

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE  
COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING E CONFERENCE ROOM  
AT 4:00 P.M. ON THE 28TH DAY OF FEBRUARY, TWO THOUSAND ONE

1. ROLL CALL

Mr. John Hagee  
Mr. Martin Garrett  
Ms. Peggy Wildman

ALSO PRESENT

Ms. Karen Drake, Planner  
Mr. Paul Holt, Senior Planner  
Mr. John T.P. Horne, Development Manager  
Mr. Allen Murphy, Zoning Administrator/Principal Planner  
Mr. Leo Rogers, Deputy County Attorney  
Ms. Jill Schmidle, Senior Planner  
Mr. O. Marvin Sowers, Jr., Planning Director  
Mr. Ben Thompson, Planner

2. MINUTES

Upon unanimous voice vote, the minutes of the January 31, 2001, meeting were approved.

3. Case No. SP-5-01. Skiffes Creek Village, Parcel B

Mr. Holt presented the staff report and stated that staff found the proposal generally acceptable and recommended that preliminary approval be granted, subject to staff review comments. Ms. Wildman inquired into the rental price of the units. Mr. Charlie Newbaker, representing the applicant, stated that the rental prices will be what the market allows - that there is no specific rental price, affordable or otherwise, that the developer is set on. Mr. Hagee inquired into the total number of units proposed. There being no further questions, following a motion by Mr. Garrett and a second by Ms. Wildman, the DRC recommended preliminary approval by a vote of 3-0.

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

The DRC began discussion by stating their desire to talk about the buffer issues first. Mr. Holt stated that the outstanding items and issues were recapped in the staff report and that staff could not add anything additional at this point and asked the DRC if there were further questions. Mr. Hagee inquired as to how the proposed landscaping could be installed given the existing vegetative cover. Mr. Steve Romeo stated that new landscaping could be installed without removing existing mature trees. Mr. Holt stated that existing understory growth would need to be removed. Mr. Garrett inquired as to where the private lot lines

would extend to. The DRC and staff discussed buffer widths for property on community character corridors. Mr. Lawrence Beamer noted what the proffers require and that he believed the new ordinances did not apply. Mr. Garrett inquired as to the proposed buffer widths on News Road. Mr. Garrett stated that he was looking at the application from a land use point of view and not a legal point of view. Mr. Leo Rogers noted that the DRC was not able to determine the legal status of the project and that function was the courts. Mr. Beamer stated that he would like to be able to berm the entire frontage of the property. Mr. Garrett stated from a land use point of view he could not support the plan as proposed. The DRC inquired into buffer widths and building setbacks on adjacent development. Ms. Wildman stated that she was not happy with the proposal either. Mr. Garrett stated that he could not support buffer in private back yards. Mr. Hagee stated his preference for planting additional landscaping in the buffer. Mr. Garrett and Ms. Wildman noted that some units were too close to the road. The DRC and the applicants discussed the practicality of differing private yard sizes. Mr. Hagee discussed berming. The DRC next talked about recreation and sidewalks. The conclusions of the DRC on the three issues were as follows:

#### Roadway Buffers:

*News Road* - the roadway buffer between Unit Nos. 57 thru 66, inclusive, shall be a minimum of 45 feet in width. Furthermore, these same units shall have a backyard in private property that is a maximum width of 10 feet. For Unit Nos. 67 thru 86, inclusive, the backyard in private property shall also have a maximum width of 10 feet. For Unit Nos. 171, 177, 178, 184, 185, 191 and 192, the backyard in private property shall have a maximum width of 5 feet, with the limits of clearing a maximum distance of 10 feet from the edge of the building. Landscaping shall be installed with quantities and species as identified on the plan titled "Planting Plan - LPZ and ROW, Powhatan Village," and dated December 19, 2000, however, the initial planting sizes of the proposed landscaping must be revised such that they are consistent with the minimum size requirements listed in Section 24-90 of the Zoning Ordinance. In addition, in accordance with offerings made by Centex, all landscaping will be installed concurrent with the development of Phase I. Finally, a landscaped berm should be added at the corner of Powhatan Secondary Road and News Road.

*Powhatan Secondary* - the width of the buffer should be consistent with buffer widths shown on previously submitted plans. In terms of new vegetation required, the buffer must be landscaped in accordance with Zoning Ordinance requirements.

#### Sidewalks:

*News Road* - the DRC approved the 4-5 foot wide trail. The material to be used to construct the soft trail is a natural earth polymer-binder mix.

*Powhatan Secondary Road* - no sidewalk or trail is required along this roadway.

## Recreation:

*Powhatan Village* - as approved by the DRC, trails and 3 gathering areas (each including a gazebo, at a minimum) must be provided, all in areas shown on plans previously submitted. In adjusting the plans to account for other needed changes, no changes must occur to the previously proposed sizes of gathering areas or open space (as these areas were agreed to as part of the recreation package).

*Powhatan Secondary (2.5 acre recreation site)* - as approved by the DRC, playground equipment (consisting of at least a slide and swingset group), picnic facilities and a fireplace must be provided. In addition, in accordance with the proffers, the 2.5 acres must be cleared to remove undesirable undergrowth, deadfalls, and windfalls. In addition, also as approved by the DRC, a paved trail must be provided from Powhatan Secondary Road in Phase 7, across the dam, to Providence Road in Phase 6. Furthermore, a paved trail must be provided connecting the trail to be installed around the BMP, to Road A within Powhatan Village. The trail must be located generally behind Unit Nos. 30-45, with sufficient separation distance from the property lines. Finally, this trail should be connected to the proposed connection between Lots 30 and 31.

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

Ms. Schmidle presented the staff report, stating that the purpose for DRC review is due to requirements in the Brandon Woods proffers. Ms. Schmidle stated that the additional entrance features will be an enhancement to what has been approved and what currently exists on site. The proposed entrance features consist of additional landscaping, a brick wall and white vinyl fence. Mr. Myrl Hairfield, the applicant, elaborated on the entrance features. The DRC, finding that the features will be an improvement to the existing entrance, unanimously recommended approval.

### 6. Case No. SP-156-00. Monticello at Powhatan Apartments, Phase II

Mr. Holt presented the case on behalf of Mr. Ben Thompson and stated that the applicant withdrew the case from DRC consideration at this time.

### 7. Case No. S-6-01. Courthouse Green Development Subdivision

Ms. Drake presented the staff report. Ms. Drake stated that staff recommends approval of the subdivision 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 access ways by each parcel. This mechanism shall be reviewed and approved by the Deputy County Attorney. With no further comments or questions, the DRC recommended that preliminary approval be granted, including the staff recommendation for joint maintenance of the shared access, by a vote of 3-0.

