

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE
COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C CONFERENCE ROOM
AT 4:05 P.M. ON THE 2ND DAY OF MAY, TWO THOUSAND ONE

1. ROLL CALL

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

ALSO PRESENT

Mr. Paul Holt, Senior Planner
Ms. Jill Schmidle, Senior Planner
Mr. Chris Johnson, Senior Planner
Mr. Ben Thompson, Planner

2. MINUTES

Following a motion by Ms. Wildman and a second by Mr. Poole, the minutes of the March 28, 2001, meeting were approved.

3. Case No. SP-28-01 – St. Bede Catholic Church

Mr. Johnson presented the staff report and stated that the case was before the DRC since the floor area of the building exceeded 30,000 square feet. Mr. Johnson reviewed the elements of the plan that were the focus of discussion during the public hearings for the special use permit application and stated that the plan addressed the concerns raised by adjacent property owners in The Meadows and the SUP conditions. Mr. Johnson stated that no neighbors had contacted staff since the site plan had been submitted to raise any additional concerns. Mr. Poole asked if landscaping had been added to the area between the parking areas and the residences in The Meadows. Mr. Johnson stated that landscaping had been added per the SUP conditions. There being no further discussion, the DRC unanimously recommended preliminary approval subject to agency review comments.

4. Case No. SP-56-00. Monticello at Powhatan Apartments

Mr. Thompson reviewed this case and stated that it had come before the DRC prior meeting requesting a modification to the Sidewalk section of the Zoning Ordinance. Mr. Thompson stated that the DRC had made a motion requesting that the applicant and staff come to an agreement about the installation of sidewalks on the Monticello at Powhatan, Phase II development. He then relayed that since that meeting the applicant had agreed to adhere to the Zoning Ordinance and install VDOT standard sidewalks on their property for private maintenance. Therefore, this issue was resolved and needed no further action by the DRC. Additionally, at the previous DRC meeting the committee also reviewed this plan on the grounds that it exceeds 30,000 square feet and unanimously voted to recommend preliminary approval once the sidewalk issue was resolved. Staff will follow the DRC's approval and will continue with review of the sidewalk issue administratively. There were no questions.

5. Case No. C-47-01. Stonehouse – Land Bay 7

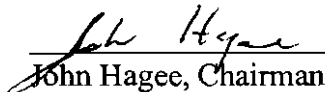
Mr. Holt presented the staff report and staffs recommendation. Mr. Holt noted that staff could not support the application because the proposed use was inconsistent with the Master Plan designation. Mr. Poole inquired as to where the other office locations were. Mr. Poole stated that since the office space used up by the church in Land Bay 7 would be reclaimed in Land Bay 2, he did not have an issue with the request. Mr. Poole stated that he would like shared parking, but that it was not critical to the project. Ms. Wildman concurred with Mr. Poole's statements and stated that she believed it would be advantageous to locate a church on the corner of the two major streets given the maximum visibility of the site. There being no further discussion, following a motion by Mr. Poole and a second by Ms. Wildman, the DRC recommended approval of the request by Stonehouse by a vote of 3-0.

6. Case No. S-37-01 - Wellington, Sections 2 & 3

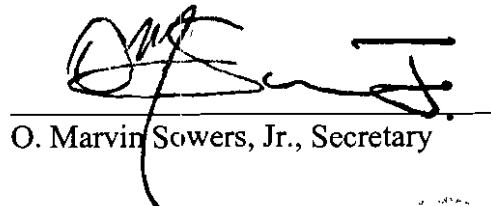
Ms. Schmidle presented the staff report and stated that the case was before the DRC since the subdivision was for greater than 50 lots. Ms. Schmidle provided history of the site and outlined the location of these sections. There being no further discussion, the DRC unanimously voted to recommend preliminary approval contingent upon the agency's comments.

7. ADJOURNMENT

There being no further business, the May 2, 2001, Development Review Committee meeting adjourned at approximately 4:25 p.m.



John Hagee, Chairman



O. Marvin Sowers, Jr., Secretary

Conceptual Plan 73-01

McReynolds Property - Great Woods Subdivision: Subdivision Ordinance Exception Request
Staff Report for the May 30, 2001, Development Review Committee Meeting

Summary Facts

Applicant/Land Owner: Mr. James McReynolds, Builder

Proposed Use: Single Family Home

Location: 4 Water Oak Court; Lot 3 in the Great Woods Subdivision

Tax Map/Parcel: (13-1)(6-3)

Primary Service Area: Inside

Parcel Size: Approximately 2.1 acres

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Low Density Residential

Reason for DRC review: Although this subdivision is located inside the Primary Service Area, at the time this lot was created, no public sewer was available to the site. Therefore, the Subdivision Ordinance required the lot be served by a septic tank. Acceptable types of septic tanks that are allowed include conventional septic tank systems (e.g., a hold tank and drainfield), a low pressure distribution system or a shallow placed drain field with a sand filter.

The Health Department has reviewed the applicants soils data and septic tank application. Due to new State regulations on septic tank installation neither the conventional septic tank system nor the low pressure distribution system will work. The Health Department then pursued the use of the shallow placed sand filter. After analyzing the soils, the Health Department determined that using a shallow placed sand filter would limit the size of the house that could be built on the lot to two bedrooms. For the builder, the cost of installing a shallow placed sand filter would make the cost of the house too expensive to sell. But then the Health Department discovered that construction equipment from adjacent lots had been driving over the area on Lot 3 where the drainfields were to have been located. The equipment subsequently compacted the soils so much that the lot will no longer support the use of a shallow placed drainfield. Therefore, subsequent evaluations by the builders soils scientist recommended the use of an "ATU drainfield" or "Aerobic Treatment Unit."

Mr. McReynolds is therefore requesting an exception to the Subdivision Ordinance to allow for the use of an ATU septic system. The Subdivision Ordinance states that the commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- b.) the granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;
- c.) the facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to the ordinance,

d.) no objection to the exception has been received in writing from the transportation department, health department, or fire chief; and

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

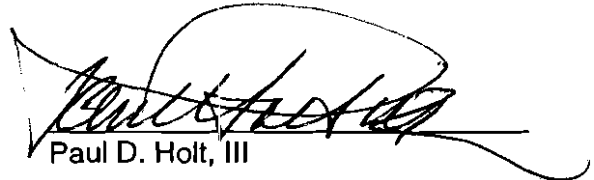
Staff Contact: Paul D. Holt, III Phone: 253-6685

STAFF RECOMMENDATION

From the facts presented to staff in the attached letter, staff finds the following:

- a.) Staff believes that strict adherence to the ordinance would cause a substantial injustice or hardship as the permitted septic tanks are not a feasible solution on this lot;
- b.) The use of the ATU would not be detrimental to the public safety, health or welfare and will not adversely affect the property of others;
- c.) The proposed use of the ATU would not be unique to this property;
- d.) No objection to the proposal has been submitted from the health department; and
- e.) The hardship or injustice is created by the soil characteristics of this property. Since soil characteristics are different on every lot, it is not known whether or not this property is unique.

