section 1A Williamsburg West BLE Lots 28 &29	2/27/2002

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<b>C. FINAL APPROVAL</b>		<b>DATE</b>
S-003-99	Stonehouse, Bent Tree, Sect 5B, Ph. 1 Dev Plans	2/12/2001
S-073-00	Kingsmill - Warehams Pond Recreation Center	2/15/2001
S-088-00	C M Chandler	2/12/2001
S-004-01	Waterford at Powhatan Sec., Ph. 20	2/7/2001
S-007-01	Marketplace Shoppes - Parcel 2, SunTrust Bank	2/13/2001
S-012-01	Springhill Ph. 3 & 4, Plat of Correction	2/20/2001
S-015-01	Kingswood - Essie J. Jenkins	2/20/2001
S-016-01	Plat of BLA between A&W L.L.C and Mulberry Place	2/5/2001
S-023-01	Kingsmill - Burwell's Landing, Lot 13 BLA	3/1/2001
S-028-01	Kingsmill - Rivers Edge Phase III, Lots 14A, 14B	2/28/2001

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<b>D. EXPIRED</b>	
S-023-97	Fenwick Hills, Phase I
S-078-99	Powhatan Secondary Phase 6-A
S-103-99	Greensprings West, Phase 3
S-127-99	Wexford Hills, Phase 2 & 3, Construction Plans
S-080-00	Magruder Woods

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**February 28, 2001**

**4:00 p.m.**

**JAMES CITY COUNTY GOVERNMENT COMPLEX  
Conference Room, Building E**

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1. Roll Call
2. Minutes - Meeting of January 31, 2001
3. Cases
  - A. SP-5-01 Skiffes Creek Village, Parcel B
  - B. S-103-00 Powhatan Village
  - C. C-25-01 Brandon Woods Entrance Features
  - D. SP-156-00 Monticello at Powhatan Apartments, Phase II
  - E. S-6-01 Courthouse Green Development Subdivision
  - F. SP-2-01 James City County- Human Services Bldg. Parking Lot Expansion
  - G. C-22-01 Ironbound Village Master Plan Amendment
5. Adjournment