

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

ROLL CALL

Mr. Joe McCleary
Mr. Jack Fraley
Ms. Peggy Wildman
Mr. Don Hunt

ALSO PRESENT

Mr. David Anderson, Senior Planner
Mr. Matthew Arcieri, Planner
Ms. Ellen Cook, Planner
Mr. Christopher Johnson, Senior Planner
Ms. Sarah Weisiger, Planner
Mr. Scott Thomas, Senior Engineer

MINUTES

Following a motion by Mr. Hunt and a second by Mr. Fraley, the DRC approved the minutes from the February 25th, 2004 meeting by a unanimous voice vote.

Case No. S-98-03. Stonehouse Glen, Section 1

Mr. Matthew Arcieri presented the staff report stating that this case was deferred at the February 25th DRC in order for the Environmental Division and staff to resolve stormwater management issues, lot-to-lot drainage issues and issues regarding steep slopes. Since that meeting the Environmental staff has met extensively with the applicant and come up with a solution to these issues. Staff recommended preliminary approval subject to agency comments and the memorandum from Ronnie Orsborne to Scott Thomas dated March 19, 2004. The two other issues before the DRC were master plan consistency from going to multi-family to single family residential and master plan consistency for splitting a 2 acre park into two smaller parks totaling 2 acres. Mr. Arcieri notes that the applicant had substituted a volleyball court for one of the two proffered tennis courts in a reaction to current recreation trends. Staff recommended approval of both master plan requests. Mr. Mark Rinaldi thanked the County staff for working to resolve the issues on this case. Mr. Scott Thomas notes that the procedure used to resolve these issues is unique to this case; staff expects fully engineered plans to be submitted for all projects. There being no further discussion and following a motion by Mr. Hunt, that was seconded by Ms. Wildman, the DRC unanimously recommended preliminary approval subject to agency comments and the memorandum from Ronnie Orsborne to Scott Thomas dated March 19, 2004. In addition, the DRC found the proposal consistent with the Stonehouse master plan.

Case No. S-13-04. Wexford Hills Phase II Septic Waiver

Ms. Sarah Weisiger presented the staff report for the subdivision ordinance exception request submitted by Mr. James Franklin to Section 19-60 permitting the use of an alternative septic system on Lot #48. Staff recommended approval of the request. Mr. McCleary asked if the lot had been perk tested and if the system had received Health Department approval. Mr. Franklin replied that the lot had been tested and that Health Department approval had been received. There being no further discussion and following a motion by Mr. Hunt, that was seconded by Ms. Wildman, the DRC unanimously recommended approval of the waiver.

Case No. C-36-04. Jolly Pond Road Overhead Utility Exception Request

Mr. Johnson presented the staff report and stated that staff recommends approval of the exception request to place utility poles and an overhead line to serve the subject property. Mr. Mark Sexton asked if the exception would set precedent for Ford's Colony to also utilize overhead utility lines for their proposed development of the Grey property west of Centerville Road. Mr. Johnson stated that Ford's Colony or any other proposed subdivision would be required to place utility lines underground in accordance with the ordinance requirements. Mr. Fraley asked how many utility poles would need to be placed to extend overhead lines to the subject property. Mr. Johnson stated that Dominion Power did not provide that information along with their suggested route drawing. The number of poles would be determined by Dominion Power following Planning Commission approval of the exception request. There being no further discussion and following a motion by Mr. Hunt and a second by Ms. Wildman, the DRC unanimously recommended that the Planning Commission grant an exception to Section 19-33 of the Subdivision Ordinance to allow the placement of utility poles and an overhead line to serve the property at 1131 Jolly Pond Road.

Case No. SP-14-04. Action Park Ride Addition

Mr. Anderson presented the staff report and stated that Mr. Robert Miller of the Action Park of Williamsburg has submitted a site plan for a new ride at the park. Mr. Anderson noted that the plans require DRC review because the special use permit conditions applicable to the park operation require site plan approval by the DRC, specifically to address the impact of proposed development on Richmond Road's function as a corridor within a historic area. Mr. Anderson noted that the plans met all ordinance requirements and staff recommended approval on that basis. Mr. Anderson further clarified that Staff's recommendation was based only on the requirements of the ordinance and noted that the DRC had the authority through the SUP condition to base their approval on additional consideration, such as the effect the proposed ride will have on the Richmond Road corridor.

Mr. Miller spoke on his own behalf, noting that his intention is to attract more visitors to the park and generate some tax revenue for the County. He also noted that the ride was a significant expense, costing nearly \$600,000.

Mr. Fraley asked what the ride would look like from Richmond Road. Mr. Miller said that you would be able to see it from the road. He further stated that he probably wouldn't buy it if no one could see it because he wouldn't attract the visitors he would need to cover the cost of the ride. Mr. McCleary mentioned that the overhead utility wires are 22'-23' in height at the point they are attached to the pole. The proposed ride would exceed the height of the wires by approximately 10'. He also noted that the sign that identifies the park is clearly visible from Richmond Road and Mr. Miller could use that sign to advertise the new ride.

Mr. Greg Davis of Kaufman and Canoles spoke on behalf of Mr. John Fleming, Vice President of US Homes, to represent the interests of the Colonial Heritage development across the street from the Action Park. Mr. Davis noted that the Colonial Heritage main entrance is directly across from the proposed ride. He argued that the colors, height, location, and potential noise from riders are not consistent with the intention of Richmond Road's community character corridor designation. He further noted that this section of Richmond Road was especially important because it acted as a transition area between historic Norge and the City of Williamsburg. Mr. Davis indicated that US Homes objected to the placement of the proposed ride in the proposed location.

Ms. Sarah Kadec called attention to the 2003 Comprehensive Plan language for community character corridors and argued that the proposed ride's height, color, lighting, and location were not consistent with this language. Mr. Mark Sexton agreed with Ms. Kadec's assertion that the proposed ride was not compatible with Richmond Road's designation as a community character corridor.

Ms. Wildman asked Mr. Miller if there was anywhere else on the site he could locate the proposed ride. Mr. Miller noted that the location of his site between the railroad and Richmond Road limited his ability to locate the ride elsewhere on the site.

Mr. Fraley noted that he was conflicted because he empathized with Mr. Miller's position as a businessman and a taxpayer, but also understood the potential negative effects the ride could have on Richmond Road's function as a community character corridor. Mr. Fraley added that he wished staff had taken a position on the proposal with regard to the comprehensive plan rather than considering the proposal simply on ordinance requirements. Mr. Anderson responded that staff limited their comments to the ordinance since this was a by right use. He further stated that he understood Mr. Fraley's concern and noted that he had spoken to the applicant previously about the colors of the ride and the difficulty screening it in its location, but ultimately felt that authority rested in the hands of the DRC.

Mr. Hunt stated that he has a good relationship with Mr. Miller and is inclined to support Mr. Miller's effort to better his business.

Ms. Wildman stated that she was also conflicted and wished Mr. Miller had another location on the site in which to locate the ride. Mr. Miller noted that there really was no other location and added that the ride was only going to be in operation 6 months out of the year, so it would not be a full-time impact.