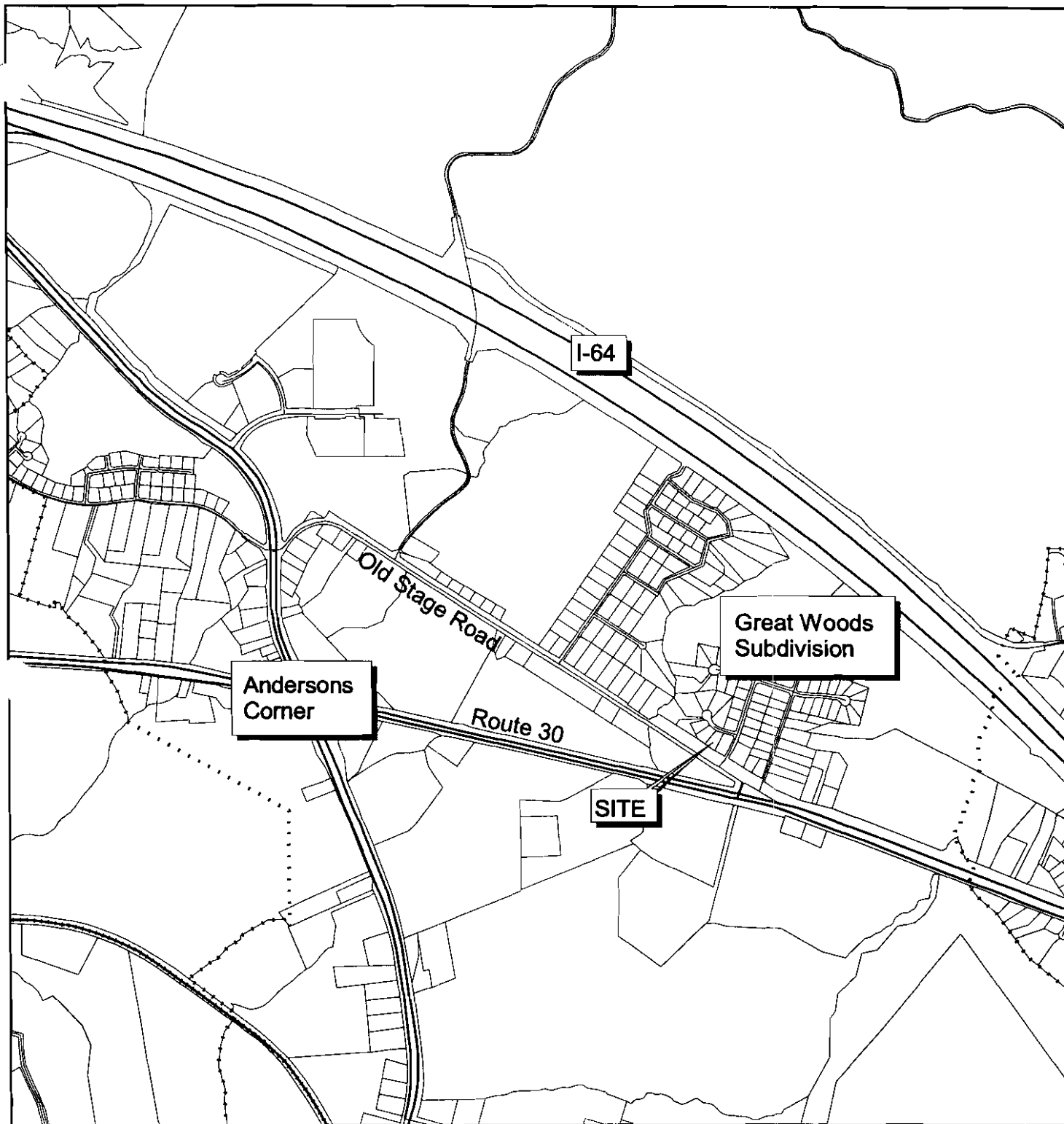
Since the request substantially meets the requirements listed above, staff recommends the DRC approve the request.



Paul D. Holt, III

attachments:

- 1. Location Map
- 2. Letter to Mr. Paul Holt from Mr. James McReynolds, dated April 25, 2001



C-73-01
McReynolds Property

2000 0 2000 4000 Feet



Attention Planning Dept.

April 25, 2001
5541 Farmers Dr.
Berhamsville, Va. 22

Paul Holt
Zoning Department
James City County
Williamsburg, Va.
Dear Sir,



The Health Department has reviewed the soils at Lot 3 - House number 4 Water Oak Court in the Great Woods Subdivision and will require a system with secondary treatment to a gravity-flow drain field. The state soil scientist who evaluated the lot with James City County Health Department suggested the use of an ATU (aerobic treatment unit) to meet the secondary treatment requirement.

I would like to get approval from the County to install one of these units at 4 Water Oak Court. Please, may I use a Clearstream Wastewater System

Sincerely
James I. McReynolds

Conceptual Plan 74-01

Overhead Utility Line Request - Lot 10 Skillman Estates Subdivision:

Subdivision Ordinance Exception Request

Staff Report for the May 30, 2001, Development Review Committee Meeting

Summary Facts

Applicant/Land Owner: Mr. William Walls

Proposed Use: Single Family Home

Location: 207 Skillman Drive: Lot 10 Skillman Estates Subdivision

Tax Map/Parcel: (11-1)(2-10)

Primary Service Area: Outside

Parcel Size: Approximately 4.8 acres

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Residential

Reason for DRC review: The Skillman Estates Subdivision was approved in the early 1970's. The subdivision consists of large lots fronting on Skillman Drive and Estate Court. These two roads consist of ingress and egress easements across private property and a dirt road not constructed to current VDOT or County requirements. Most of the lots in the subdivision are still vacant. Even though a requirement of the Subdivision Ordinance at the time was to place all new utilities underground, homes that have been built in the subdivision are currently served with existing overhead power lines.

The overhead lines do not extend all the way down to Lot 10. Mr. Walls has recently approached Virginia Power about providing electrical service to his lot, so that he may begin construction on his home. Virginia Power has told Mr. Walls that power lines they install down to his lot must be sized appropriately so as to serve the remaining vacant lots along Skillman Drive. Virginia Power has stated that it is their policy to provide overhead utility service at no cost to the homeowner, but that underground utilities must be paid for at a cost which is the difference between locating power overhead and power underground.

To avoid paying the large costs (\$10,000+) of locating the utility lines a long distance underground (800-1,000 feet), Mr. Walls is requesting an exception to the Subdivision Ordinance to allow Virginia Power to install the new utility lines overhead.

The Subdivision Ordinance states that the commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that:

- a.) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- b.) the granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;
- c.) the facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to the ordinance,

d.) no objection to the exception has been received in writing from the transportation department, health department, or fire chief; and

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

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

STAFF RECOMMENDATION

From the facts presented to staff, staff finds the following:

a.) Strict adherence to the ordinance will not cause a physical hardship for the use of the lot itself. However, under normal circumstances, the subdivider of the property is responsible for installing utilities to all lots. This cost, especially since it is providing service to other lot owners, is not typically borne by an individual lot owner and as such, may be a substantial injustice;

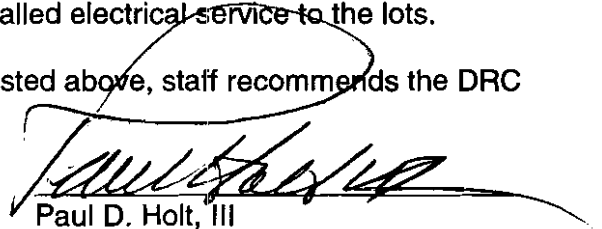
b.) the granting of the exception will not be detrimental to public safety, health, or welfare, and will not adversely affect the property of others;

c.) the facts upon which the request is based is unique to this property and not generally applicable to other property;

d.) no objection to the exception has been received from the transportation department, the health department or the fire chief; and

e.) while the hardship is financial in nature, the hardship is created by the unusual character of the subdivision, that is, the fact that the developer never installed electrical service to the lots.

