

AT A REGULAR MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING C BOARD ROOM AT 4:05 P.M. ON THE 30TH DAY OF MAY, TWO THOUSAND ONE

1. ROLL CALL

Mr. John Hagee  
Ms. Peggy Wildman

ALSO PRESENT

Mr. Paul Holt, Senior Planner  
Mr. Chris Johnson, Senior Planner  
Mr. Ben Thompson, Planner

2. MINUTES

Upon unanimous vote, the minutes of the May 2, 2001 meeting were approved.

3. Case No. C-73-01. McReynolds Property -- Greatwoods Subdivision Ordinance Exception Request

Mr. Holt presented the staff report and staffs recommendation. Ms. Wildman stated she did not have a difficulty with the applicant's request and Mr. Hagee agreed. With no further discussion, the DRC recommended approval of the applicant's request for an exception to the subdivision ordinance to allow for the use of an Aerobic Treatment Unit septic system.

4. Case No. C-74-01. Lot 10 Skillman Estates -- Overhead Utility Line Request

Mr. Holt presented the staff report and staffs recommendation. Mr. Hagee stated that the DRC seemed to be getting several of these requests lately and it may be useful to think about whether or not each of these cases needed to come before the DRC. Ms. Wildman stated that it did not seem fair that this applicant was in the position of having to foot the bill for the placement of electrical service, which would benefit other lot owners. Mr. Holt stated that there would be no practical way for the applicant to recoup his costs from other lot owners at a future date. With no further discussion, the DRC recommended approval of the applicant's request for overhead electrical service from the existing overhead electrical service within the subdivision to Lot 10 of Skillman Drive.

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

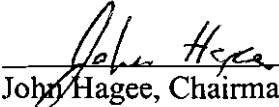
Mr. Johnson presented the staff report and stated that staff recommended approval of the exception request. Mr. Johnson stated that the surrounding area contained numerous overhead utility poles and the two parcels created by the recent subdivision are the last available in the immediate vicinity. Mr. Hagee stated that it would be unlikely that the DRC would require any remaining parcel to adhere to the underground utility requirement given the abundance of existing overhead utilities in the surrounding area. With no further discussion, the DRC recommended approval of the applicant's request for overhead utility lines and the placement of a single utility pole.

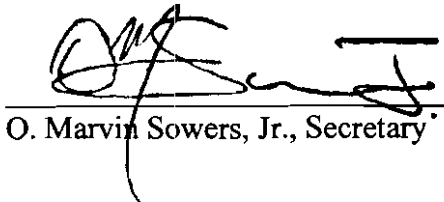
6. Case No. C-79-01. New Town Water Tank Facility

Mr. Holt presented the staff report and staffs recommendation. Mr. Hagee inquired as to other nearby property inside the Master Planned area of New Town and what comparable setbacks would be. The DRC also inquired as to setbacks on other nearby sites, which were not included in the New Town project, such as AVI and the Post Office. The DRC further inquired as to the amount of landscaping that would be provided on the water tank site, how much landscaping would be used to screen the facility, and with the reduced setback how much landscaping would be provided along Monticello Ave road frontage. Mr. Holt stated that the Commission would have the opportunity to review this case further as it proceeded to public hearing for both a rezoning and a special use permit. Their being no further discussion, the DRC recommended approval of the applicant's request for a setback reduction of up to 15 feet, such that the setback off Monticello Ave. would be no less than 35 feet.

7. Case No. SP-42-01. Williamsburg Plantation, Section 6

Mr. Thompson presented the staff report and stated that staff recommended preliminary approval contingent upon the applicant addressing all agency comments. One agency comment dealt with need for the applicant to place a specific portion of the sidewalk system (shown on the Master Plan) on the site plan. The applicant had requested a waiver of the sidewalk ordinance for this particular section stating that there were topographic problems and that there was an alternate sidewalk system. Mr. Hagee and Mrs. Wildman both asked several location and staging questions. With no further discussion, the DRC recommended approval of the applicant's sidewalk waiver request and preliminary approval of the plan.