8. Case No. SP-2-01. James City County Human Service Building Parking Lot Expansion

Ms. Drake presented the staff report and recommended preliminary approval be granted subject to agency review comments. The applicant, Mr. Farmer, responded to staff concerns about the proposed parking area expansion #2 and that there was adequate space for vehicles to maneuver because the parking aisle is twenty-four feet wide. Mr. Farmer answered Ms. Wildman's question that making the parking area expansion #2 spaces reserved for compact cars would not make a difference in alleviating staff concerns about difficulties entering and exiting parking area expansion #2. Mr. Garrett asked what the existing landscape buffer is near the proposed parking area expansion #2. Ms. Drake responded that there was a thin strip of trees and natural vegetation. Mr. Farmer stated that no additional trees would be cut down because half of the asphalt for the proposed parking area expansion #2 already exists from the original construction of the parking lot. With no further comments or questions, the DRC recommended that preliminary approval be granted subject to agency review comments by a vote of 3-0.

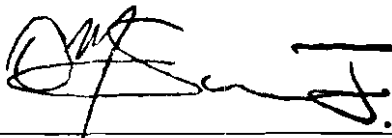
9. Case No. C-22-01. Ironbound Village Master Plan Amendment

Ms. Drake presented the staff report. Ms. Drake stated that staff recommended the requested deviation from the Ironbound Village Master Plan be granted because the deviation does not significantly alter the character of land use within the proposed development. Mr. Howard Price of AES Consulting Engineers spoke on behalf of the applicant and stated that joining the seven townhouses into one unit would create more buffer area between the townhouses and office buildings. Mr. Garrett verified that there would still be seven townhouses total, as originally approved. Ms. Wildman questioned if there would be fire walls between townhouses. Mr. Price stated that the townhouses would be constructed in accordance with the building code regulations. Ms. Drake added that when site plans are submitted, the fire department would review and comments on the submitted plans. With no further comments or questions, the DRC approved the deviation to the Ironbound Village master plan by a vote of 3-0.

10. ADJOURNMENT

There being no further business, the February 28, 2001, Development Review Committee meeting adjourned at approximately 6:10 p.m.

  
\_\_\_\_\_  
John Hagee, Chairman

  
\_\_\_\_\_  
O. Marvin Sowers, Jr., Secretary

## **Williamsburg Dodge**

### **Overhead Utility Line Request**

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

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#### **SUMMARY FACTS**

**Applicant/Land Owner:** Mr. John Dodson

**Proposed Use:** Car dealership

**Location:** 7101 Richmond Road - Norge

**Tax Map/Parcel:** (24-1)(1-8)

**Primary Service Area:** Inside

**Existing Zoning:** B-1, General Business, with proffers

**Comprehensive Plan:** Community Commercial

**Reason for DRC review:** This property was previously rezoned and the use permitted by an approved special use permit. A site plan was subsequently approved and the dealership is currently under construction. During the demolition of the previous use (an abandoned single family residence) and during the site preparation for the new use, an existing overhead power line was removed. This line ran from the site, across Richmond Road to where the main overhead service line currently exists. The construction site is currently served with temporary power, but prior to the business opening, a new full service power line will need to be installed. Section 24-200 of the Zoning Ordinance states that all new utilities must be placed underground. The owner has requested that the new power service line be located above ground.

The ordinance states that "in consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the planning commission may waive requirements for underground utilities upon a favorable recommendation of the development review committee."