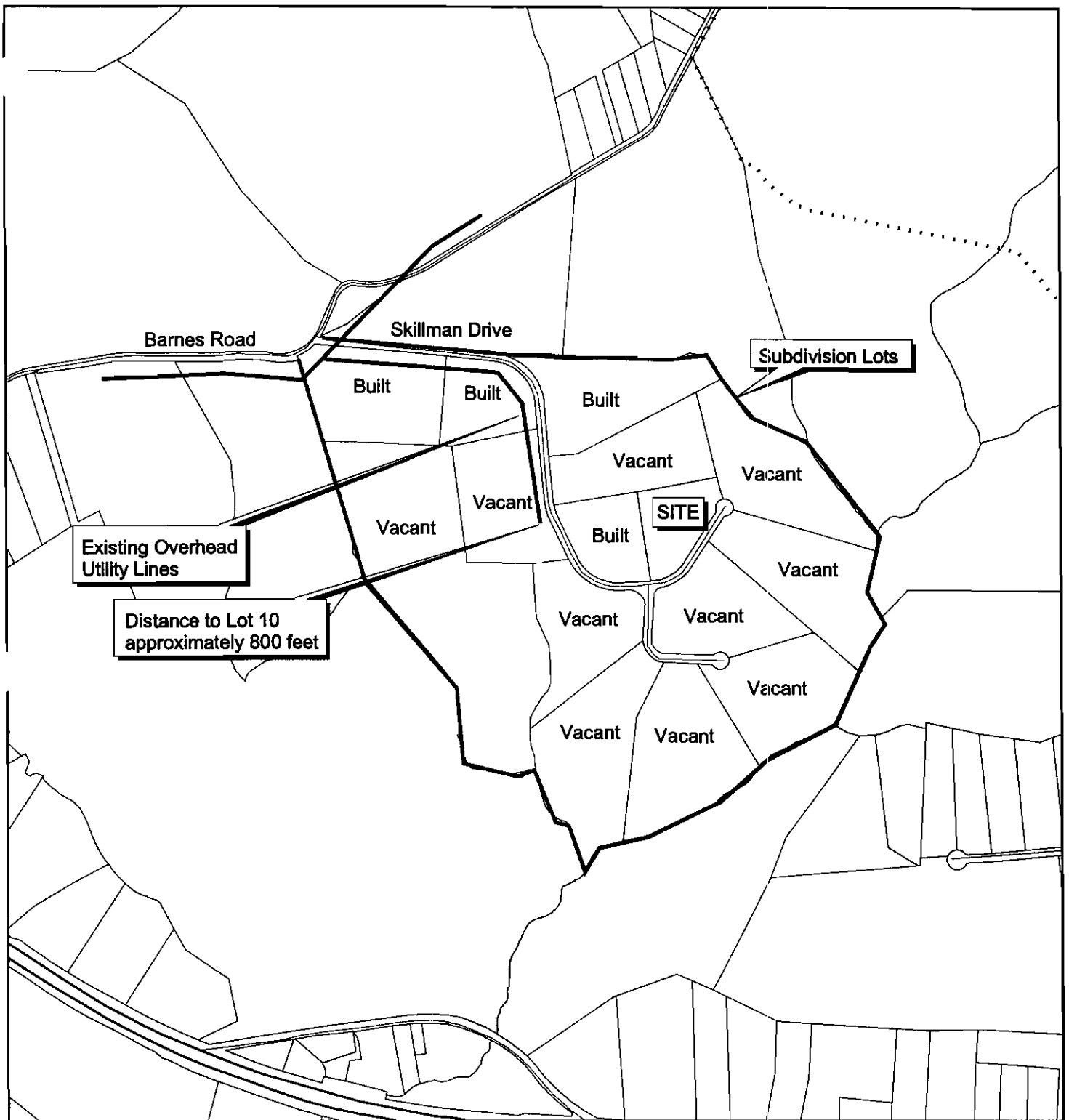
Since the request substantially meets the requirements listed above, staff recommends the DRC approve the request.



Paul D. Holt, III

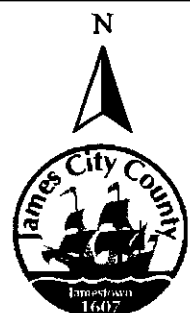
attachments:

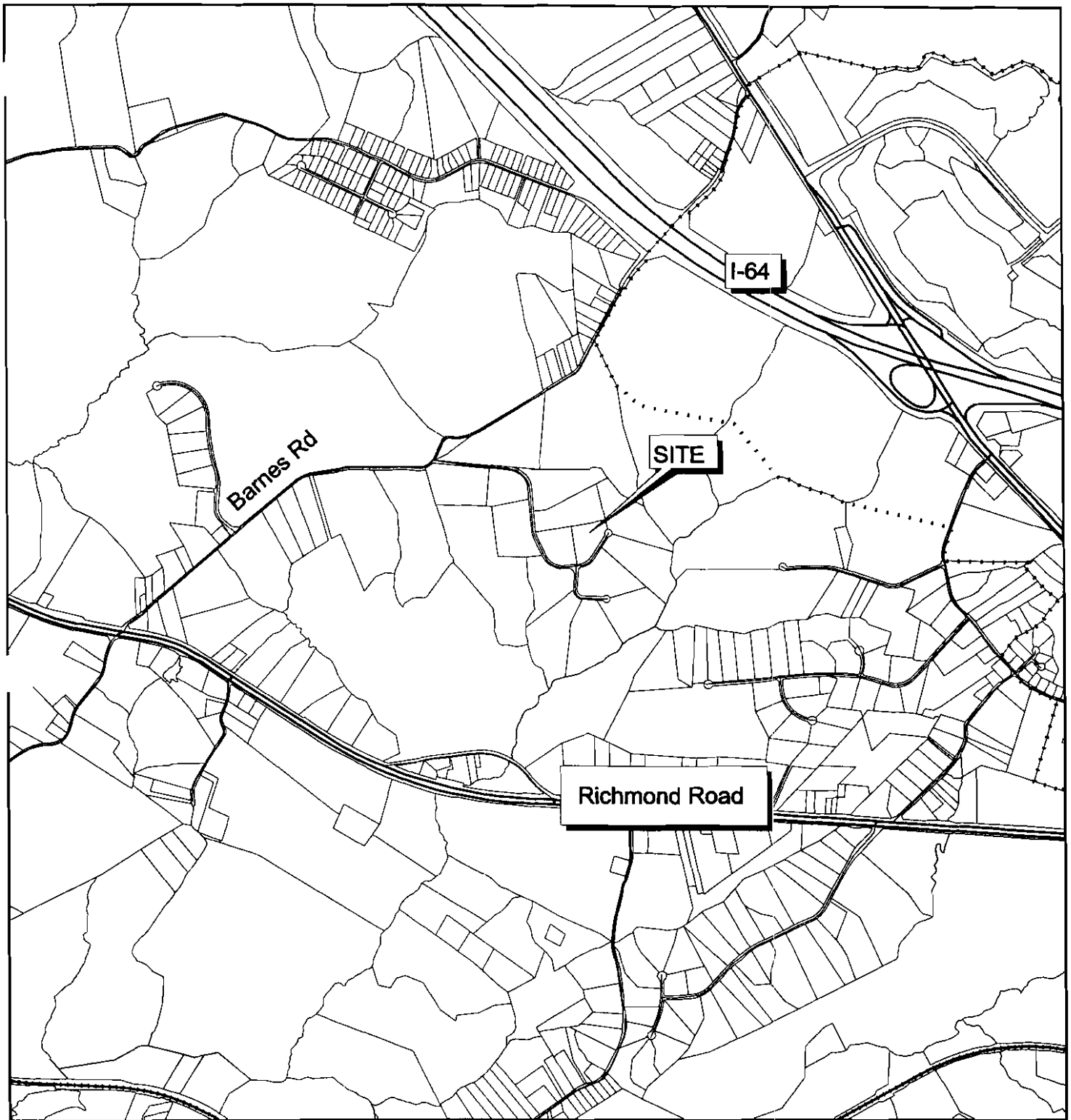
1. Location Map
2. Subdivision Detail Map
3. Letter to Mr. Marvin Sowers from Mr. William Walls, dated April 23, 2001



C-74-01
Lot 10 Skillman Estates

1000 0 1000 2000 Feet





C-74-01
Lot 10 Skillman Estates

3000 0 3000 6000 Feet



MICHAEL C. BROWN CUSTOM BUILDER, LLC

P. BOX 188 ~ TOANO, VIRGINIA 23168

April 23, 2001

Mr. Marvin Sowers
Director of Planning
James City County Planning Department
PO Box 8784
Williamsburg, VA 23187-8784



RE: Lot 10 Skillman Estates

Dear :

I currently own the property at 207 Skillman Dr., in Skillman Estates. Since we are getting ready to start construction on this lot we need to get power back to our property both for construction purposes and also for occupancy. Currently the power line serving this subdivision runs overhead and only extends to lot 3. We have contacted Virginia Power in order to have this service extended to our property. However, they can only run this service overhead to our property unless we are willing to pay the additional cost to have it buried.

It is my understanding that a new ordinance does not permit overhead power lines. We are asking that a variance be granted in this case to extend the current overhead line to our property. We certainly have no problem with the power line being buried, however, we do not think it is fair that we should have to pay for a line that ultimately will serve several other lots in our subdivision.

I have included a copy of the subdivision plat which shows our lot along with where the current overhead line terminates. Your assistance with this would be very much appreciated.