Mr. McCleary said he really liked the current aesthetics of the park but could not support it because of the height, color, and location.

Mr. Miller said that he would be happy to work with the County and US Homes to develop a landscaping plan to better screen the ride. Mr. Davis said US Homes would be happy to work with Mr. Miller.

Mr. Fraley motioned to defer the case to allow the applicant to work with the County and US Homes to develop a landscaping plan to better screen the ride. Ms. Wildman seconded the motion and the DRC unanimously voted to defer the case.

Case No. SP-16-04. Richardson Office and Warehouse

Ms. Cook presented the staff report and described the proposed development, noting that a portion of one of the buildings would be a contractors rental center. To serve this latter use, the development would have a second entrance on Mooretown Road. Ms. Cook noted the location of the parcel in relation to the City of Williamsburg and York County lines, outlined the principle issue submitted to staff by York County, and stated that staff recommended preliminary approval subject to agency comments and the resolution of all ownership, zoning, and site issues with York County. Mr. Fraley asked whether this proposal needed to gain approval in all localities and how this affected James City County giving preliminary approval. Ms. Cook stated that it would need to be approved by York County. Mr. McCleary stated that preliminary approval served as an indication to the owner or investor and that the other issues would still need to be resolved. The applicant, Mr. Richard Smith of AES, described the discussions that had taken place with the City of Williamsburg with regard to drainage and the reservoir. Ms. Cook stated that the plans were also sent to the City of Williamsburg on a courtesy review basis and that the landscaping comment they had submitted to staff was included in staff's comments. Mr. Hunt asked for clarification on whether Mooretown Road was the County Line. Mr. Smith explained that Mooretown Road had been realigned and did not follow the County line in this particular place. There being no further discussion and following a motion by Mr. Hunt and a second by Ms. Wildman, the DRC unanimously recommended that the Planning Commission grant preliminary approval subject to agency comments and subject to the resolution of all ownership, zoning and site issues with York County.

Case No. SP-18-04. New Town Block 8, Phase 1B Residential

Mr. Arcieri presented the staff report stating that staff recommended deferral of this case due to life safety issues related to fire engines being able to access homes on the smaller private streets as well as environmental issues. There being no further discussion the DRC deferred action on this case.

Case No. SP-21-04. New Town Block 2 Parcel D Office

Mr. Arcieri presented the staff report stating that due to the design of New Town the building would not be set back 50 feet from public roads as required in the Mixed Use zoning district.

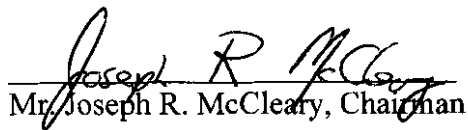
There being no further discussion following a motion by Mr. Hunt that was seconded by Ms. Wildman, the DRC unanimously recommended granting the setback waiver.

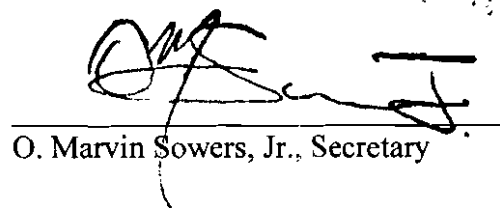
New Town -- Setback Modifications Block 2, 5, 8

Mr. Arcieri presented the staff report stating that due to the design of New Town, all buildings would not be set back 50 feet from public roads as required in the Mixed Use zoning district. Waivers to this provision have been granted on a case-by-case basis to date; however, enough of blocks 2, 5 and 8 have been conceptually planned that staff recommends the DRC grant a waiver for these three blocks. Mr. McCleary noted that the this waiver is in keeping with the new urbanism design of New Town. There being no further discussion and following a motion by Mr. Hunt, that was seconded by Ms. Wildman, the DRC unanimously recommended granting a setback waiver to Blocks 2, 5 and 8 provided proposals are in accordance with the New Town Design Review Guidelines.

Adjournment

There being no further business, the March 30, 2004, Development Review Committee meeting adjourned at 6:04 p.m.


Mr. Joseph R. McCleary, Chairman


O. Marvin Sowers, Jr., Secretary

Case No. SP-18-04
New Town Block 8, Phase 1B Residential
Staff Report for the April 28th Development Review Committee Meeting

Summary Facts:

Applicant: Bob Cosby, AES Consulting Engineers
Land Owner: Bob Ripley, GCR Inc.

Proposed Use: 66 Townhomes, 4 Single Family Homes

Location: 5216 Monticello Ave, (New Town Overall Site Address)
Adjacent to Center Street and Casey Boulevard

Tax Map/Parcel: (38-4)(1-50)

Primary Service Area: Inside
Parcel Size: 9.31± Acres

Existing Zoning: Mixed Use with Proffers
Comprehensive Plan: Mixed Use: New Town

Reason for DRC review: The site plan proposes more than 50 residential units.

Staff Contact: Karen Drake (757) 253-6685

Staff Recommendation:

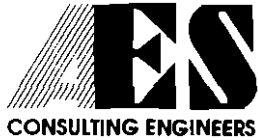
The applicant requests deferral of this case until the June 2nd DRC meeting to provide adequate time to address outstanding Environmental and Fire Department comments detailed in staff's March 31st DRC report. Staff concurs with the deferral request.



Karen Drake
Senior Planner

Attachments:

- 1.) Applicant Deferral Request Letter



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

April 20, 2004

Karen Drake
Senior Planner
James City County Development Management
101-E Mounts Bay Road
Williamsburg, VA 23187-8784

**RE: JCC Case No. SP-18-04. New Town Block 8, Phase 1B
AES Job No. 6632-E-12-2**



Dear Ms. Drake:

We would like to request this site plan be deferred at the April 28, 2004 DRC meeting until the June 2, DRC meeting to give adequate time to address county comments. The siteplan shall be resubmitted prior to the April 28 deadline the June 2 DRC meeting.

If you have further questions or comments, or if I may be of assistance, please contact me.

Sincerely,

AES Consulting Engineers

A handwritten signature in black ink, appearing to read 'R. E. Cosby, III'.

Robert E. Cosby, III, P.E.
Senior Project Engineer

ATTACHMENTS

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C-50-02. 7456 Little Creek Dam Road Overhead Utility Line Request
Staff Report for April 28, 2004, Development Review Committee Meeting

SUMMARY FACTS

Applicant/Land Owner: David & Lisa Wigley

Tax Map/Parcel: (21-1)(4-3)

Location: 7456 Little Creek Dam Road, Stonehouse District

Primary Service Area: Inside
Parcel Size: ± 3.76 acres

Existing Zoning: A-1, General Agricultural
Comprehensive Plan: Rural Lands

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: Karen Drake, Senior Planner Phone: 253-6685

STAFF RECOMMENDATION

Staff recommends that the DRC grant an exception to the Subdivision Ordinance requirement to allow for a single pole be placed at 7456 Little Creek Dam Road (Lot 3 of the Roper Subdivision) with overhead utilities across Little Creek Dam Road and all utilities from this pole to the homes within the Roper subdivision be placed underground.