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

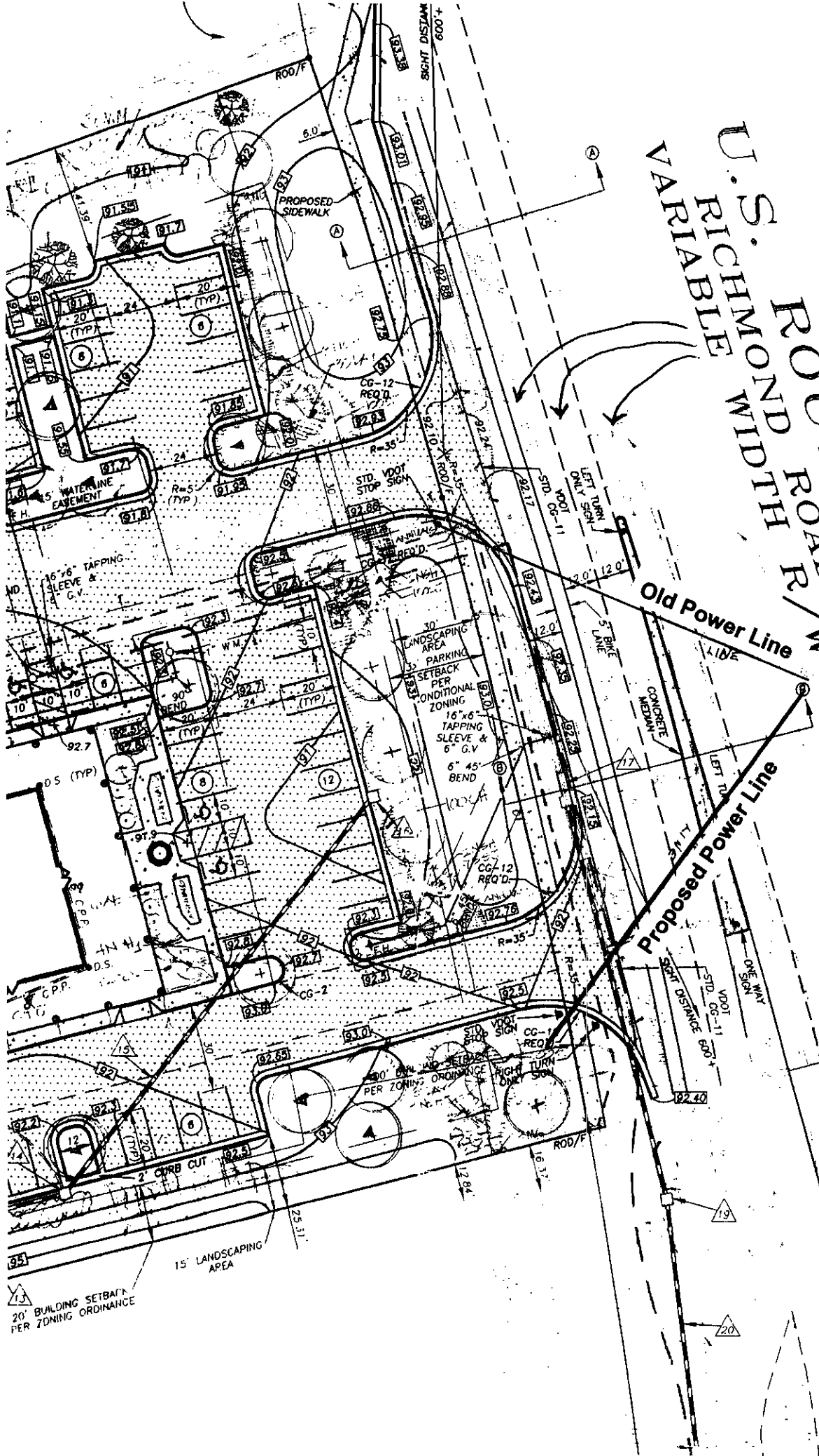
#### **STAFF RECOMMENDATION**

While the physical features of the site and voltage requirements of the new line would pose no hindrance to underground placement, staff recommends approval of the request to allow for the overhead line. The main power line is currently located above ground on the east side of Richmond Road. Almost every developed site along Richmond Road to the north and to the south is served by overhead power (with lines crossing Richmond Road). There are no existing trees in the vicinity that would conflict with, or would need to be removed to allow for, the new overhead line installation. All power lines serving the site are located underground past the location of the newly set power pole on the Williamsburg Dodge site.

#### **attachments:**

- ▶ Site Plan (portion)
- ▶ Aerial photo showing portion of Richmond Road and the location of nearby existing overhead power lines
- ▶ letter from Mr. John Dodson to Paul Holt, dated March 13, 2001

ROUTE 60  
U.S. ROAD / W  
RICHMOND  
VARIABLE  
WIDTH



MARCH 13, 2001

PAUL HOLT  
JAMES CITY COUNTY PLANNING DEPARTMENT

RE: WILLIAMSBURG DODGE-POWER SUPPLY AT SITE

DEAR PAUL:

AS PER OUR TELEPHONE CONVERSATION OF MARCH 8, 2001, I AM WRITING YOU TO EXPLAIN OUR PRESENT SITUATION CONCERNING SUPPLY OF ELECTRICAL POWER TO OUR NEW LOCATION.

PRIOR TO OUR DESTRUCTION OF THE EXISTING STRUCTURES ON THE SITE WE HAD VIRGINIA POWER TERMINATE THE LINES FROM THE ROADSIDE POLES TO THE TWO STRUCTURES, BUT THE OVERHEAD LINE WAS LEFT THAT CROSSED RICHMOND ROAD. IN JANUARY 2001, WE MET WITH MR JAMES CENTER THE VIRGINIA POWER SUPERVISOR FOR OUR AREA CONCERNING THE SUPPLY OF POWER TO THE NEW FACILITY.


MR. CENTER SUGGESTED THAT SINCE THAT THE POLE WITH THE OVERHEAD LINE WAS DIRECTLY IN FRONT OF THE NEW DEALERSHIP THAT WE MOVE IT TO THE SOUTHWEST CORNER OF THE PROPERTY WHICH IS SHOWN IN PICTURE LABELED #1. PICTURES #2 AND #3 SHOW THE POLE AND TRANSFORMERS AS THEY NOW EXIST. THE LINE FROM THE POLE TO THE NEW BUILDING IS ALREADY INSTALLED UNDERGROUND. THIS WAS DONE IN ORDER THAT WE COULD GRADE THE AREA AND INSTALL OUR IRRIGATION SYSTEM, WHICH HAS BEEN DONE.

OUR REQUEST IS THAT WE BE ALLOWED TO CONNECT AN OVERHEAD LINE FROM THE POLE ON THE EAST SIDE OF RICHMOND ROAD TO THE WEST SIDE. TO REQUIRE US TO TAKE THE ENTIRE SYSTEM UNDERGROUND WOULD REQUIRE VIRGINIA POWER TO DISMANTLE THE EXISTING POLE AND TRANSFORMERS AND DISRUPT THE AREA WHICH HAS ALREADY BEEN GRADED AND OTHER IMPROVEMENTS INSTALLED. NEEDLESS TO SAY THIS WOULD CAUSE CONSIDERABLE TROUBLE AND EXPENSE.

SINCE AN OVERHEAD LINE ALREADY EXISTED WHAT WE PROPOSE WOULD CAUSE NO ADDITIONAL LINES TO BE CONSTRUCTED. VIRGINIA POWER HAS FELT FROM THE BEGINNING THAT THE ORDINANCE REQUIRING UNDERGROUND SERVICE WAS NOT APPLICABLE BECAUSE THEY HAD TREATED THE PROJECT AS A SERVICE UPGRADE AND NOT A NEW SERVICE.

PLEASE CONSIDER OUR REQUEST. IF YOU HAVE ANY QUESTIONS PLEASE CALL EITHER MYSELF OR MR. JAMES CENTER WITH VIRGINIA POWER.