Sincerely,

William Walls

C-78-01. Magruder Woods, Overhead Utility Line Request
Staff Report for May 30, 2001, Development Review Committee Meeting

SUMMARY FACTS

Applicant/Land Owner: Longhouse Village Associates, L.C.

Tax Map/Parcel: (52-3)(8-17A) and (52-3)(8-17B)

Location: 168 and 170 Magruder Avenue; Roberts District

Primary Service Area: Inside

Parcel Size: 0.23 acres and 0.25 acres

Existing Zoning: R-2, General Residential

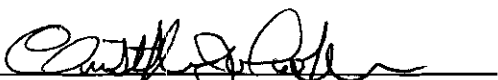
Comprehensive Plan: Low Density Residential

Reason for DRC Review: Section 19-33 of the Subdivision Ordinance requires that all new utilities be placed underground. Section 19-18 allows the commission to grant an exception to the ordinance if the DRC finds that the strict adherence to the ordinance will cause substantial injustice and hardship; is not detrimental to public safety, health, or welfare; the facts about the case are unique to the property; no objection has been received from the Health Dept., Fire Dept. or VDOT; and the hardship or injustice is created by the unusual character of the property.

Staff Contact: Christopher Johnson Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends that the DRC grant the exception request to allow for the placement of a single pole and overhead utility lines. These two lots were recently subdivided from the parcel containing the house on the corner. The house on the corner will be rented through the Section 8 Program and the two homes under construction are part of the Affordable Housing Program. Existing utilities along the entire length of Magruder Avenue are above ground and serve single family detached homes and several small mobile home parks. These two parcels are the last available in the immediate vicinity and are the only parcels with frontage along this section of Magruder Avenue. Requiring the placement of underground utilities would present an injustice or hardship unique to the property as the nearest utility pole is over 175-feet from the two parcels and would be inconsistent with the surrounding community.


Christopher Johnson

Attachments:

1. Location Map
2. Applicant's Letter

Kingsmill Driving Range

**Proposed
Utility Pole**

**Epstein
Rest Home**

Pocahontas Trail

**Stokes
MHP**

Magruder Avenue

 **Utility Poles**

**Case No. C-78-01
Magruder Woods Utility Waiver**

300 0 300 600 Feet



LONGHOUSE VILLAGE ASSOCIATES
501 Prince George Street
Williamsburg, Virginia 23185

Phone (757) 259-9611 Facsimile (757) 259-9612



MEMORANDUM

TO: James City County Planning Department

FROM: Robert C. Kidd *RCK*

CONCERNING: Virginia Power Variance, Magruder Avenue

DATE: May 7, 2001

Please allow this to serve as a request for a Variance from the requirement that all power lines be placed under ground in James City County for "new construction". This request extends to two (2) houses currently under construction in the Grove Community and more specifically known as 168 Magruder Avenue and 170 Magruder Avenue.

There are no known underground lines on this street and, to the best of our collective knowledge, there are no plans to bury cable within the foreseeable future. I counted nineteen (19) lines crossing over the road within one hundred fifty (150) feet of this property. Virginia Power proposes to install one pole designated in red on the attached Plat. This pole would serve both houses.

Should you require additional information, or should it be acceptable for me to address the Committee to whom this will be presented, please give me a call at the number above. These houses are currently under construction, and completion is anticipated within forty five (45) days.

Conceptual Plan 79-01

New Town Water Tank Facility

Staff Report for the May 30, 2001, Development Review Committee Meeting

Summary Facts

Applicant: Mr. Larry Foster of the James City Service Authority
Land Owner: VDOT

Proposed Use: Water tank storage facility and office building

Location: 4007 Ironbound Road
Tax Map/Parcel: (38-4)(1-2A)

Primary Service Area: Inside
Parcel Size: Approximately 0.82 acres

Existing Zoning: R-8, Rural Residential
Proposed Zoning: LB, Limited Business or B-1, General Business
Comprehensive Plan: Mixed Use

Reason for DRC review: The enclosed conceptual plan shows a new water tank storage facility and a proposed office building at 4007 Ironbound Road. The site is currently vacant with the exception of one small block building - the old WMBG radio building. The Planning Commission reviewed the site under a previous case. A day care application was submitted a few months ago for the property and for the existing building. The day care application was ultimately withdrawn at the BOS meeting. The property owner has entered into a public/private partnership with the James City Service Authority (JCSA) to develop the site. The JCSA would construct two above ground water storage tanks and pump station and the developer would construct a new two story office building and rehab the existing block building for office space as well. The water tanks are vital to the JCSA system in order to provide water storage for New Town. The property will have to be rezoned to allow for the office uses and a special use permit will have to be requested in order to allow the water tanks. These applications will be presented to the Planning Commission at the July 2, 2001, meeting.

However, prior to that meeting, and prior to finalizing site and building details, the JCSA has been working with the New Town Design Review Board (DRB). This property is not officially within the master planned area of New Town and as such, are not subject to the New Town Design Guidelines. However, given the highly visible nature of the site, and the fact that this portion of Monticello is the entry way to New Town, the JCSA and the property owner have voluntarily agreed to submit all development plans to the DRB for review and abide by their wishes and approval. Staff believes that such a process will produce a superior site layout and structure aesthetics. Development schematics have been before the DRB for the last two months. The DRB is strongly recommending that the newly proposed office building and the water tanks have more spacing between them. As shown on the enclosed, the proposed office building is located 50 feet from the right of way of Monticello. This meets LB and B-1 zoning ordinance requirements. However, in order to increase the distance between the water tank and the office building, as requested by the DRB, and still meet parking requirements, the office building must be moved closer to Monticello Ave.

Language in the Zoning Ordinance states that, with the approval of the DRC, setbacks may be reduced to 25 feet from any street right of way which is greater than 50 feet in width. According to the ordinance, the DRC may consider a setback reduction only if the setback reduction will achieve results which clearly satisfy the overall purposes and intent of the Landscape Ordinance; if the road is not designated for widening improvements; if the setbacks do not negatively impact adjacent property owners; and if one or more of the following criteria are met:

- a.) The site is located on a Community Character Corridor or is designated a Community Character Area on the Comprehensive Plan Land Use Map, and proposed setbacks will better compliment the design standards of the Community Character Corridor.
- b.) The adjacent properties have setbacks that are non-conforming with this section, and the proposed setbacks will better compliment the established setbacks of adjacent properties, where such setbacks help achieve the goals and objectives of the Comprehensive Plan.
- c.) The applicant has offered extraordinary site design which better meets the Development standards of the Comprehensive Plan.

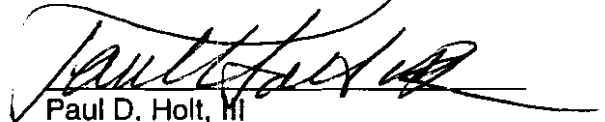
Staff Contact: Paul D. Holt, III Phone: 253-6685

STAFF RECOMMENDATION

Staff finds the following:

First, through staff review and through the review of the DRB, staff will ensure that appropriate landscaping is located along the road frontage of Monticello. Monticello Ave. is designated a Community Character Corridor. The applicant has agreed to provide a street landscaping plan consistent with the remainder of New Town and with the design guidelines. There is also an existing chain link fence along the Monticello Ave right of way that has already been planted with climbing plants which will provide a visual buffer of much of the office building. Additional landscaping may be provided where needed to better mitigate visual impacts. In addition, in keeping with Neotraditional development, New Town guidelines strongly encourage, and require in some places, building locations very close to the streets. Second, this portion of Monticello is not currently designated for widening improvements. Third, staff does not believe that the reduced setback would negatively impact adjoining property owners. Fourth, staff finds that the applicants work with the DRB will produce extraordinary site design which will meet and exceed Development Standards of the Comprehensive Plan.