Per discussions with Dominion Virginia Power, the existing utility pole located on Lot 4 is not an "energized" pole but is a span guy pole used to support the existing overhead lines located on the opposite side of Little Creek Dam Road. Replacing the existing pole on Lot 4 and extended underground utilities or requiring underground connections across Little Creek Dam Road would cause a hardship on the Wigley's since they are the first to construct a home within this subdivision while future homeowner's would profit from their expense. Allowing overhead utilities to a single pole with underground connections to homes would not be inconsistent with the surrounding homes or with other overhead utility waiver requests that staff has recommended.

The Fire Department had no objections and the Health Department had no comments except that on-site sewage regulations require a 10 foot separation of drainfield areas and utilities. In the attached letter from VDOT, VDOT prefers power lines to run parallel to Little Creek Dam Road, but if the overhead utility is allowed there are construction requirements and design standards to be followed.


Karen Drake
Senior Planner

Attachment:

1. Location Map
2. Kim Enroughty with Dominion Power's April 21st e-mail.
3. VDOT Comment Letter dated April 20th

7456 Little Creek Dam Road Overhead Utility Waiver Request

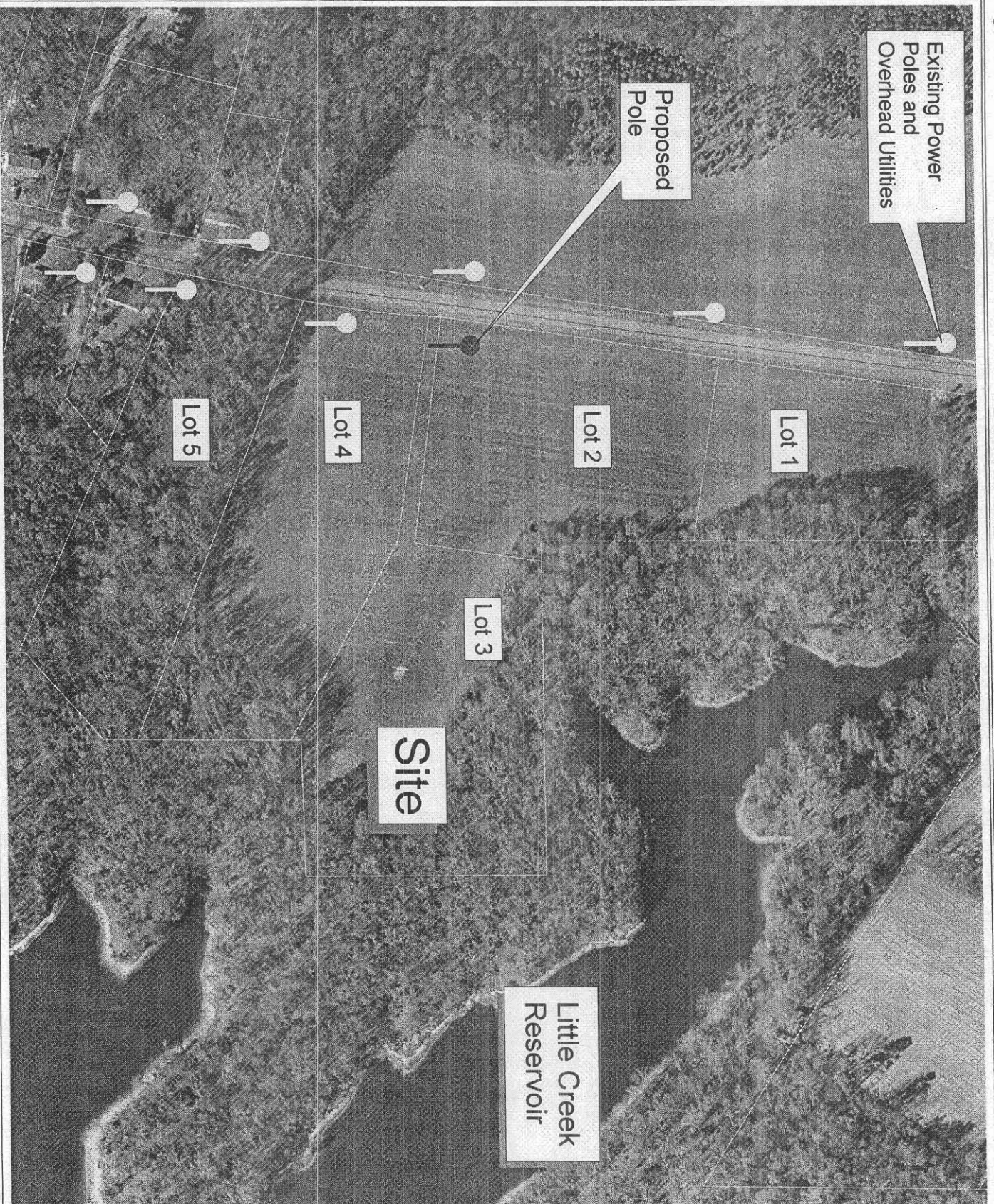
Photo Copyright 2002 State of Virginia

300

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600 Feet



Karen Drake

From: Kim_Enroughty@dom.com
At: Wednesday, April 21, 2004 11:13 AM
To: Karen Drake
Cc: Donna_Lynch@dom.com
Subject: Variance to install new utility pole at 7456 Little Creek Dam Road

David and Lisa Wigley at 7456 Little Creek Dam Road - Lot 3 of George W Roper II Subdivision in James City County are requesting approval for a variance allowing installation of a new utility pole on their property to access electric facilities for their residence. Their property is across Little Creek Dam Road from existing Dominion power lines. There are three ways Dominion can serve this property.

Install a new pole utility pole on Lot 3 to access Dominion facilities to provide electric facilities for their residence - This is the most cost effective option for the Wigleys and Dominion .

Guide drill Dominion facilities under Little Creek Dam Road to their residence - This is a more costly option for the Wigleys and Dominion.

Access Dominion facilities from an existing pole # PJ67 on the same side of Little Creek Dam Road as the Wigley property - This pole does not have energized power lines. It is a span guy which is used to support the existing pole line from across the road. This pole would have to be replaced with a bigger pole, energized lines would have to be installed across Little Creek Dam Road, and Dominion facilities would have to be installed along the front of Lot 4 to serve the Wigley property. This would be costly to the Wigleys and Dominion, not to mention that permission would need to be obtained from the neighboring property owner (Lot 4) to do this.

Lots 2, 3, 4, and 5 of George W Roper II Subdivision can be served by the newly installed pole on Lot 3. This would alleviate a concern for many poles being installed in the subdivision. The owners of Lot 1 may at some time request a variance for installing a new utility pole on their property. This would depend on the location of their house in relation to our facilities and permission granted by neighboring property owners.

Please consider this in your decision for granting a variance to install a new utility pole at 7456 Little Creek Dam Road to allow the Wigleys access to Dominion facilities at a reasonable cost.