  
John Hagee, Chairman

  
O. Marvin Sowers, Jr., Secretary

C-82-01

**Ford's Colony, Club Villas - Master Plan Amendment**

Staff Report for the June 27, 2001 Development Review Committee Meeting

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**SUMMARY FACTS**

**Applicant:** Mr. Marc Bennett, AES Consulting Engineers

**Land Owner:** Realtec Inc. and Ford's Colony Country Club Inc.

**Proposed Use:** Hotel suites

**Location:** Ford's Colony Drive, between golf course holes 9 and 18

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

**Primary Service Area:** Inside

**Parcel Size:** 2.21 acres

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

**Comprehensive Plan:** Low-Density Residential

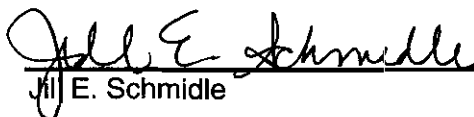
**Proposed Access:** off of Ford's Colony Drive

**Reason for DRC Review:** Section 24-279 of the zoning ordinance specifies that plans shall be consistent with the master plan as approved, but may vary to any degree which the planning commission believes does not vary the basic concept or character of the development. The golf villas are proposed in an area currently designated as golf course/open space.

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

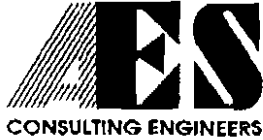
**STAFF RECOMMENDATION**

The applicant has requested this case be withdrawn from the DRC agenda in order to allow additional time to meet with residents of the Ford's Colony community to discuss this project in further detail. Staff concurs with this request.

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

Attachments:

1. Applicant's withdrawal letter



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

June 21, 2001

Ms. Jill Schmidle  
Senior Planner  
James City County Planning Department  
101-E Mounts Bay Road  
Williamsburg, Virginia 23187-8784

**Re: Golf Villas at Ford's Colony at Williamsburg  
Former JCC Case No. MP-3-98  
AES Project No. 5652-54**

Dear Ms. Schmidle:

Please accept this letter as our request to withdrawal the Golf Villas at Ford's Colony Conceptual Plan from the June 27, 2001, agenda of the Development Review Committee. Additionally, please accept this letter to request a deferral of any future action or additional consideration by the James City County Planning Staff of the conceptual plan. These requests are made on behalf of the applicants, Ford's Colony County Club, Inc., and Realtec Incorporated.

These requests are made to additional time for the applicants to communicate with Ford's Colony community residents on the Golf Villas project.

Thank you for your assistance. Should you have questions, please feel free to call.

Sincerely,

AES Consulting Engineers

A handwritten signature in black ink, appearing to read 'V. Marc Bennett', is written over a horizontal line.

V. Marc Bennett, P.E.  
Project Manager

cc: Drew Mulhare, Realtec Incorporated

## **Subdivision S-86-00**

### **Ford's Colony Section 30, Lots 1-68**

Staff Report for the June 27, 2001 Development Review Committee Meeting

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#### SUMMARY FACTS

**Applicant:** Mr. Charles Records

**Owner:** Realtec, Inc.

**Location:** South of Edinburgh Drive of Ford's Colony and West of Rt. 199

**Tax Map/ Parcel:** (38-1)(6-1A), (38-4)(1-1)

**Primary Service Area:** Inside

**Parcel Size:** 72.8 acres

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

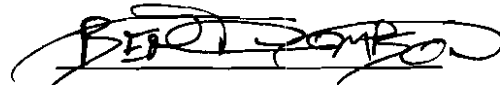
**Comprehensive Plan:** Low Density Residential

**Reason for DRC Review:** This subdivision plan places a utility easement, for connection to Casey/ New Town within the Casey/ New Town buffer. Ford's Colony's proffers state, "Utility and drainage improvements as approved by the Development Review Committee shall be permitted."

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

#### STAFF RECOMMENDATION

Staff recommends the DRC recommend preliminary approval of those utility easements specifically set forth in Subdivision 86-01, Ford's Colony Section 30 (Lots 1-68), contingent upon JCSA approval.