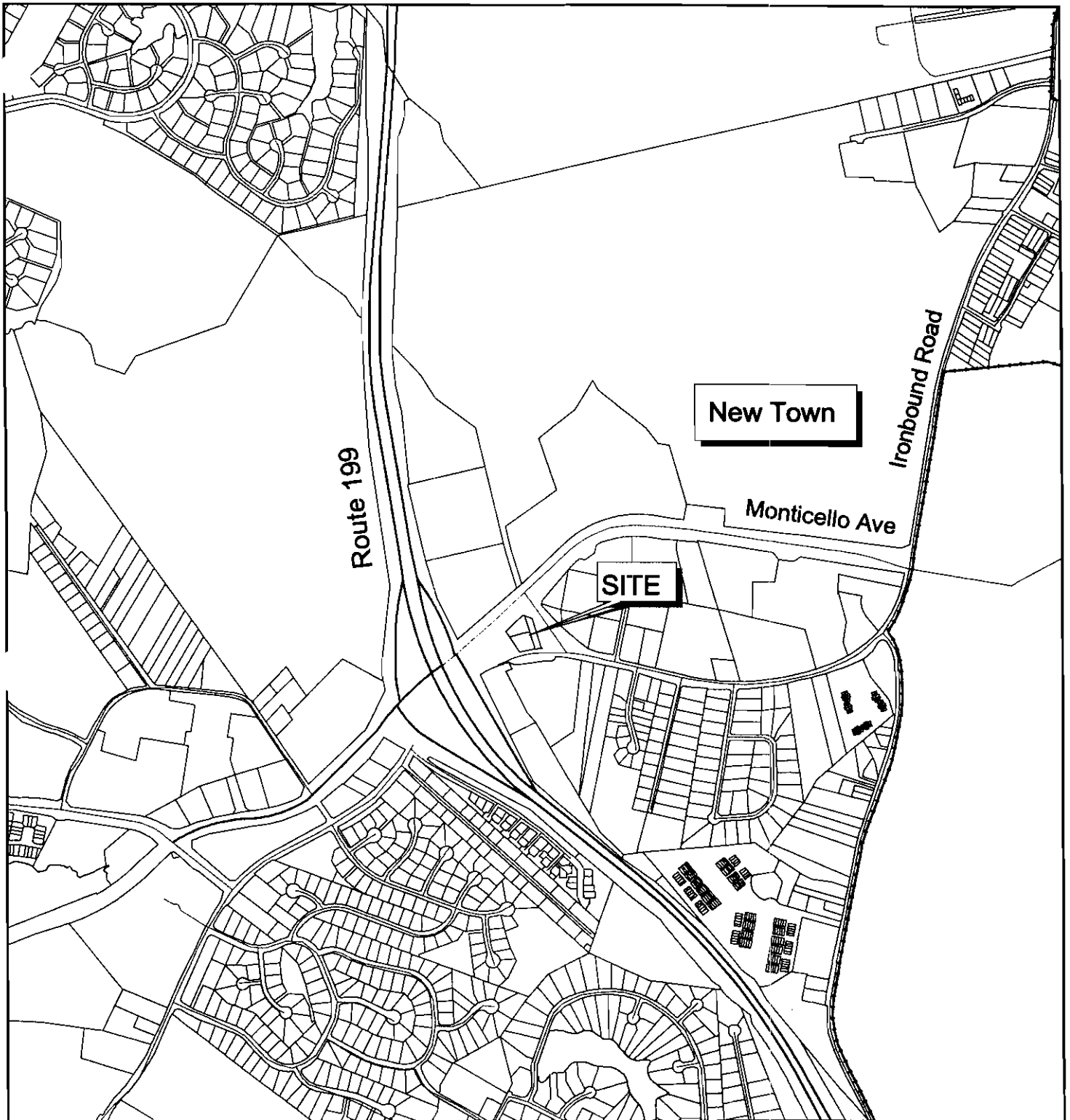
For these reasons, staff recommends that the setback along Monticello Ave be reduced by up to 15 feet (i.e., no closer than 35 feet from the Monticello right of way).



Paul D. Holt, III

attachments:

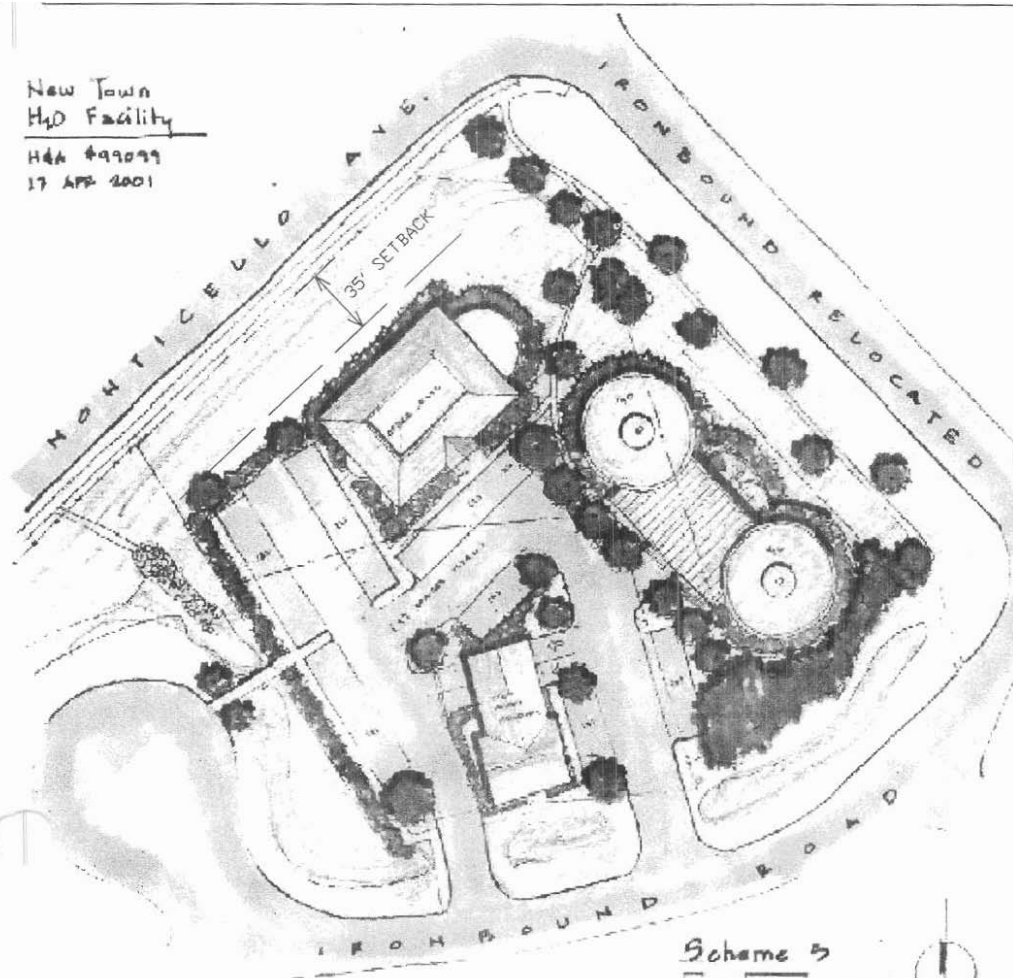
1. Location Map
2. Site layout map (separate)



C-79-01
New Town Water Tanks



New Town
H₂O Facility
H&A #99099
17 APR 2001



Scheme 3

Site Plan 42-01**Williamsburg Plantation, Section 6: Units 252-303**

Staff Report for May 30, 2001, Development Review Committee Meeting

Summary Facts

Applicant: Mr. Charles B. Records
AES Consulting Engineers

Land Owner: Williamsburg Plantation Inc.

Proposed Use: In accordance with the masterplan, building of the next Section of 51 timeshares

Location: Just off Longhill Road; adjacent to the "Regency at Longhill" apts.

Tax Map/Parcel: (32-4)(1-26C)

Primary Service Area: Inside

Parcel Size: The currently proposed units are located on approximately 7. acres

Existing Zoning: R-2, General Residential, Cluster

Comprehensive Plan: Low Density Residential

Reason for DRC review:

1. The proposed combined size of the units exceeds 30,000 sq. ft.
2. A modification to the Sidewalk section of the Zoning Ordinance has been requested.

Staff Contact: Ben Thompson Phone: 253-6685

STAFF RECOMMENDATION

After review of the plans, staff recommends the following:

Preliminary Approval

Staff recommends the DRC forward a recommendation of preliminary approval, contingent upon the applicant addressing agency comments and once the pedestrian connection is placed upon the site plan, to the Planning Commission.