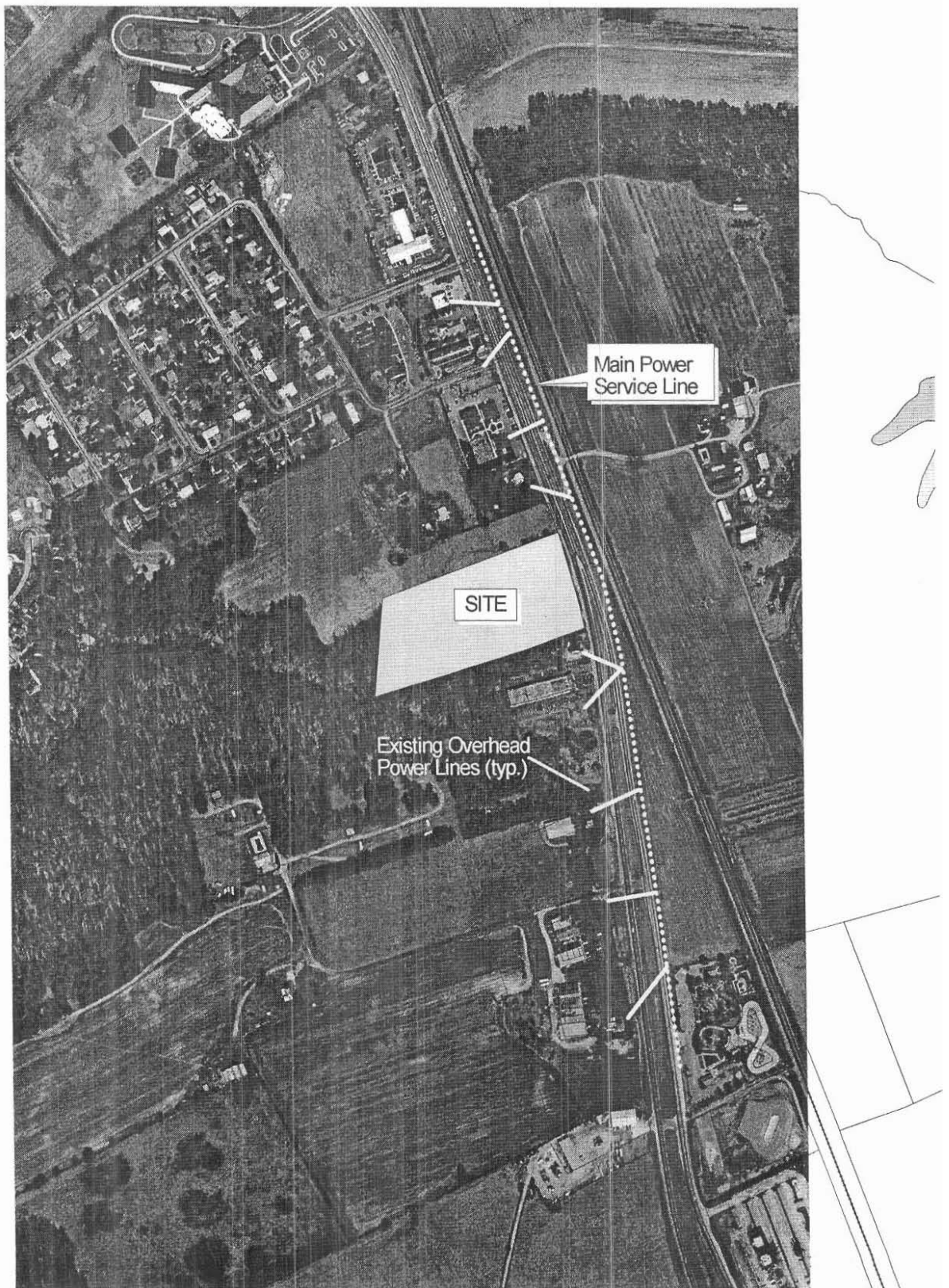
VERY TRULY YOURS



JOHN DODSON  
OWNER  
WILLIAMSBURG DODGE

7277 RICHMOND ROAD  
WILLIAMSBURG, VA 23188

(757) 564-9700 (800) 296-9700 FAX: (757) 564-1141



# Williamsburg Dodge Overhead Power Line Request

800 0 800 1600 Feet





## **Richardson Family Subdivision**

Overhead Utility Line Request

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

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### **SUMMARY FACTS**

**Applicant/Land Owner:** Mr. James C. Richardson

**Location:** 5354 Riverview Road

**Tax Map/Parcel:** (15-3) (1-4-G)

**Primary Service Area:** Outside

**Parcel Size:** 1.91 acres

**Existing Zoning:** A-1, General Agricultural

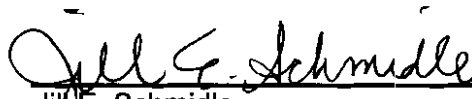
**Comprehensive Plan:** Rural Lands

**Reason for DRC Review:** Section 24-200 of the Zoning Ordinance requires that all new utilities be placed underground. This property is part of a family subdivision approved in 1987. There are five homes as part of this subdivision. Existing utilities along Riverview Road are above ground. Existing utilities for the five homes in the family subdivision are above ground and parallel a dirt driveway to each parcel. Mr. Richardson's property is a flag lot, necessitating one additional pole. At that point, the utilities will be dropped underground. Virginia Power requests a waiver from James City County in order to install one additional above ground pole.

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

### **STAFF RECOMMENDATION**

Staff recommends the DRC grant the waiver request for the following reasons: the project is adding only one pole; the additional overhead pole prevents a costly process of digging a significant portion of the property; the new pole would be set back and not in view from Riverview Road; and no trees will be removed to install the pole.

  
Jill E. Schmidle

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Attachments:

1. Location Map
2. Applicant's letter

# Richardson Family Subdivision Overhead Utility Request

Dirt Driveway

SITE

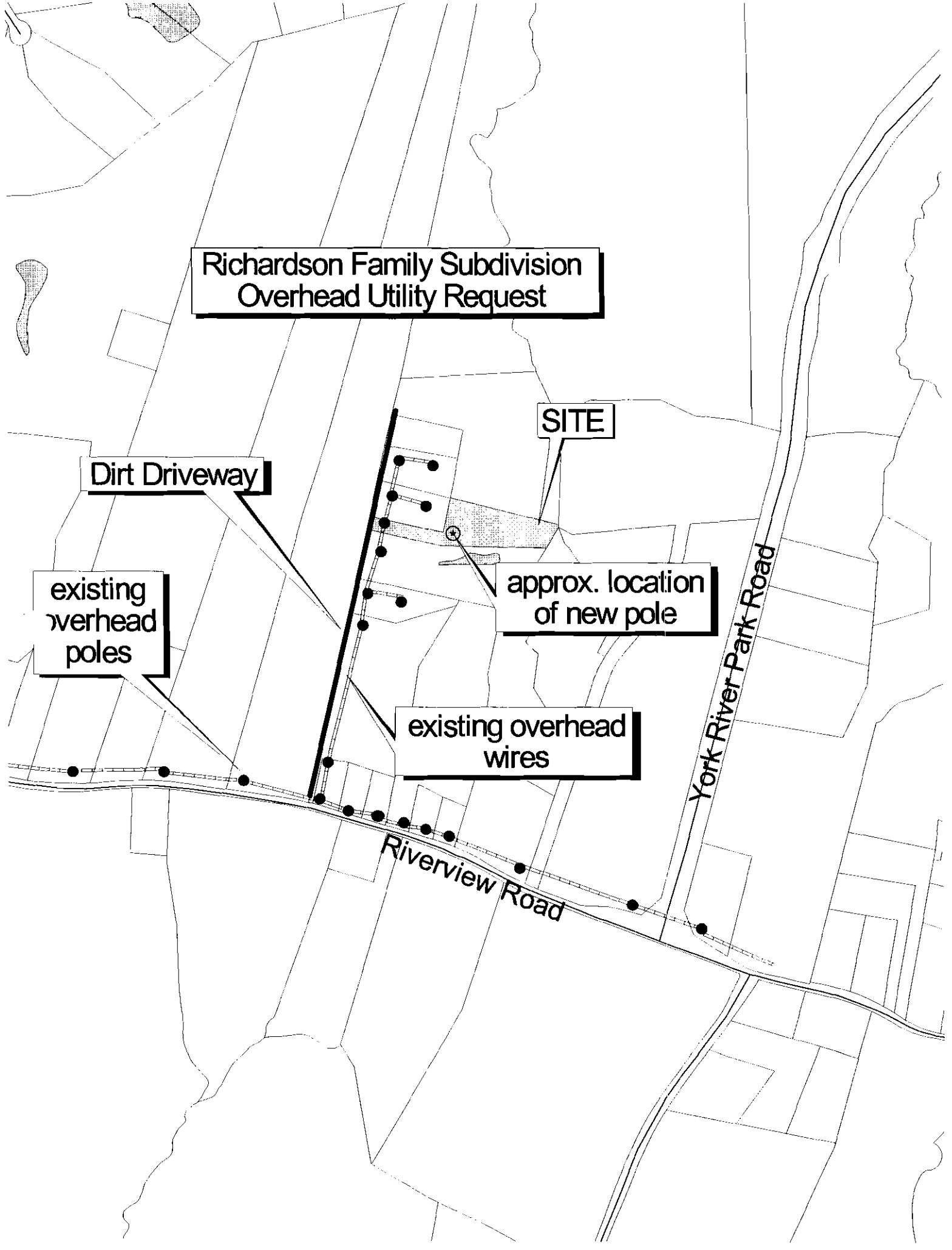
approx. location  
of new pole

existing  
overhead  
poles

existing overhead  
wires

York River Park Road

Riverview Road



March 8, 2001

JCC CODE & COMPLIANCE

ATTN: Allen Murphy, Jr., Zoning Administration

SUBJECT: Waiver for VA Power

532-6781 C

545-3051 H

Mr. Murphy,

We are requesting a waiver for Virginia Power so they can supply our new home at 5354 Riverview Rd with electricity.

Tax Map # (15-3) (01-0-0004-G) Permit #01-0393

They are reluctant to do so without a waiver.

This property is a family subdivision that was started in 1987. There are five homes currently on this subdivision.

Virginia Power proposes to tap in on a pole next to our lot. There will be one over head line from pole to pole. Everything else will be underground.

Virginia Power will need this waiver before any more work can be done to our home.

Also, we cannot move forward in our process to get things done until we have power there as a number of different companies who gave us estimates will not do anything without power to test the pump which is required in our septic system.

Thank you,

*James C. Richardson*

James C. Richardson

## **Marketplace Shoppes**

Overhead Utility Line Request

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

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### **SUMMARY FACTS**

**Applicant:** Mr. Jim Gresock, S. L. Nusbaum Realty

**Land Owner:** S. L. Nusbaum Realty

**Location:** 4655 Monticello Avenue, across from Monticello Marketplace

**Tax Map/Parcel:** (38-3) (1-9-A)

**Primary Service Area:** Inside

**Parcel Size:** 4 acres

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

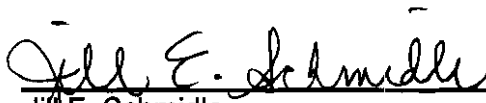
**Comprehensive Plan:** Low-Density Residential

**Reason for DRC Review:** Section 24-200 of the Zoning Ordinance requires that all new utilities be placed underground. In this instance, new utilities on this site will connect with existing utilities located on Ironbound Road, which currently are located above ground. New utilities within the boundaries of this project will be installed underground. However, connecting new underground utilities to the existing above ground utilities requires the extension of an overhead line to one additional above ground power pole on the Marketplace Shoppes property. At this point, the line will be dropped underground. Virginia Power requests a waiver from James City County in order to install one additional above ground pole.

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

### **STAFF RECOMMENDATION**

Staff recommends the DRC grant the waiver request for the following reasons: the project is adding only one pole; the additional overhead pole prevents a costly and time-consuming process of digging under Ironbound Road; the additional overhead pole will be located in one of the least visible locations on the site (behind the shopping center); and no trees will be removed to install the pole.

  
Jill E. Schmidle

Attachments:

1. Location Map (2)

**Marketplace Shoppes  
Overhead Utility Request**

**Monticello  
Marketplace**

Monticello Ext.