Kim Enroughty
Dominion Virginia Power
Associate Project Designer
(757) 220-4167



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4451 IRONBOUND ROAD
WILLIAMSBURG, VA 23188

PHILIP SHUCET
COMMISSIONER



STEVEN W. HICKS
RESIDENT ENGINEER
TEL (757) 253-4832
FAX (757) 253-5148

April 20, 2004

Karen Drake, Senior Planner
James City County Planning
P.O. Box 8784
Williamsburg, VA 23187

Ref: Overhead Utility Waiver Request, 7456 Little Creek Dam Road
C-50-04
Little Creek Dam Road (Route 631), James City County

Dear Ms Drake:

We have completed our review for the above referenced overhead utility waiver request, and we offer the following comments:

- 1) We would prefer to run the service parallel to Route 631 (Little Creek Dam Road)
- 2) Any proposed poles shall meet clear zone requirements and shall be a minimum of 10 feet from the edge of pavement.
- 3) If an overhead utility is allowed, the minimum vertical roadway clearance shall be 18 feet and shall conform to the requirements of the National Safety Code and other appropriate State, Federal and industry regulations.
- 4) An overhead utility line or any work in the Virginia Department of Transportation (VDOT) right of way will require a Land Use Permit prior to commencing work.

If you have any questions, please contact me at (757) 253-4832.

Sincerely,

David W. Meador
Permit and Subdivision Specialist Senior

Conceptual Plan 48-04
Stonehouse, Parcel 2B, Clubhouse Point
Staff Report for the April 28, 2004 Development Review Committee Meeting

SUMMARY FACTS

Applicant: Marc Bennett, AES Consulting Engineers

Land Owner: Stonehouse Development Company, L.L.C.

Proposed Use: 21 Single Family Lots

Location: Mill Pond Run, Stonehouse Phase 1

Tax Map/Parcel No.: (4-4)(1-24)

Primary Service Area: Inside

Parcel Size: 6.65 acres

Existing Zoning: PUD-R, Planned Unit Development, Residential, with Proffers

Comprehensive Plan: Low Density Residential

Reason for DRC Review: Master Plan Consistency: This land bay is designated for recreation on the Stonehouse Master Plan while the proposal shows single family lots.

Staff Contact: Matthew Arcieri Phone: 253-6685

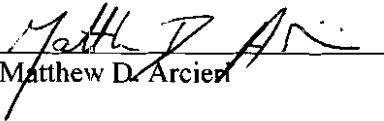
STAFF RECOMMENDATION

This project is located in Land Bay 10 on the Stonehouse Master Plan and is designated "J" for areas of common open space, with recreation areas noted. The project proposes a designation of "A", single family homes with a maximum gross density of 3 dwelling units per acre. Note that the current proposal exceeds the maximum proffered density and during subdivision review the applicant will either have to provide additional acreage or fewer units to be in compliance with the proffer.

Although designated for recreation, the Development Review Committee conceptually approved 60 multi-family units for this land bay on November 29, 2000. All proffered recreational amenities required for the Phase 1 development have been provided; a majority of which are located on the adjacent parcel.

According to section 24-492 of the James City County Zoning Ordinance, the designation shown on the master plan shall be the highest and densest use to which such land may be put without amending the master plan. However, where the planning commission finds that the project does not vary the basic concept or character of the planned community the planning commission may approve plans for projects with lower densities or a lower category of uses than those shown on the master plan.

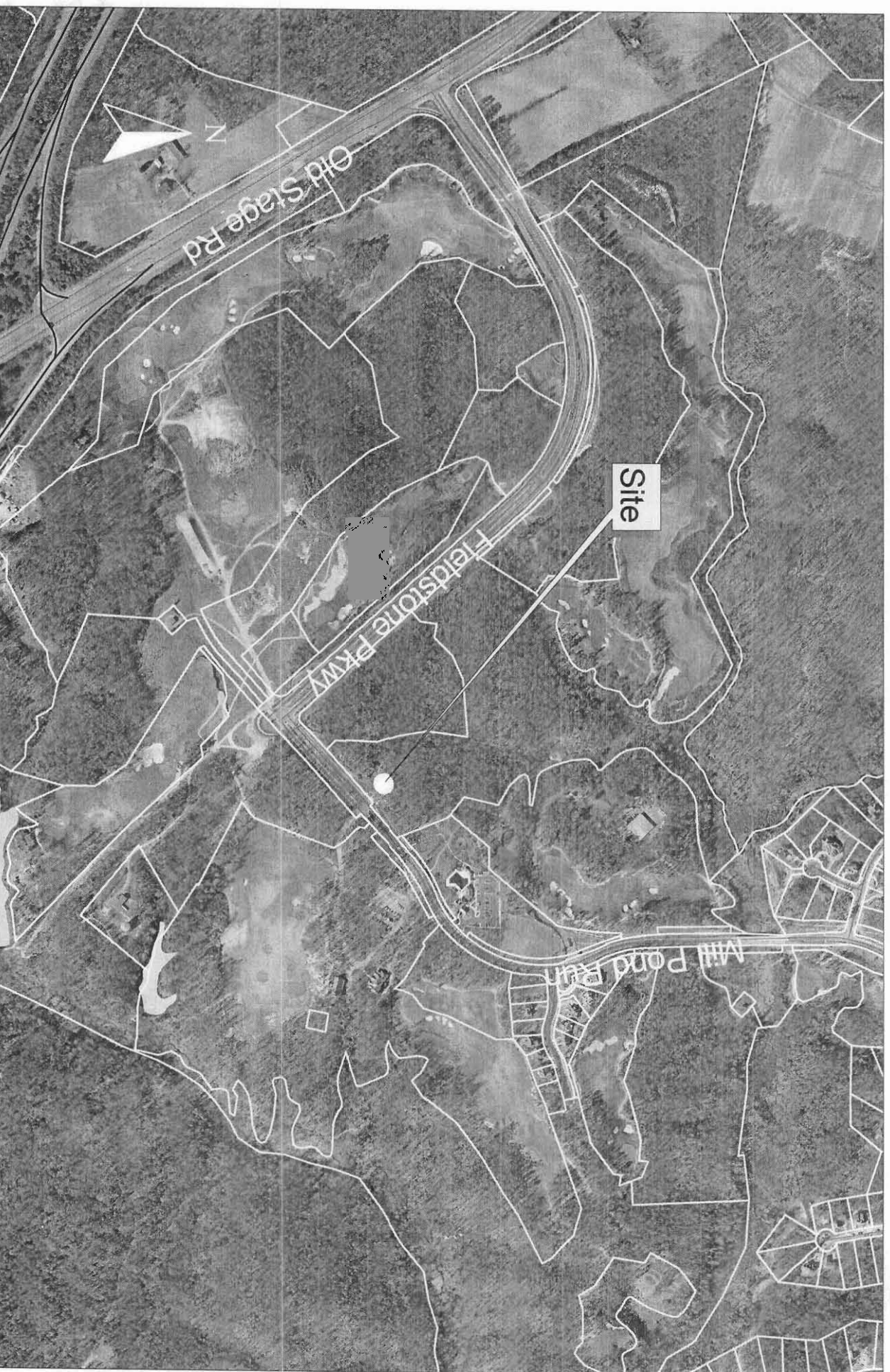
While staff typically would not support conversion of a property from a recreational to residential use without a master plan amendment, due to the fact that this parcel has been previously approved for multi-family residential, staff believes it is acceptable to approve fewer units and a lower density for this parcel. Staff also finds that the proposal does not vary the basic concept or character of the Stonehouse community and recommends the DRC find the proposal consistent with the Stonehouse Master Plan.