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 between buildings and public areas as well as access to abutting property for multifamily residential development and for nonresidential development sites. In this instance, a sidewalk is required from Section VI to the abutting property, Old Towne Square. Staff believes this is a necessary connection due to the need for vacationers from Williamsburg Plantation to walk to an area that can service needs provided by a pharmacy, restaurant, video store, and convenience stores.

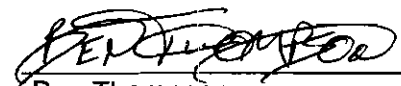
Upon a favorable recommendation of the DRC however, the Planning Commission may modify this requirement provided that:

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 are preferable due to long term maintenance and use issues. With the increasing build out of Williamsburg Plantation, vehicular traffic is increasing dramatically. Staff believes that the pedestrian connection will provide a safer and more accessible route for the vacationer/ pedestrian. This pedestrian connection was shown on the Master Plan which was approved by the Planning Commission and the Board of Supervisors. Staff also believes that if no sidewalk is constructed, those staying in the community will cut through this terrain on their own. Providing a pathway for them would be beneficial in providing for their safety.

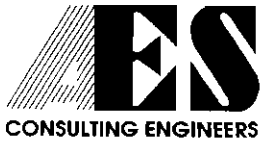
To assure that connectivity is adequate throughout these developments, the County and the development community should cooperate to construct linkages/ sidewalks along necessary routes.

Staff recommends the DRC forward a recommendation of preliminary approval, contingent upon the applicant addressing agency comments and once the pedestrian connection is placed upon the site plan, to the Planning Commission.


Ben Thompson
Planner

Attachments:

- 1.) Sidewalk Waiver Request Letter
- 2.) Agency Review Comments
- 3.) Site Plan



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

May 24, 2001

Mr. Ben Thompson
James City County
Development Management
101-E Mounts Bay Road
Williamsburg, VA 23187



RE: Williamsburg Plantation, Section 6: Units 252-303
AES Project No. 7555-15 / SP-042-01

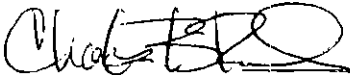
Dear Mr. Thompson:

AES Consulting Engineers, on behalf of Williamsburg Plantation, Inc., respectfully requests a waiver of Section 24-35 of the James City County Zoning Ordinance, Sidewalks, as it pertains to an adjacent property sidewalk connection.

As shown on the master plan for this development, a sidewalk connection from this phase of the project to the Olde Towne Square Shopping Center was proposed. Upon further investigation of the site, this sidewalk, if installed, could become a potential liability issue for the Olde Towne Square development. Please see that attached photographs which indicate the proposed location of the sidewalk. The orange flags represent the approximate location of the sidewalk as proposed on the master plan. The existing grade in this area and along the entire property line is in excess of 25% and would require an extensive series of steps to make the connection. Our initial hope was that the tie-in location could be moved, although upon field inspection, the entire property line has a fairly significant cut slope associated with it.

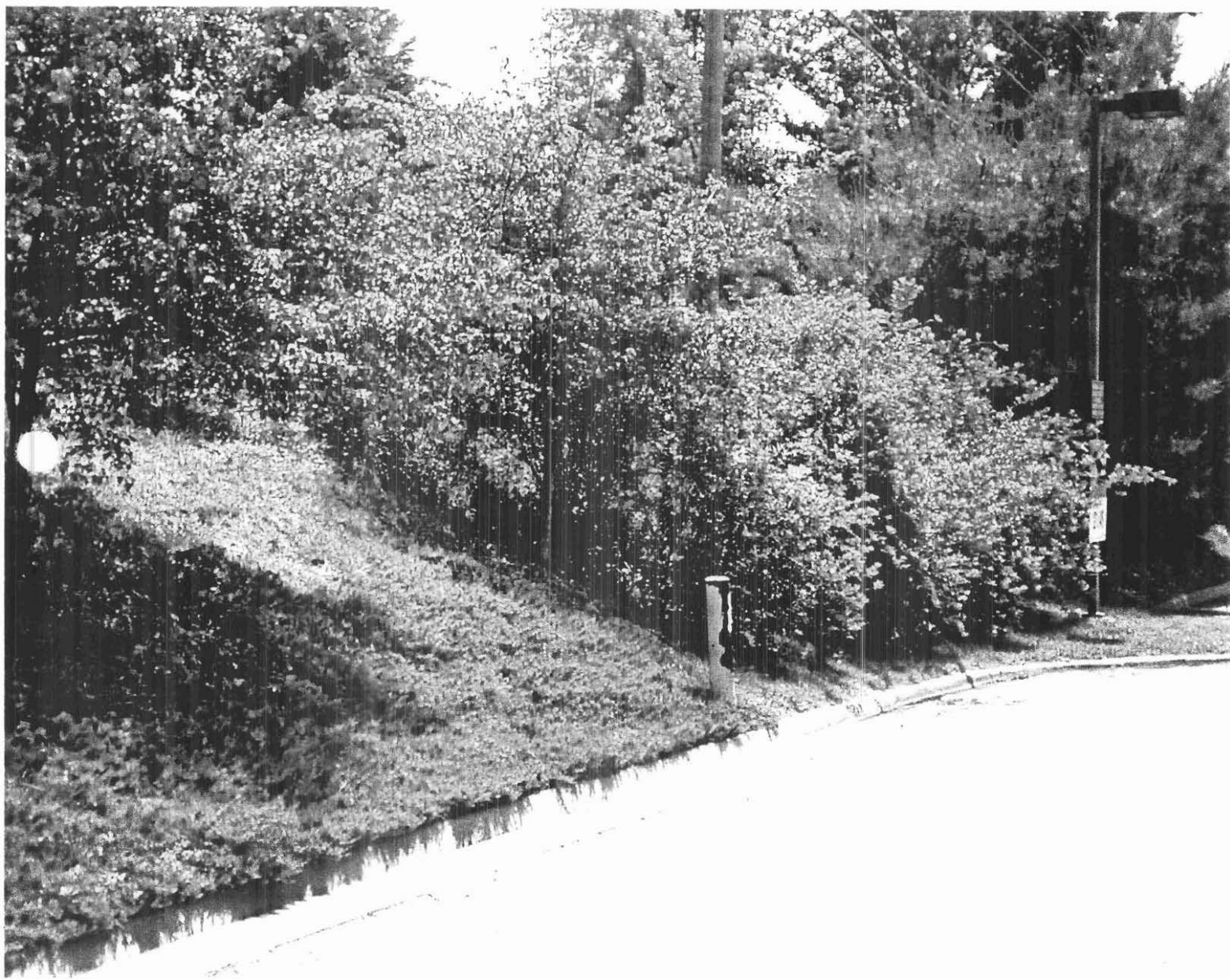
Therefore we request this sidewalk connection requirement to be waived due to the extreme topography and potential liability issues that would be the responsibility of the Olde Towne Square Shopping Center property owner. It is important to note that an alternate sidewalk route exists which links the Williamsburg Plantation to the Olde Towne Square Shopping Center. This sidewalk is located along Longhill Road and connects to the internal sidewalk network within Williamsburg Plantation via Coach House Lane.

Thank you for your consideration of this request. Should you have any questions or need any additional information please give me a call.