  
Benjamin A. Thompson

**Location**

This utility easement will be located within the 50 ft. Casey/ New Town buffer. The utility easement will run through the back of Lot 37 and across the buffer in the southeast quadrant and internal to both properties (away from roadway improvements).

**Analysis**

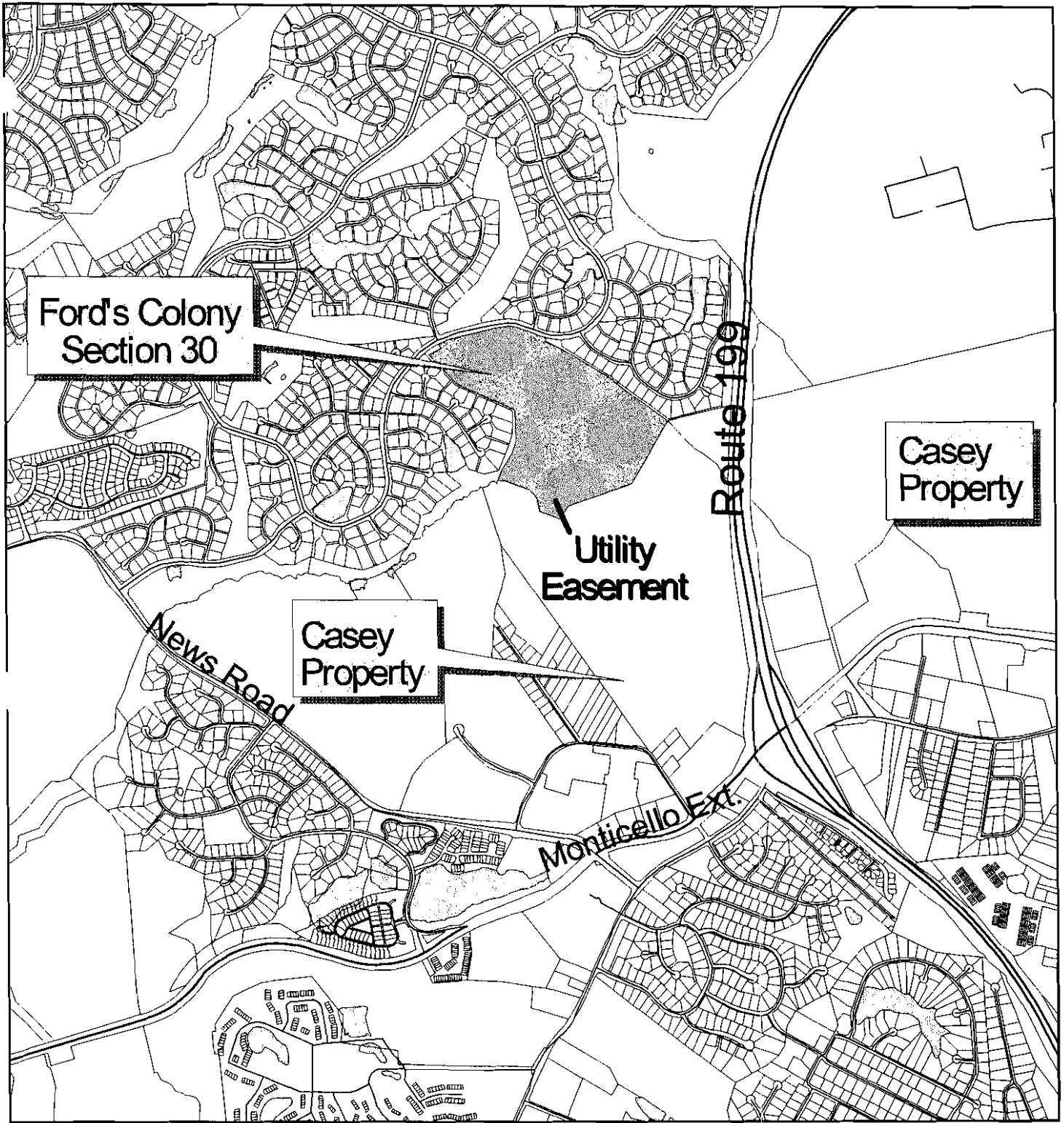
The proposed 20 ft. easement would be located within the Ford's Colony proffered Casey/ New Town buffer and bisect the buffer in one location. The easement would run perpendicular to the buffer and serve as a possible water and sewer connection for the New Town development. This connection would cause nominal impact and be dedicated to the James City Service Authority. The James City Service Authority encourages interconnectivity of parcels for gravity controlled sewer systems. This connection will cut down on the need for a JCSA maintained pump station in the New Town area.