News Road

approx. location  
of new pole

Ironbound Road

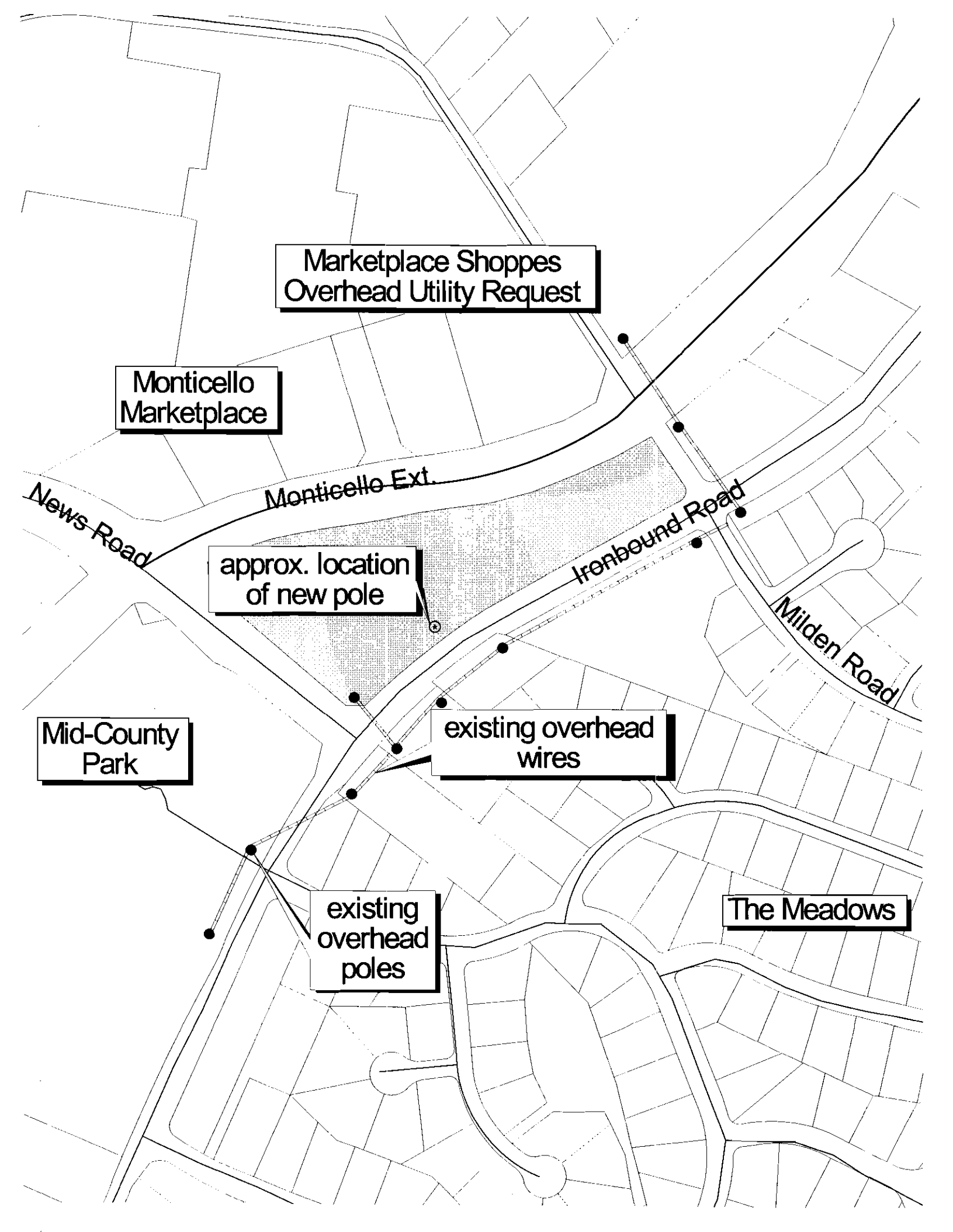
Milden Road

**Mid-County  
Park**

**existing overhead  
wires**

**existing  
overhead  
poles**

**The Meadows**





**Site Plan 156-00**

**Monticello at Powhatan, Phase II**

**Staff Report for the March 28, 2001, Development Review Committee Meeting**

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**SUMMARY FACTS**

**Applicant:** Mr. Brad Waitzer

**Land Owner:** MOPOW, LLC.

**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:** R-4 Zoning Designation - "B" Attached structures

**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. A modification to the Sidewalk section of the Zoning Ordinance has been requested.

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

**STAFF RECOMMENDATION**

After review of the plans, staff recommends the following:

**Preliminary Approval**

The plan should be revised to address attached agency comments, and resolution brought to the sidewalk issues. Sidewalks, or some alternative approved by the Planning Commission, are required along News Road and Old News Road. Sidewalks have not been shown on the present plan and a request for modification to the sidewalk ordinance has been requested.

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.

### Sidewalk Modification 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 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. Staff believes that formal VDOT sidewalks along public roads are preferable due to long term maintenance and use issues. 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, and within the VDOT right-of-way.

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.

Staff recommends that the DRC approve as an alternative plan the provision of funds by the developer to the County for future public sidewalk construction within the area. The developer, if not wanting to place sidewalks along their own property, would contribute money to the sidewalk portion of the James City County Capital Improvements Budget. This amount should be equivalent to the cost of installation of a sidewalk as required by the JCC Zoning Ordinance. The combination of Powhatan Secondary, Monticello Marketplace, Mid County Park and the impending New Town Development has created a strong, interwoven, and dense community. To assure that connectivity is adequate throughout these developments, the County and the development community should cooperate to construct linkages/ sidewalks along necessary routes. In staff's opinion, sidewalk funds in the CIP should be reserved for areas where developers are not responsible for constructing sidewalks. Developers contributions should particularly participate in the funding to alleviate some of the pedestrian burden which their developments create.

It has been indicated that the applicant will submit, prior to the DRC meeting, a soft surface trail alternative for the Planning Division and DRC review. Should the DRC disagree with staff regarding a developer contribution in lieu of construction, and wish to grant the developer's request for a trail, the following is suggested. Staff recommends the construction plans be amended to include specific construction details of the trail as approved by the Planning Director, 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 be made of a paved surface or concrete. Such a heavily used