Sincerely;
AES Consulting Engineers

Charles B. Records
Project Engineer

Attachments

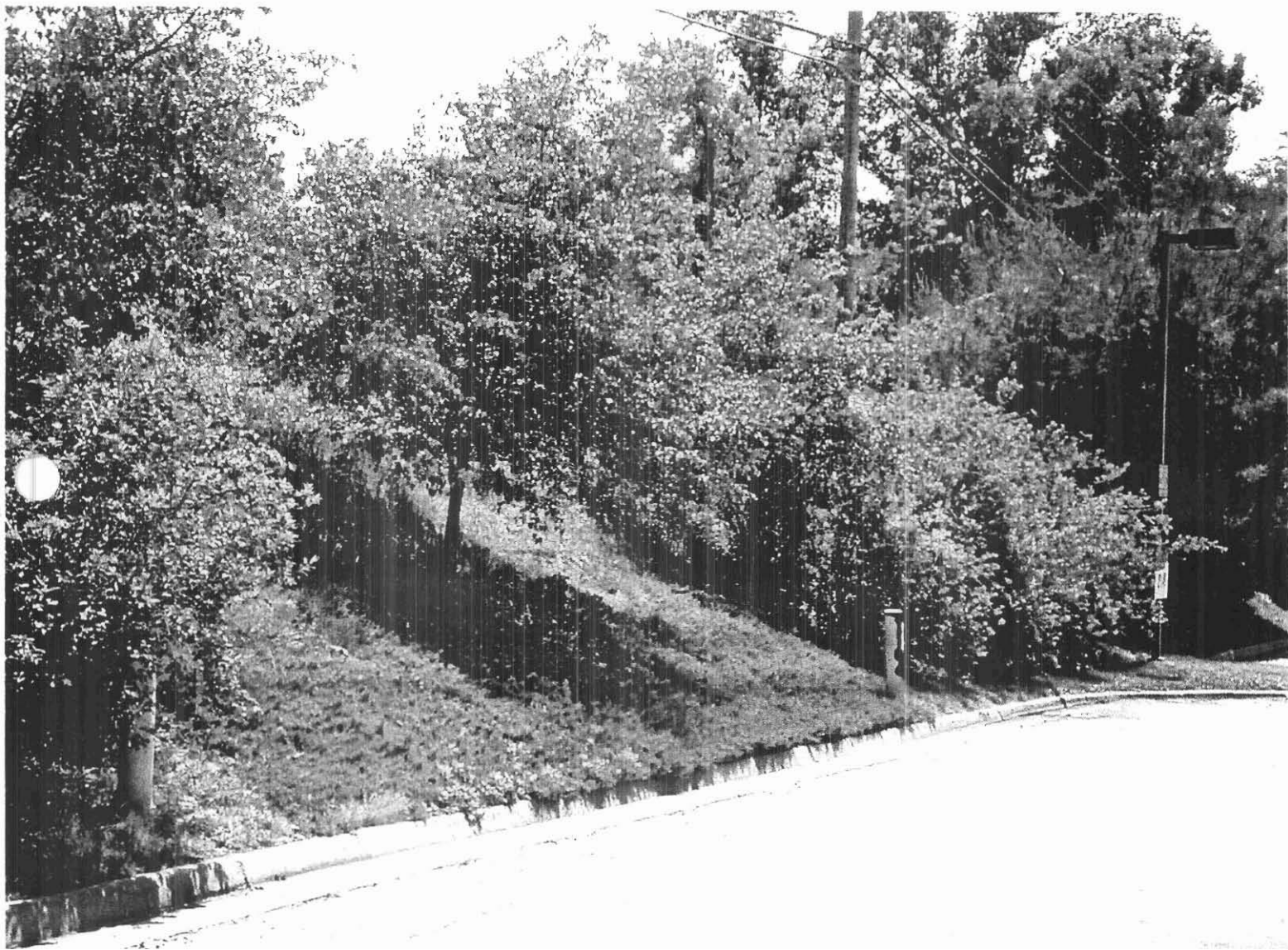
cc: Corinna Caldwell, Williamsburg Plantation
S:\Jobs\7555\15-Section6\Wordproc\Document\755515L3.cbr.doc













Agency Comments:

Planning: Comments may be forthcoming

JCSA: Comments enclosed

Environmental: Comments forthcoming



MEMORANDUM

Date: May 21, 2001

To: Ben Thompson, Planning

From: Danny W. Poe, P.E., Chief Engineer - Wastewater

Subject: SP-042-01, Williamsburg Plantation, Section 6; Units 252-303

We reviewed the site plan for the above project you forwarded on 4/30/01 and noted the following comments. We may have additional comments when a revised plan incorporating these comments is submitted.

1. Restrained joint lengths should be included for gate valves. Call for joint restraint on the proposed water main at each connection to the existing main since there are gate valves at each connection point.
2. Change the section of 4" water main to 8", since this is a looped line and fire hydrants can be fed from either direction.
3. Add a gate valve on the water main at station 15+75 Belle Aire Court.
4. The cleanouts are too close to the buildings. Please relocate them to 3' off the back of the sidewalks, so if we ever have to excavate, we will not be undermining a building foundation. Adjust easements accordingly.
5. Six inch laterals entering directly into manholes, should enter a maximum of two feet from the bottom of the manhole, or inside drop connections should be specified. Sixty inch manholes are required if inside drop connections are specified.
6. On sheet 8, indicate sand cushions from the invert of the lower pipes to the spring line of the upper pipes where the water and sewer mains cross under the storm sewer.
7. Note 1 on sheet 10, under "Utilities Installation Notes" should read:
"All components of the water distribution system and public sanitary sewer facilities shall be installed, tested, and conveyed to the James City Service Authority in accordance with the latest edition of the James City Service Authority Standards and Specifications and the Virginia Department of Health Waterworks and Sewerage Regulations. A copy of the JCSA Standards must be kept on site by the contractor during the full time of installing, testing, and conveying the facilities to JCSA. Copies of the standards may be obtained from JCSA."
8. Provide justification for the water meter sizing.

9. Provide copies of appropriate sections of the approved water model pertaining specifically to this section of the development.

Please call me at 253-6810 if you have any questions or require any additional information.

DWP/

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of May 30, 2001

Case No. C-073-01

McReynolds Property – Greatwoods SOE Request

Mr. James McReynolds has requested that the DRC grant approval of an exception to the Subdivision Ordinance to allow for the use of an ATU septic system. The Subdivision Ordinance states that the commission may grant an exception to any requirement of the chapter, but not unless first receiving a recommendation from the DRC and upon finding that

- (a) strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- (b) the granting of the exception will not be detrimental to public safety, health, or welfare and will not adversely affect the property of others;
- (c) the facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonable practicable the formulation of general regulations to be adopted as an amendment to the ordinance.

The site is located at 4 Water Oak Court and can be further identified as Parcel No. (6-3) on the JCC Real Estate Tax Map No. (13-1).

Action: The DRC recommended approval of an exception to the Subdivision Ordinance to allow for the use of an ATU septic system.

Case No. C-074-01

Lot 10 Skillman Estates Subdivision: Subdivision Ordinance Exception Request- Overhead Utility Line Request

Mr. William Walls has requested an exception to the Subdivision Ordinance to allow Virginia Power to install the new utility lines overhead. The overhead lines do not extend all the way down to Lot 10. Mr. Walls has recently approached Virginia Power about providing electrical service to his lot, so that he may begin construction on his home. Virginia Power has told Mr. Walls that power lines they install down to his lot must be sized appropriately so as to serve the remaining vacant lots along Skillman Drive. Virginia Power has stated that is their policy to provide overhead utility service at no cost to the homeowner, but that utilities must be paid for at a cost, which is the difference between locating power overhead and power underground. The site is located at 207 Skillman Drive and can be further identified as Parcel No. (2-10) on the JCC Real Estate Tax Map No. (11-1).

Action: The DRC recommended approval of the exception to install the new utility lines overhead.

Case No. C-78-01 Magruder Woods, Overhead Utility Line Request

Longhouse Village Associates has requested that the DRC grant an exception to the Subdivision Ordinance to allow installation of new utility lines overhead. Section 19-33 of the Subdivision Ordinance requires that all new utilities be placed underground. Section 19-18 allows the commission to grant an exception to the ordinance if the DRC finds that the strict adherence to the ordinance will cause substantial injustice and hardship; is not detrimental to public safety, health, or welfare; the facts about the case are unique to the property; no objection has been received from the Health Dept.; Fire Dept. or VDOT; and the hardship or injustice is created by the unusual character of the property. The site is located at 207 Skillman Drive and can be further identified as Parcel Nos. (8-17A) and (8-17B) on the JCC Real Estate Tax Map No. (52-3)

Action: The DRC recommended that the exception be granted to allow the placement of an additional above ground utility pole.

DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of May 30, 2001

Case No. C-79-01 New Town Water Tank Facility

The applicant, Mr. Larry Foster, on behalf of James City Service Authority has requested that the DRC approve a setback reduction so that the development will be consistent with the New Town Design Guidelines. The property is located at 4007 Ironbound Road and can be further identified as Parcel No. (1-2A) on the JCC Real Estate Tax Map No. (38-4).