**Recommendation**

Staff recommends the DRC recommend preliminary approval of those utility easements specifically set forth in Subdivision 86-01, Ford's Colony Section 30 (Lots 1-68), contingent upon JCSA approval.

Attachments:

1. Location Map
2. Highlighted Copy of Proffer



Ford's Colony  
Section 30

Casey  
Property

Utility  
Easement

Casey  
Property

News Road

Route 199

Monticello Ext.

# Subdivision 86-00 Ford's Colony, Section 30

2000 0 2000 4000 Feet



unit shown on final subdivision plats or site plans of the portion of the Additional Property described on Exhibits A-1 through A-3. Such contributions shall be used by the County to finance off-site road improvements on News Road, Longhill Road and/or Centerville Road or used by the County for any other project included in the County's capital improvement program, the need for which is generated in whole or in part by the development of the Additional Property. Such contributions shall be made at the time of final subdivision plat or site plan approval for lots or units within the portions of the Additional Land described above.

★ 8. New Town Buffer. Owner shall provide a 50 foot buffer along the boundary of the Additional Property and Section 13 of the New Town development. The buffer shall be exclusive of any lots and, except as set forth below, shall be undisturbed.

★ Utilities and drainage improvements as approved by the Owner and the Development Review Committee shall be permitted.

9. Emergency Services Contribution. Owner shall make a contribution of \$312.00 to the County for each of the residential lots or units shown on final subdivision plats or site plans of the Additional Property as hereinafter provided. Such contributions shall be used by the County for emergency services purposes or for any other project included in the County's capital improvement program, the need for which is generated in whole or in part by the development of the Additional Property. For the first 126 residential lots or units within the Additional

FEB 18 0097



**Site Plan 17-01**  
**Old Colony Professional Building**  
Staff Report for the June 27, 2001, Development Review Committee Meeting

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Summary Facts

**Applicant:** Mr. Mark Richardson  
AES Consulting Engineers

**Land Owner:** Dr. Carol Morgan

**Proposed Use:** Professional Office Building

**Location:** 1130 Old Colony Lane, off of Jamestown Road.

**Tax Map/Parcel:** (48-1)(1-18)

**Primary Service Area:** Inside

**Parcel Size:** 1.283 acres

**Existing Zoning:** B-1 General Residential


**Comprehensive Plan:** Community Commercial

**Reason for DRC review:** The applicant has requested a modification to the frontage sidewalk requirement, Section 24-35 of the James City County Zoning Ordinance by making an equivalent donation to the James City County Sidewalk Capital Improvement Fund.

**Staff Contact:** Karen Drake Phone: 253-6685

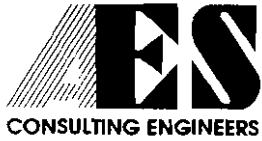
Staff Recommendation:

According to Section 24-35 (3) of the James City County Zoning Ordinance, "sidewalks shall be provided along all existing public roads abutting property to be developed." If required, this sidewalk would be 51 feet long, divided by the entrance driveway and not connect to another sidewalk. The other commercial properties in the cul-de-sac, developed prior to this ordinance, do not have frontage sidewalks nor are proposed to have future sidewalks according to the James City County Sidewalk Master Plan. Therefore staff recommends the modification request be approved contingent that the money, \$1,530 (51 feet at \$30.00 per feet), is donated to the James City County Sidewalk Capital Improvement Fund prior to final site plan approval.