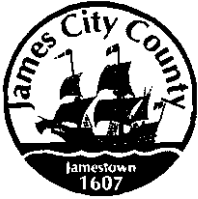

Matthew D. Arcieri

Attachments:

1. Conceptual Plan (separate)
2. Location Map
3. Letter from Paul Holt to Marc Bennett dated December 5, 2000.

C-48-04 Stonehouse, Parcel 2B, Clubhouse Point





DEVELOPMENT MANAGEMENT

101-E MOUNTS BAY ROAD, P.O. BOX 8784, WILLIAMSBURG, VIRGINIA 23187-8784
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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

December 5, 2000

Mr. Marc Bennett
AES Consulting Engineers
5248 Olde Towne Rd
Williamsburg, VA 23185

RE: JCC Case No. C-73-00. Stonehouse, Phase I: Multi-family units on Land Bay 10

Dear Mr. Bennett:

This letter is to confirm that, on December 4, 2000, the Planning Commission found the above referenced proposal consistent with the Stonehouse Master Plan and granted approval to the conceptual plan with the following conditions: 1.) the number of units on this Land Bay not exceed 60; 2.) the type of structure on this property not exceed three stories in height and; 3.) that no more than 172 multi-family units be constructed within Phase I of Stonehouse without DRC approval.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,

Paul D. Holt, III
Senior Planner

SP-27-04 Greensprings Condominiums
Staff Report for the April 28, 2004 Development Review Committee Meeting

SUMMARY FACTS

Applicant: Ralph Simmons, P.E.

Land Owner: Greensprings Plantation, Inc.

Proposed Use: 282 Condominiums.

Location: Monticello Avenue Extension between Centerville Road and Greensprings Plantation Drive.

Tax Map/Parcel: (37-3)(1-6)

Primary Service Area: Inside

Parcel Size: 39.9 acres

Existing Zoning: R-4, Residential Planned Community

Comprehensive Plan: Low-Density Residential

Surrounding Zoning: North, East: Greensprings Plantation,
& South R-4, Residential Planned Community
West: National Park Service, Greensprings Plantation
R-8, Rural Residential

Reason for DRC review: Section 24-147 (a)(1) of the James City County Zoning Ordinance requires the Development Review Committee to review multifamily unit developments of 50 or more units.

Staff Contact: Karen Drake Phone: 253-6685

STAFF RECOMMENDATION

JCC Case No. SP-85-01, Greensprings Apartments and Condominiums, originally proposed 192 Apartments and 90 Condominiums and received final site plan approval February 2003. This site plan amendment proposes changing all 282 units to condominiums. With more than 50 units proposed and a significant change in site design layout, DRC approval is required. Note there is not an increase in the total number of units proposed or in size of the site.

Staff recommends deferral of this case until the June 2nd DRC meeting as there are outstanding Environmental and JCSA comments. The County's Chesapeake Bay Ordinance was update January 1, 2004 requiring that the perennial stream information for this site be submitted and it is determined whether there are any impacts to the buffer. JCSA's memorandum dated April 7th refers to master metering the project. While revised engineering plans were recently submitted to address this issue, at the time of writing, JCSA has not completed their review to determine if preliminary approval can be issued.


Karen Drake, Senior Planner

Attachments:

1. Site Plans (Separate)
2. Agency Comments

**Agency Comments
For
SP-27-04 Greensprings Condominium Site Plan Amendment**

Planning:

1. On the cover sheet please expand the note that this project was previously titled Greensprings Apartments & Condominiums (JCC Case No. SP-85-01) and that this site plan (JCC Case No. SP-27-04) proposes all 282 units be changed to condominiums.
2. Please make sure that all references to "Greensprings Apartments & Condominiums" are replaced with Greensprings Condominiums, specifically on Sheet C2c regarding the BMP description and on Sheet C3a regarding the Light Fixture Note.
3. As part of the original site plan for Greensprings Apartments & Condominiums, the site was subdivided (JCC Case No. S-102-02) to provide a separation between the apartment complex and the condominium association. This property line must be illustrated on the site plan and all associated tax map parcel numbers, including the site plan application, updated with both parcel numbers. Or extinguish the property line.
4. Staff has contacted the County Attorney's office about what documentation is required for review by the County Attorney's office regarding the Condominium Association documents as well if the property line is require to be extinguished prior to final site plan approval. Comments will be forwarded when available.
5. Please note that site plans are currently under review by the County of the adjacent golf course. As the engineering is finalized for this site, staff strongly recommends working with Jamestown LLC so that a unified development is designed.
6. Please provide documentation that you have permission to perform work on adjacent property.
7. Please note on the cover sheet the height of the buildings.
8. Regarding Sidewalks:
 - a. Please clarify on the site the plan complete sidewalk connections at the following locations:
 - i. The Northeast corner of Building 19 to connect the parking lots.
 - ii. The Southeast corner of Building 24 to connect the corner unit to Simmons Court.
 - iii. The Northeast corner of Building 26 to provided access from the corner unit to the parking lot.
 - iv. The south side of Building 31 so a connection is made to either parking lot.
 - v. Where the sidewalk is on Caywood Drive?
 - b. Are sidewalks provided at the end of street?
 - c. How are the tot lot and the tennis court accessed? Currently there is neither a sidewalk nor a mulched trail. Staff suggests a mulch trail that will provide a connection through to both sides of the development.
 - d. South of Building 21, a trail is illustrated. Please clarify this is a trial and what it connects to, if at all, with the adjacent golf course.
 - e. Please provide details of how the mulch train and the sidewalks will be constructed.
 - f. Staff recommends that a mulch trail is provided from Edloe Trace between Building 22 and protected group of trees that will connect with the mulch trial leading to Building 19.
9. Regarding Street names, Caywood Drive, Edloe Trace and Simmons Court are acceptable. Please clarify on the site plan or provide street names for the following buildings:
 - a. Building 34 & 35
 - b. Building 32 & 33
 - c. Building 30 & 31
 - d. Building 26
 - e. Building 27 & 28.
 - f. Note that all streets are private.
10. Please provide a detail of the handicap parking signage and striping requirements.
11. How will trash and recycling be accommodated at the condominium complex? Will there be individual trash pickup or dumpsters provided?
12. Will mail be delivered to individual units or will a central mailbox be provided? If so, please

**Agency Comments
For
SP-27-04 Greensprings Condominium Site Plan Amendment**

note the location on the site plan.

13. Please note the location of the entrance signage features and note that a separate signage application will be required.
14. Regarding lighting:
 - a. Is the tennis court, pool and tot lot lighted? If so, please incorporate these lights into the lighting plan and adjust accordingly.
 - b. Please provide an iso-footcandle lighting diagram for Caywood Drive.
 - c. For the Old Town Lights, where is the location of the light bulb (is it recessed or not) and are the glass panes clear or opaque?
15. Please provide the credential of the person who prepared the landscape plan. They are required to be a Virginia Landscape Architect, Certified Virginia Nurseryman (Horticulturalist), or a certified member of the Virginia Society of Landscape Designers.