Action: The DRC recommended approval of the setback reduction.

Case No. SP-042-01 Williamsburg Plantation, Section 6: Units 252-303

The applicant, Mr. Charles Records, on behalf of AES Consulting Engineers has requested that the DRC approve the proposed plans. This case comes before the DRC because the combined size of the units exceeds 30,000 sq. ft. and a modification to the Sidewalk section of the Zoning Ordinance has been requested. The property is located just off Longhill Road; adjacent to the "Regency at Longhill" Apartments and can be further identified as Parcel No. (1-26C) on the JCC Real Estate Tax Map No. (32-4).

Action: The DRC recommended preliminary approval of this case and accepted the applicant's request for a waiver to the Sidewalk Ordinance.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 5/4/2001

THROUGH: 6/4/2001

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-132-98	Exxon at Centerville
SP-144-98	Williamsburg Pottery Warehouse/Retail Building
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-102-00	Williamsburg Crossing Parking Lot Add. SP Amend.
SP-123-00	Powhatan Office Park SP Amendment (lighting)
SP-150-00	Williamsburg Business Center, Phase III
SP-014-01	Stonehouse - Mill Pond Park
SP-017-01	Morgan Dental Office
SP-020-01	Stonehouse, Orchard Hill Park
SP-022-01	Stonehouse Community Guard House
SP-024-01	Greenmount-Walmart Bulk Storage, 2nd Building
SP-026-01	Williamsburg Montessori School
SP-027-01	Kingmill Tennis Center Renovation
SP-029-01	Ironbound Village
SP-031-01	Peleg's Point water main extension
SP-032-01	Powhatan Village
SP-038-01	JCC / Grove Sidewalk
SP-041-01	Ruby Tuesday at Monticello Marketplace
SP-042-01	Williamsburg Plantation, Section 6: Units 253-303
SP-044-01	Brick Bat Road Water Extension
SP-045-01	JCSA, Rochambeau Drive Water Main Ext.
SP-051-01	Zooms Gas Station
SP-052-01	Monticello at Powhatan Apartments, SP Amendment
SP-053-01	HRSD Wmbg. Plant Odor Control, SP Amendment
SP-055-01	Come Scrap With Me
SP-056-01	Kingsmill Golf Clubhouse Storage Shed
SP-057-01	Kingsmil Resort Playground Area
SP-058-01	Fernandez Lift Station, Stonehouse
SP-059-01	Fieldstone Parkway- SP Amendment
SP-060-01	Powhatan Park, Phase II
SP-061-01	Courthouse Green Parking Addition (Amd SP-062-99)

B. PENDING FINAL APPROVAL		EXPIRE DATE
SP-080-00	Wellington Cross Country Sewer Main	7/26/2001
SP-110-00	Mt. Pleasant Baptist Church	10/9/2001
SP-125-00	JCC District Park - Hotwater Coles Tract	11/6/2001
SP-136-00	Greensprings Grocery	4/12/2002
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-010-01	Anheuser-Busch Employee Cafeteria/Training Fac.	2/16/2002
SP-013-01	Kingsmill - Woods Golf Maint. Bldg. Wash Down Area	4/3/2002
SP-015-01	Crown Landing Apartments	3/30/2002
SP-018-01	Stonehouse Elementary School SP Amendment (Shed)	4/16/2002
SP-028-01	St. Bede Catholic Church	5/7/2002
SP-033-01	Triton PCS Co-Location	5/9/2002
C. FINAL APPROVAL		DATE
SP-085-99	Villages at Westminster Recreation Center SP Amend	5/21/2001
SP-103-00	Williamsburg Plantation Section 5, Units 97-103	5/17/2001
SP-127-00	Masjid Abdul Aziz - Parking Amendment	5/29/2001
SP-147-00	Kingsmill on the James- Rivers Edge, Phase IV	5/16/2001
SP-021-01	Yesterday's Antiques	5/17/2001
SP-034-01	Quarterland Commons Phase 9, Amend. to SP-136-99	5/10/2001
SP-035-01	Kingsmill Resort & Conference Center - Fountain	5/29/2001
SP-040-01	Aggregate Storage Shed - Massie Equipment	5/25/2001
SP-043-01	Midlands Road, Lot 2, Bldg. Footprint Amendment	5/21/2001
SP-047-01	Damuth Trane (Printpak) Chiller Replacement	5/21/2001
SP-048-01	Marketplace Shoppes Proposed ROW Planting	5/7/2001
SP-049-01	Williamsburg Indoor Sports Complex Amd to SP-137-99	5/10/2001
SP-050-01	Riverside Adult Day Care SP Amendment	5/29/2001
SP-054-01	Camp Chickahominy Shelter (Amd to SP-80-99)	5/16/2001

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

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-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 1-68
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-093-00	Monticello Woods (formerly Hiden Estates Phase I)
S-103-00	Powhatan Village - Powhatan Secondary
S-009-01	Scott Trust Subdivision
S-024-01	Stonehouse, Bent Tree, Phase 1 Amended Plans
S-025-01	Longhill Station Section 3 - Plat
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
S-036-01	Ironbound Village
S-038-01	Walmart Natural Open Space Easement Plat
S-040-01	Waterford at Powhatan Secondary, Ph. 17
S-045-01	Waterford at Powhatan Secondary, Ph. 18
S-047-01	The Retreat Phase 1, Section 2
S-048-01	Waterford at Powhatan Secondary Phase 30
S-051-01	Donald Hazelwood Inc, BLA
S-053-01	Williamsburg Montessori School LLE
S-055-01	Albert and Miriam Saguto Boundary Line Ext.
S-056-01	Wellington Section One Lots 1-48

B. PENDING FINAL APPROVAL

EXPIRE DATE

S-039-99	Harwood - Pine Grove	6/23/2001
S-034-00	The Pointe at Jamestown, Phase 2	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-050-00	Indigo Heights	4/4/2002
S-058-00	Powhatan Secondary, Phase 7-A	10/2/2001
S-071-00	Ida C Sheldon Estate	2/9/2002

S-082-00	Lake Powell Forest, Phase III - plat	11/28/2001
S-084-00	Longhill Gate Section 1 BLA	3/6/2002
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
S-037-01	Wellington Section II & III Construction Plans	5/7/2002

C. FINAL APPROVAL		DATE
S-070-00	Villages at Westminster Phase IV, Section II	5/21/2001
S-017-01	BLE Lot 8 Chanco Woods	5/7/2001
S-019-01	Donald L. Hazelwood Parcel A2	5/14/2001
S-021-01	Charles E. & Marsha Smith	5/14/2001
S-031-01	Subdivision of Part of Prop of Jamestown, LLC	5/14/2001
S-034-01	Irene Lee Vacation of Property Line	5/24/2001
S-039-01	Waterford at Powhatan Secondary, Ph.16	5/21/2001
S-052-01	Shellbank Subdivision, Lots 12A,13 & 14	5/30/2001
S-054-01	Newtown, Old Point Bank/Blair-Wyatt BLA	5/24/2001

D. EXPIRED		
S-023-97	Fenwick Hills, Phase I	
S-077-97	Landfall at Jamestown, Phase 5	
S-078-99	Powhatan Secondary Phase 6-A	
S-079-99	Wellington Section 1	
S-081-99	Stonehouse, Bent Tree, Sect. 5B, Ph. 3 Dev Plans	
S-127-99	Wexford Hills, Phases 2 & 3	

AGENDA

DEVELOPMENT REVIEW COMMITTEE

May 30, 2001

4:00 p.m.

**JAMES CITY COUNTY GOVERNMENT COMPLEX
Board Room, Building C**

1. Roll Call
2. Minutes - Meeting of May 2, 2001
3. Cases
 - A. C-073-01 McReynolds Property – Greatwoods SOE Request
 - B. C-074-01 Lot 10 Skillman Estates – OUL Request
 - C. C-078-01 Magruder Woods Utility Waiver
 - D. C-079-01 New Town Water Tank Facility
 - E. SP-042-01 Williamsburg Plantation, Section 6: Units 252-303
4. Adjournment