  
\_\_\_\_\_  
Karen Drake  
Planner

Attachments:

- 1.) Modification Request Letter
- 2.) Site Plan (separate)



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

June 11, 2001

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



**Re: Old Colony Professional Building  
James City County Case No. SP-017-01  
AES Project No. 8980-1**

Dear Mr. Sowers:

AES, on behalf of our client, would like to request a modification to the frontage sidewalk requirement, Section 24-35 of the James City County Ordinance. This modification would allow for an equivalent donation to the James City County Sidewalk Capital Improvement Fund. Staff has suggested that we request this modification in lieu of building only 51 feet of sidewalk at the end of a cul-de-sac.

Thank you for your consideration of this matter.

Sincerely,

AES Consulting Engineers

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

Mark Richardson  
Project Manager

**DEVELOPMENT REVIEW COMMITTEE ACTION REPORT: Meeting of June 27, 2001**

**Case No. C-082-01                      Ford's Colony Golf Villas**

Mr. Marc Bennett, on behalf of AES Consulting Engineers has requested that the DRC review the proposed plan. This case is under Planning Commission review as specified in Section 24-279 of the zoning ordinance that plans shall be consistent with the master plan as approved, but may vary to any degree which the planning commission believes does not vary basic concept or character of the development. The golf villas are proposed in an area currently designated as golf course/open space. The site is located at Ford's Colony Drive, between golf course holes 9 and 18 and can be further identified as Parcel No. (1-4) on the JCC Real Estate Tax Map No. (38-1).

**Action:    The DRC took no action. The applicant requested withdrawal of this case.**

**Case No. S-086-00                      Ford's Colony, Section 30, Lots 1-68**

Mr. Charles Records, on behalf of AES Consulting Engineers has requested that the DRC review the proposed plan. This case is under Planning Commission review due to the fact that the subdivision plan places a utility easement for connection to Casey/New Town within the Casey/New Town buffer. Ford's Colony's proffers state, "Utility and drainage improvements as approved by the Development Review Committee shall be permitted." The site is located South of Edinburgh Drive of Ford's Colony and West of Rt. 199 and can be further identified as Parcel No. (6-1A) on the JCC Real Estate Tax Map No. (38-1) and Parcel No. (1-1) on the JCC Real Estate Tax Map No. (38-4).

**Action:    The applicant has requested that DRC consideration be withdrawn. Easements are being removed from their plan until such a time when they are ready for DRC review.**

**Case No. SP-017-01    Old Colony Professional Building**

Mr. Charles Records, on behalf of AES Consulting Engineers has requested that the DRC review the proposed plan. This case is under Planning Commission review due to the applicant requesting a modification to the frontage sidewalk requirement, Section 24-35 of the James City County Zoning Ordinance by making an equivalent donation to the James City County Sidewalk Capital Improvement Fund. The site is located at 1130 Old Colony Lane and can be further identified as Parcel No. (1-18) on the JCC Real Estate Tax Map No. (48-1).

**Action:    The DRC approved the Old Colony sidewalk modification request.**

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**JAMES CITY COUNTY  
DEVELOPMENT REVIEW COMMITTEE REPORT**

**FROM: 6/4/2001**

**THROUGH: 6/28/2001**

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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-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-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-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-042-01	Williamsburg Plantation, Section 6: Units 253-303
SP-044-01	Brick Bat Road Water Extension
SP-051-01	Zooms Gas Station
SP-055-01	Come Scrap With Me
SP-056-01	Kingsmill Golf Clubhouse Storage Shed
SP-063-01	Williamsburg - Jamestown Airport, Apron Expansion
SP-064-01	Toano Sidewalk Project - VDOT R/W - Route 60
SP-065-01	U.S. Post Office / Monticello (Amd to SP-063-00)
SP-067-01	Carrot Tree at Jamestown Island
SP-068-01	JCC Government Center Building J
SP-069-01	Greensprings Plantation - Fairway's Villas Condos