County Engineer:

1. The plans are approved as submitted.

Fire Department:

1. Add a hydrant at the Court Entrance for Buildings 29 & 30.

Health Department:

1. The plans are approved as submitted.

Environmental:

1. Please refer to the attached memorandum dated April 14, 2004.

JCSA:

1. Please see the attached memorandum dated April 7, 2004.

VDOT:

1. The cross slope of the Right Turn Lane shown on the "Turn Lane Cross Section" provided on sheet C4b should be revised to provide positive drainage across the turn lane and into the gutter pan. The edge of the existing 4' bike land should be used as the transition point for the grade change.

ENVIRONMENTAL DIVISION REVIEW COMMENTS

Greensprings Condominiums

SP-027-04

April 12, 2004

MDW/DEC

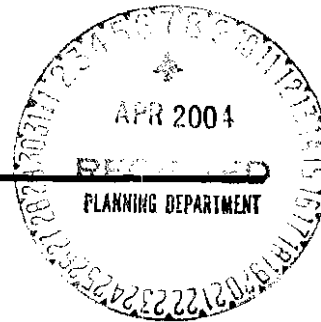
Preliminary approval cannot be granted until the perennial stream information is submitted and it is determined whether there are any impacts to the buffer.

General Comments

1. Perennial Streams. A site-specific perennial stream determination will need to be submitted for all streams on and adjacent to the project. Acceptable methods for this determination are contained in the Chesapeake Bay Local Assistance Department's guidance document entitled *Determinations of Water Bodies with Perennial Flow*. If perennial streams are present, a 100-foot buffer is required around them and any wetlands contiguous and connected by surface flow to the stream. This should be coordinated with the Williamsburg National Golf Course that is currently in design as the stream below the BMP has already been evaluated.
2. Show any 100-foot RPA buffer on the preliminary plat, per 9 VAC 10-20-191 of the Code of Virginia. *Explanation: The 100-foot buffer is never reduced under the State revisions to the Chesapeake Bay Preservation Ordinance, only permitted encroachments are allowed in the buffer.*
3. The post development watershed "A" area needs to be changed on sheet C2a to be 36.54 acres to match the calculations.
4. Proposed Grading. Section 24-145(8) of the Chapter 24 Zoning ordinance and Section 19-27(f) of the Chapter 19 Subdivision ordinance requires existing and proposed contours to be shown for development plans. Only the existing contours have been provided; proposed contours have not been shown except around the BMP. Show final grading on Sheets C4a and C4b to properly show impacts of construction and how it impacts the limits of clearing. Also, slopes need to be shown so proper stabilization can be determined. The previous submission showed the proposed contours. There may be additional erosion control comments based on what the grading plan shows.
5. BMP. The elevation of the low release orifice needs to be raised from 48.0 to 48.2 to provide extra control for the revised project in accordance with the calculations.
6. Storm Drain System. Pipe 37 needs to be revised to increase its flow velocity from the proposed 0.5 fps. The size of the pipe can be decreased from the current 30" diameter to probably 15" as it has a small flow. The velocity needs to be about 2 fps to be able to keep clean. Pipe 31 should also be revised to increase the flow velocity; pipes with less than 2 fps flow velocity will be maintenance problems.
7. Drainage Area Map. Provide a drainage area map to verify the design of the storm drain system. The information cannot be checked until one is provided. The calculations must include spread information.
8. Ditches. It is not clear where the ditches are located that are contained in the calculations. The scale of the plans is too small to show any detail of the ditches. Increase the plan scale to show the ditches and any liners required. Provide a detail or typical section of the ditches. These also need to be shown on the drainage area map.



MEMORANDUM



Date: April 7, 2004

To: Karen Drake, Planner

From: Timothy O. Fortune, P.E. - Civil Engineer *TF*

Subject: SP-027-04, Greensprings Condos Site Plan Amendment (Construction Plans)

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and have the following comments for the above project you forwarded on March 22, 2004. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is submitted.

Preliminary approval is not granted by JCSA at this time. A detailed plan review will be performed once plans have been revised to address the comments below.

General Comments:

1. As previously discussed between JCSA and the design engineer, the area west of Caywood Drive (formerly the 192 apartments location and currently identified as Buildings #17 thru 35) shall be master metered. JCSA will not own or maintain the water or sewer mains serving these facilities beyond the master meter (similar to JCC Case #SP-032-03, as amended, for this development).

It is JCSA policy that single parcel developments with multiple dwelling units (i.e. apartments, timeshares, condominiums, hotels, etc) be master metered. The exception for this project involves the water main loop serving Buildings #1 thru 16 as it has system benefits to JCSA in serving this project. Therefore, the water and sewer mains along Caywood Drive, with individual service to those dwelling units, will be allowed and accepted by JCSA.

Please call me at 253-6836 if you have any questions or require any additional information.

**SP-035-03, Site Plan Amendment – Prime Outlets Phases V- A &B
Review of Conformance with Master Plan of Special Use Permit - SUP-23-99
Staff Report for April 28, 2004 Development Review Committee Meeting**

SUMMARY FACTS

Applicant: Mr. Steve Romeo

Landowner: Mr. W. Paul Reed

Proposed Use: Retail and food court

Location: 5715 Richmond Road

Tax Map/Parcel No.: Tax Map (33-1), Parcels (1-28),(1-29),(1-33A),(1-33C) and (1-33D)

Primary Service Area: Inside

Parcel Size: Approximately 6.5 acres (entire mall area is approx. 37.5 acres)

Existing Zoning: B-1, General Business with Proffers

Comprehensive Plan: Community Commercial

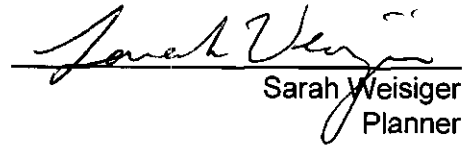
Reason for DRC Review: To determine whether site plan amendment is generally in accordance with the master plan from Special Use Permit requirements in SUP 23-99, Expansion of Prime Outlets.

Staff Contact: Sarah Weisiger, Planner Phone: 253-6685

STAFF RECOMMENDATION:

The preliminary approval for this site plan amendment expires on April 30, 2004. The applicant has re-applied prior to that date to avoid the expiration of preliminary approval. A revised site plan, submitted on April 22, 2004, is generally the same as the one for which the DRC granted preliminary approval last year, with one exception. In order to satisfy Virginia Department of Transportation's requirements, Prime Outlets proposes to place a service road entrance to the north of the proposed signalized intersection. The Master Plan that accompanied SUP-23-99 showed the service road as an exit next to a 35' transition buffer along the northern property line. The 35' transition buffer is the subject of SUP condition #4; which states that the buffer must be planted at 133% of standards found in the landscape ordinance. The proposed service road will be an entrance and will cross a triangular area at the corner where the parcel fronts on Route 60 (approximately 825 square feet of the transition buffer). The berm and fence shown on the master plan along the northern boundary line will not be affected. The landscaping plan has been changed to diminish the effect of the entrance's location. Staff believes this reconfiguration is a minor change that does not change the basic concept or character of the development.

Staff recommends that preliminary approval be granted subject to previous agency comments.