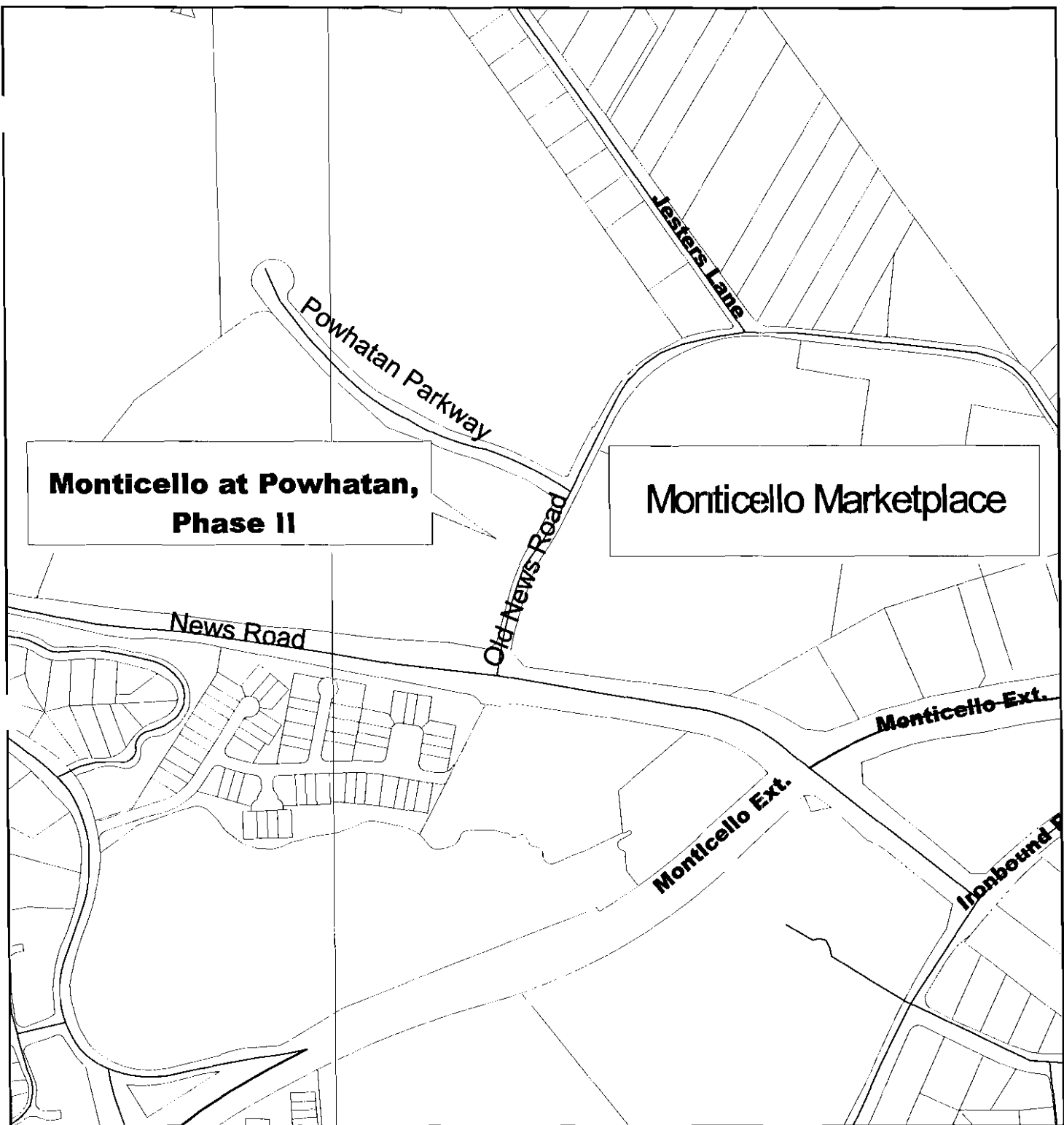


pathway will need to be extremely durable and will facilitate connections to future sidewalk construction along News Road.

Staff recommends the DRC forward a recommendation of preliminary approval for this plan, after resolution is brought to the sidewalk issue, to the Planning Commission.

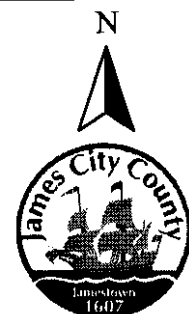
attachments:

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



Site Plan 156 -00  
Monticello at Powhatan, Phase II

400 0 400 800 Feet



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



March 19, 2001

VIA FACSIMILE: 757-253-6850

Mr. Ben Thompson  
James City County – Development Management  
PO Box 8784  
Williamsburg, Virginia 23187

Dear Ben:

Thank you for taking the time to meet with me and inspect the buffers along News Road for Monticello at Powhatan Phase II. This shall confirm my understanding of our conversation.

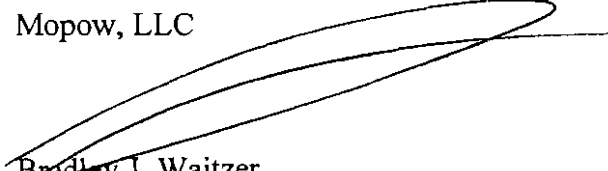
1. A CCC buffer will not be required along Old News Road, only News Road.
2. Buffer calculations taking into effect the 15' construction zone setback (shown on the plan) have been provided.
3. No sidewalk or trail will be provided on Powhatan Parkway, as one already exists on the other side of the street.
4. The existing sidewalk leading to the edge of the right-of-way on Powhatan Parkway and linking the entire internal sidewalk system for both phases is adequate pedestrian access from Phase II to the sidewalks on Powhatan Parkway.
5. Notwithstanding my earlier understanding that we are vested regarding the sidewalk issue, we will provide soft surface walking trails per the specifications you provided or other mutually agreeable specifications along News Road and Old News Road should you require them. We discussed, however, that they may be ill advised on the News Road Portion for five (5) primary reasons:
  - It would require extensive tree removal which seems to conflict with the clear intention of 24-94 (a).
  - It would lead nowhere in that Phase I has no sidewalks or trails on News Road.
  - The internal sidewalk system in Phase I and II would let people walk to Monticello Marketplace much more safely.
  - A walking trail exists on the other side of News Road for recreational purposes.
  - It would not seem to set a bad precedent because it is a continuation of an existing project built under the old sidewalk ordinance, not, in some sense, a new project.

Mr. Ben Thompson  
James City County – Development Management  
Page 2  
March 19, 2001

You were going to check with your boss regarding the trail issue and let me know a final decision so that we can incorporate it into the plan. I look forward to our continued cooperation.

Very truly yours,

Mopow, LLC



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

CODE COMPLIANCE  
(757) 253-6626  
codecomp@james-city.va.us

ENVIRONMENTAL DIVISION  
(757) 253-6670  
environ@james-city.va.us

PLANNING  
(757) 253-6685  
planning@james-city.va.us

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

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

CODE COMPLIANCE

(757) 253-6626

codecomp@james-city.va.us

ENVIRONMENTAL DIVISION

(757) 253-6670

environ@james-city.va.us

PLANNING

(757) 253-6685

planning@james-city.va.us

COUNTY ENGINEER

(757) 253-6678

INTEGRATED PEST MANAGEMENT

(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  
SUBJECT: SP-156-00, MONTICELLO AT POWHATAN PARCEL A/PHASE 2  
DATE: 1/25/01



---

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.]*

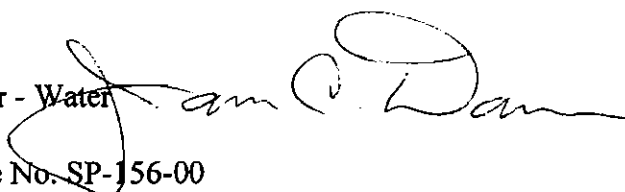


## MEMORANDUM



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

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.

VDOT

From: Ben Thompson, Planning

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

Items Attached: Plan and Drainage Calculations.

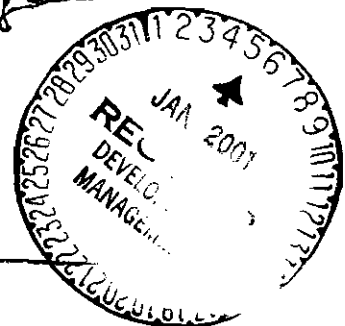
Instruction: Please Review, Comment, and Return by January 17, 2000.

Comments:

Please show sidewalk along  
New Rd & Old New 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 -  
WMB



## Transmittal



**Date:** January 4, 2000

**To:** JCSA Environmental  
Health Depart. 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.

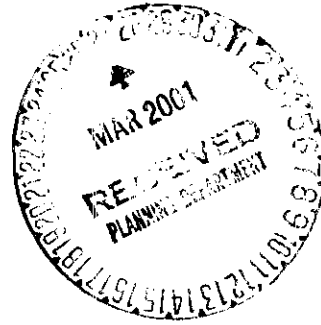
**Comments:**

• 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

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



March 26, 2001

VIA FACSIMILE and MAIL: 757-253-6850

Development Review Committee  
James City County  
C/o Ben Thompson  
James City County Planning  
101 E Mounts Bay Road  
Williamsburg, Virginia 23187

Re: SP-156-00 Monticello at Powhatan Phase II

Gentleman:

This shall request that the Development Review Committee ("DRC") and Planning Commission allow the use of a soft surface trail in lieu of concrete sidewalks along News Road and Old News Road. The soft surface trail shall conform to the recommendations of the Planning Staff to include a 4-foot width with underlying fabric and a hard shoulder.