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**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-080-00	Wellington Cross Country Sewer Main	7/26/2001
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-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

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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-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-041-01	Ruby Tuesday at Monticello Marketplace	6/20/2002
SP-052-01	Monticello at Powhatan Apartments, SP Amendment	6/7/2002
SP-058-01	Fernandez Lift Station, Stonehouse	6/25/2002
SP-059-01	Fieldstone Parkway- SP Amendment	6/15/2002

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<b>C. FINAL APPROVAL</b>		<b>DATE</b>
SP-102-00	Williamsburg Crossing Parking Lot Add. SP Amend.	6/20/2001
SP-110-00	Mt. Pleasant Baptist Church	6/5/2001
SP-145-00	Williamsburg Pottery Factory Garage & Sheds Add	6/11/2001
SP-024-01	Greenmount-Walmart Bulk Storage, 2nd Building	6/6/2001
SP-026-01	Williamsburg Montessori School	6/21/2001
SP-033-01	Triton PCS Co-Location	6/18/2001
SP-045-01	JCSA, Rochambeau Drive Water Main Ext.	6/25/2001
SP-053-01	HRSD Wmbg. Plant Odor Control, SP Amendment	6/7/2001
SP-057-01	Kingsmill Resort Playground Area	6/7/2001
SP-060-01	Powhatan Park, Phase II - SP Amendment	6/21/2001
SP-061-01	Courthouse Green Parking Addition (Amd SP-062-99)	6/21/2001
SP-062-01	Shiloh Baptist Church Parking Lot Expansion	6/27/2001
SP-066-01	Busch Gardens Theme Park	6/15/2001

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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-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 Associates LLC
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-048-01	Waterford at Powhatan Secondary Phase 30
S-051-01	Donald Hazelwood Inc, BLA
S-055-01	Albert and Miriam Saguto Boundary Line Ext.
S-056-01	Wellington Section One Lots 1-48
S-057-01	Busch Corporate Center Parcel 14 Plat BLA
S-058-01	Cook Family Subdivision
S-060-01	Governor's Land, Cypress Isle BLA
S-063-01	Village Housing at the Vineyards, Phase 3 BLA
S-065-01	Powhatan Secondary, Phase 2
S-066-01	Ford's Colony at Williamsburg (BLA and PLE)
S-067-01	Hazelwood, Inc. Property BLA
S-068-01	Stonehouse, Bent Tree, Phase 3

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**B. PENDING FINAL APPROVAL****EXPIRE DATE**

S-036-00	New Town - Casey Sub. & BLE - Windsor Meade	9/27/2001
S-040-00	Westmoreland Sections 3 & 4	7/15/2001
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-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

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**C. FINAL APPROVAL**

**DATE**

S-035-00	Mulberry Place	6/25/2001
S-047-01	The Retreat Phase 1, Section 2	6/11/2001
S-053-01	Williamsburg Montessori School LLE	6/20/2001
S-059-01	Ford's Colony, Sect. 7, Lots 112-113 BLA	6/7/2001
S-061-01	Bounds Boundary Line Adjustment	6/22/2001
S-062-01	Govenor's Land (Setback Line Adjustment)	6/12/2001
S-064-01	Williamsburg Montessori School BLA	6/20/2001

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**D. EXPIRED**

S-023-97	Fenwick Hills, Phase I
S-077-97	Landfall at Jamestown, Phase 5
S-039-99	Harwood - Pine Grove
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, Ph. 2 & 3
S-034-00	The Pointe at Jamestown, Phase 2

**AGENDA**

**DEVELOPMENT REVIEW COMMITTEE**

**June 27, 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 May 30, 2001
3. Cases
  - A. C-082-01 Ford's Colony Golf Villas
  - B. S-086-00 Ford's Colony Section 30, Lots 1-68
  - C. SP-017-01 Old Colony Professional Building
4. Adjournment