Sarah Weisiger
Planner

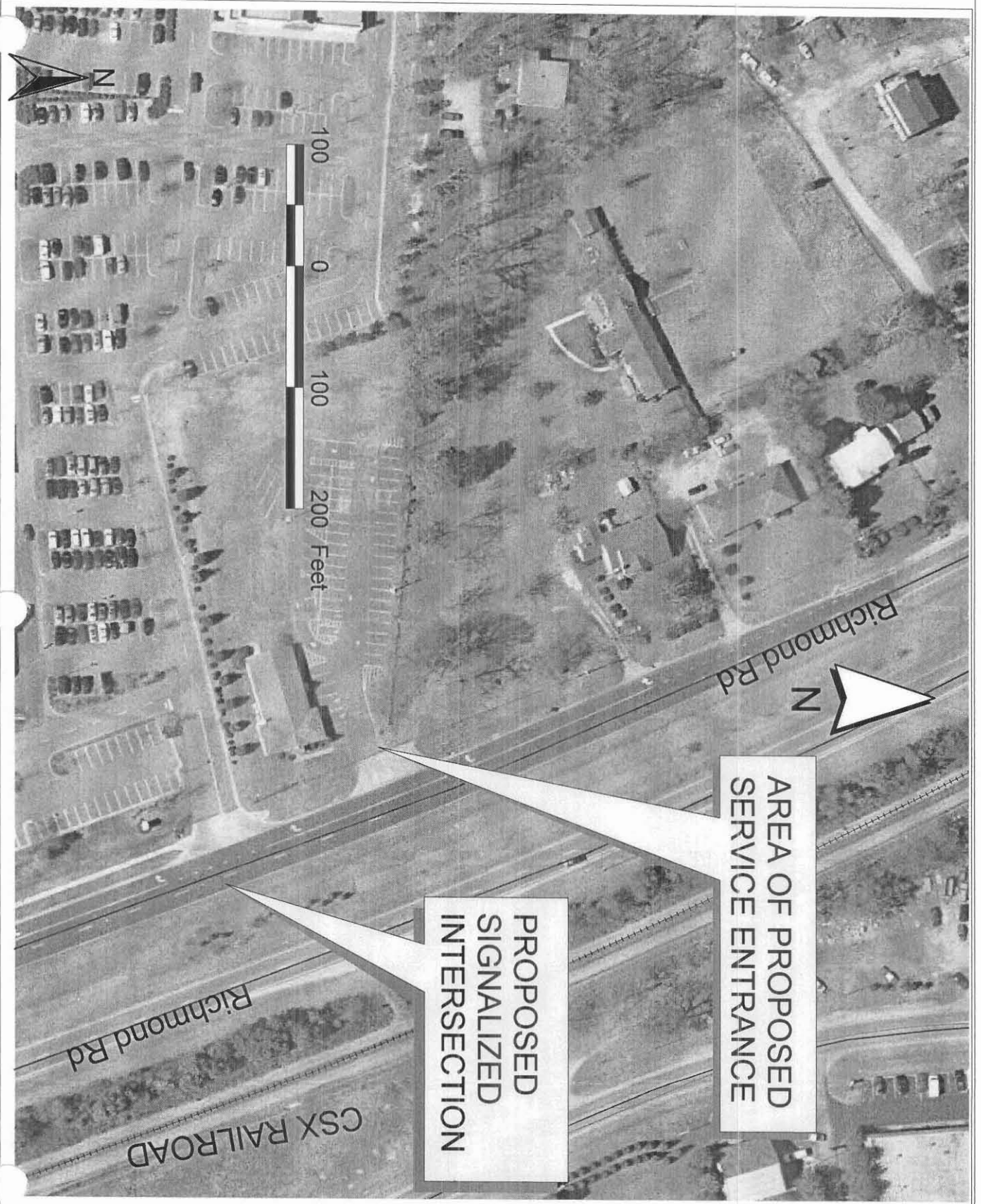
Attachments:

Detail Location Map

Location Map

Site Plan (under separate cover)

Case No. SP-35-03. Prime Outlets-- Detail



DEVELOPMENT REVIEW COMMITTEE ACTION REPORT
Meeting of April 28, 2004

Case No. SP-18-04

New Town Block 8, Phase IB Residential

Mr. Bob Cosby of AES Consulting Engineers, on behalf of Mr. Bob Ripley of GCR, submitted a site plan proposing sixty-six townhomes and four single family homes in Phase IB of New Town. The property is located at 5216 Monticello Avenue adjacent to Center Street and Casey Boulevard and is further identified as parcel (1-50) on James City County Tax Map (38-4). DRC review is necessary because the site plan propose more than fifty residential units. This case was deferred from the DRC's March 31 meeting.

DRC Action: The DRC deferred action on the case.

Case No. C-050-04

7456 Little Creek Dam Overhead Utility Waiver

Mr. David and Lisa Wigley applied for an overhead utility waiver for 7456 Little Creek Dam in the Stonehouse district. The parcel is further identified as parcel (4-3) on James City County Tax Map (21-1). The application requests an exception to Section 19-33 of the Subdivision Ordinance and requires DRC review.

DRC Action: The DRC approved the waiver.

Case No. C-048-04

Clubhouse Point (Stonehouse Parcel 2B)

Mr. Marc Bennett of AES Consulting Engineers, on behalf of Stonehouse Development Company, submitted a conceptual plan proposing the creation of 21 single-family lots on Mill Pond Run in Phase I of Stonehouse. The parcel is further identified as parcel (1-24) on James City County Tax Map (4-4). This land bay is designated for recreation on the Stonehouse master plan. DRC review is necessary to determine whether or not the proposal is consistent with that master plan.

DRC Action: The DRC unanimously found the proposal consistent with the Stonehouse Master Plan.

Case No. SP-27-04

Greensprings Condominiums

Mr. Ralph Simmons of Greensprings Plantation, Inc. submitted a site plan proposing 282 condominiums to be located on the Monticello Avenue extension between Centerville Road and Greensprings Plantation Drive. The parcel is further identified as parcel (1-6) on James City County Tax Map (37-3). DRC review is necessary for any site plan proposing fifty or more residential units.

DRC Action: The DRC deferred action on the case.

Case No. SP-35-03

Prime Outlets Phases V-A&B

Mr. Steve Romeo of Landmark, on behalf of Mr. Paul Reed, submitted a site plan for Phases V-A&B of Prime Outlets. The expansion includes the addition of retail and a food court. The site is located at 5715 Richmond Road and can be further identified as parcels (1-28), (1-29), (1-33A), (1-33C), and (1-33D) on James City County Tax Map (33-1). DRC review is necessary to determine whether the proposal is in accordance with the conditions of SUP-23-99, Expansion of Prime Outlets.

DRC Action: The DRC granted preliminary approval to the case.