The developer will agree to enter into an agreement with the county and / or VDOT as required to maintain the path.

This request is being made in recognition of several facts:

1. The other properties in the area utilize such a pedestrian facility.
2. Its impact on existing vegetation would be less severe.

Thank you for your kind consideration.

Very truly yours,

Mopow, LLC

*Bradley J. Waitzer*  
Bradley J. Waitzer

BJW: kn

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

### **Williamsburg Dodge Overhead Utility Line Request**

Mr. John Dodson, on behalf Williamsburg Dodge has requested that the DRC grant approval of a new overhead power line needed to replace the existing line that was removed during demolition of a previous use (an abandoned single family residence) and during the site preparation for the car dealership. Section 24-200 of the Zoning Ordinance state that all new utilities must be placed underground. This case is under Planning Commission review because the ordinance states, "in consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the planning commission may waive requirements for underground utilities upon a favorable recommendation of the development review committee. The site is located at 7101 Richmond Road and can be further identified as Parcel No. (1-8) on the JCC Real Estate Tax Map No. (24-1).

**Action: The DRC recommended approval of the waiver to replace an existing overhead power line.**

### **Richardson Family Subdivision Overhead Utility Line Request**

Mr. James Richardson, on behalf of Dominion Virginia Power has requested a waiver to install an additional above ground pole. The property is part of a family subdivision approved in 1987. There are five homes as part of the subdivision. Existing utilities along Riverview Road are above ground. Existing utilities for the five homes in the family subdivision are above ground and parallel a dirt driveway to each parcel. Mr. Richardson's property is a flagged lot, necessitating one additional pole. At that point, the utilities will be dropped underground. Section 24-200 of the Zoning Ordinance states that all new utilities must be placed underground. This case is under Planning Commission review because the ordinance states, "in consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the planning commission may waive requirements for underground utilities upon a favorable recommendation of the development review committee. This property is located at 5354 Riverview Road and can be further identified as Parcel No. (1-4-G) on the JCC Real Estate Tax Map No. (15-3).

**Action: The DRC recommended approval of the waiver to install an additional above ground pole.**

### **Marketplace Shoppes Overhead Utility Line Request**

Mr. Jim Gresock, on behalf of S.L. Nusbaum Realty and Dominion Virginia Power has requested a waiver to install one additional above ground pole. New utilities within the boundaries of this project will be installed underground. However, connecting new underground utilities to the existing above ground utilities requires the extension of an overhead line to one additional above ground power pole on the Marketplace Shoppes property. At this point, the line will be dropped underground. Section 24-200 of the Zoning Ordinance states that all new utilities must be placed underground. This case is under Planning Commission review because the ordinance states, "in consideration of voltage requirements, existing overhead service, existing tree cover and physical features of the site and the surrounding area, the planning commission may waive requirements for underground utilities upon a favorable recommendation of the development review committee.

**Action: The DRC recommended approval of the waiver to install an additional above ground pole.**

**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 recommended deferral of this case until the next scheduled meeting.



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**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

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**FROM: 3/2/2001**

**THROUGH: 3/29/2001**

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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-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-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-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-017-01	Morgan Dental Office
SP-018-01	Stonehouse Elementary School SP Amendment (Shed)
SP-020-01	Stonehouse, Orchard Hill Park
SP-021-01	Yesterday's Antiques
SP-022-01	Stonehouse Community Guard House
SP-023-01	Williamsburg Christian Retreat/Temp Tent Structure
SP-024-01	Greenmount-Walmart Bulk Storage, 2nd Building
SP-026-01	Williamsburg Montessori School
SP-027-01	Kingmill Tennis Center Renovation
SP-028-01	St. Bede Catholic Church
SP-029-01	Ironbound Village

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**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

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
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-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-010-01	Anheuser-Busch Employee Cafeteria/Training Fac.	2/16/2002

<b>C. FINAL APPROVAL</b>		<b>DATE</b>
SP-020-00	Ewell Station - J.W. Crossing	3/22/2001
SP-111-00	Williamsburg Plantation Coach House Rd Extension	3/8/2001
SP-138-00	Busch Corp. Center - Quarterland Commons, Phase 10	3/6/2001
SP-139-00	Busch Gardens -Williamsburg Lift Station Upgrades	3/7/2001
SP-016-01	District Park Sports Complex Lighting Plan, Phase1	3/6/2001
SP-019-01	Boy Scout Camp - Admin. Building Porch	3/6/2001
SP-025-01	Busch Corporate Center McLaws Place SP Amendment	3/23/2001

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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-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-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 - Plat
S-026-01	Busch Corp. Center parcels 1, 9, 10, 14, 60&BasinC
S-031-01	Subdivision of Part of Prop of Jamestown, LLC
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
S-033-01	JCSA/ E.S. H. Residue Parcel 2
S-034-01	Irene Lee Vacation of Property Line
S-035-01	C & N Dining, LLC (Ewell Station) Amend to S-37-00

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### **B. PENDING FINAL APPROVAL**

### **EXPIRE DATE**

S-077-97	Landfall at Jamestown, Phase 5	4/23/2001
S-039-99	Harwood - Pine Grove	6/23/2001
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-084-00	Longhill Gate Section 1 BLA	3/6/2002
S-005-01	Wright Family Subdivision	3/22/2002
S-006-01	Property of Courthouse Green of Williamsburg, L.L.	3/5/2002
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

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**C. FINAL APPROVAL**
**DATE**

S-126-98	Powhatan Woods, Phase 2	3/19/2001
S-080-00	Magruder Woods	3/6/2001
S-087-00	Parcel 1- Linda Cowles Henderson Subdivision	3/14/2001
S-027-01	Landfall @ Jamestown, Ph. 4 Amended Plat	3/21/2001
S-030-01	Toano Terrace, Lots 23-A and 24	3/14/2001

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**D. EXPIRED**

S-023-97	Fenwick Hills, Phase I
S-078-99	Powhatan Secondary Phase 6-A
S-079-99	Wellington Section 1
S-103-99	Greensprings West, Phase 3
S-127-99	Wexford Hills, Phases 2 & 3

## **AGENDA**

### **DEVELOPMENT REVIEW COMMITTEE**

**March 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 February 28, 2001
3. Cases
  - A. Williamsburg Dodge Overhead Utility Line Request
  - B. Richardson Family Subdivision Overhead Utility Line Request
  - C. Marketplace Shoppes Overhead Utility Line Request
  - D. SP-156-00 – Monticello at Powhatan, Phase II
4. Adjournment