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 4/1/2004

THROUGH: 4/28/2004

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-087-01	The Vineyards, Ph. 3
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-112-02	Ford's Colony Recreation Park
SP-045-03	Noah's Ark Vet Hospital SP Amendment
SP-052-03	Kingsmill Access Ramp for Pool Access Bldg.
SP-063-03	District Park Sports Complex Parking Lot Expansion
SP-079-03	Tequila Rose Walk-in Cooler
SP-082-03	Williamsburg Winery-Gabriel Archer Tavern
SP-086-03	Colonial Heritage Golf Course
SP-087-03	Busch Gardens Maintenance Storage Building
SP-095-03	KTR Stonemart
SP-131-03	Colonial Heritage Ph. 2, Sec. 1
SP-132-03	Windy Hill Market Gas Pumps & Canopy SP Amendment
SP-145-03	Williamsburg National 13 Course Expansion
SP-001-04	Strawberry Plains Center
SP-006-04	Williamsburg Christian Retreat Center Amendment
SP-014-04	Action Park of Williamsburg Ride
SP-016-04	Richardson Office and Warehouse
SP-017-04	Settlement at Monticello - Community Club
SP-018-04	New Town - Block 8, Ph. 1B
SP-025-04	Carter's Cove Campground
SP-026-04	New Town - Block 2, Parcel E, Office Building
SP-027-04	Greensprings Condominiums SP Amendment
SP-028-04	Shiloh Baptist of Croaker
SP-029-04	HRSD Wmbg. Plant Electrical Shop Addition
SP-030-04	JCC Communications Tower - Regional Jail
SP-031-04	JCC Communications Tower - JCC Landfill
SP-032-04	JCC Communications Tower - Hankins
SP-033-04	Jamestown H.S. Trailer Addition
SP-034-04	Lafayette H.S. Trailer Addition
SP-035-04	Clara Byrd Baker Trailer Addition
SP-037-04	Stonehouse ES Trailer Addition
SP-039-04	Busch Gardens Security Building SP Amend.
SP-041-04	Ford's Colony - Country Club Redevelopment SP Amd.
SP-042-04	Dream Catchers Therapeutic Riding Center
SP-045-04	Powhatan Co-Location Monopole Tower

Wednesday, April 28, 2004

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SP-046-04	Williamsburg Cancer Treatment Center SP Amend.
SP-047-04	Villages at Westminster Drainage Improvements
SP-048-04	Colonial Heritage Temp. Sales Trailer
SP-049-04	Hogan Homestead Children's Nursery
SP-050-04	AJC Woodworks
SP-051-04	Druid Hills, Sec. D
SP-054-04	Milanville Kennels
SP-055-04	Busch Gardens - Stroller Rental Deck Expansion
SP-056-04	Michelle Point
SP-057-04	The Archaearium at Historic Jamestowne

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-061-02	Powhatan Plantation Recreation Bldg Amd	6/18/2004
SP-009-03	Energy Services Group Metal Fabrication Shop	11/14/2004
SP-035-03	Prime Outlets, Ph. 5-A & 5-B - SP Amendment	4/30/2004
SP-049-03	James River Commerce Center Columbia Drive	5/19/2004
SP-050-03	Wmbg-Jamestown Airport T-Hanger & Parking Exp.	7/29/2004
SP-056-03	Shell Building - James River Commerce Center	3/ 4/2005
SP-091-03	Colonial Heritage Ph. 1, Sec. 5	8/ 4/2004
SP-092-03	Ford's Colony - Westbury Park, Recreation Area #2	9/ 8/2004
SP-108-03	Fieldstone Parkway Extension	2/26/2005
SP-116-03	Kingsmill - Armistead Point	11/19/2004
SP-127-03	New Town - Old Point National Bank	3/26/2005
SP-130-03	Wythe-Will Distributing Company, LLC	11/12/2004
SP-134-03	Ironbound Center 4	12/15/2004
SP-136-03	GreenMount Industrial Park Road Extension	3/15/2005
SP-138-03	New Town - Prudential-McCardle Office Building	12/29/2004
SP-139-03	New Town - Block 8, Ph. 1	2/25/2005
SP-140-03	Pocahontas Square	3/ 1/2005
SP-141-03	Colonial Heritage - Ph. 2, Sec. 3	1/12/2005
SP-143-03	New Town - United Methodist Church	1/12/2005
SP-150-03	WindsorMeade Marketplace	2/ 3/2005
SP-003-04	WindsorMeade Villas	3/ 1/2005
SP-004-04	WindsorMeade - Windsor Hall	3/ 1/2005
SP-005-04	WindsorMeade - Villa Entrance and Sewer Const.	3/ 3/2005
SP-009-04	Colonial Heritage Ph. 1, Sec. 3 & 3A	3/ 1/2005
SP-013-04	Gabriel Archer - Williamsburg Winery - Amendment	3/22/2005
SP-015-04	New Town - Sec. 4, Ph. 2 Infrastructure	4/ 5/2005
SP-021-04	New Town - Block 2, Parcel F Office Building	3/25/2005
SP-023-04	Williamsburg Landing SP Amendment	4/ 2/2005

C. FINAL APPROVAL

DATE

SP-005-03	Hankins Farm Water and Sewer Extension	4/27/2004
SP-144-03	Building Specialities Warehouse Expansion	4/15/2004
SP-147-03	J.H. Fisher Offices and Warehouse	4/ 6/2004

SP-002-04	Ironbound Village Ph. 2	4/ 2/2004
SP-019-04	Colonial Heritage, Massie Farm Pond SP Amendment	4/13/2004
SP-020-04	JCSA Improvements to Lake Powell Pipe Bridge	4/15/2004
SP-038-04	Hardscape Sales Office SP Amend.	4/ 9/2004
SP-040-04	Busch Gardens Storage Building Relocation	4/22/2004
SP-043-04	Colonial Heritage - Lift Station/Force Main Amend.	4/19/2004
SP-044-04	Colonial Heritage - Cross-Country Sewer Main	4/21/2004
SP-052-04	Busch Gardens - Pompeii Remote Boats	4/26/2004
SP-053-04	Colonial Heritage - Ph. 1, Sec. 1 SP Amend.	4/26/2004

II. SUBDIVISION PLANS

A. PENDING PRELIMINARY APPROVAL

S-104-98	Skiffes Creek Indus. Park, VA Trusses, Lots 1,2,4
S-013-99	JCSA Mission Bank ROW Acquisition
S-074-99	Longhill Station, Sec. 2B
S-110-99	George White & City of Newport News BLA
S-091-00	Greensprings West, Plat of Subdv Parcel A&B
S-032-01	Subdivision and BLE Plat of New Town AssociatesLLC
S-008-02	James F. & Celia Ann Cowles Subdivision
S-086-02	The Vineyards, Ph. 3, Lots 1, 5-9, 52 BLA
S-058-03	Ford's Colony - Sec. 10, 171-172
S-062-03	Hicks Island - Hazelwood Subdivision
S-063-03	102 Lands End BLA + BLE
S-066-03	Stonehouse, BLA & BLE Parcel B1 and Lot 1, Sec. 1A
S-067-03	Ford's Colony Sec. 33, Lots 1-49
S-083-03	Columbia Drive Subdivision
S-094-03	Brandon Woods Parkway ROW
S-100-03	Colonial Heritage Ph. 2, Sec. 1
S-101-03	Ford's Colony - Sec. 35
S-107-03	Stonehouse Conservation Easement Extinguishment
S-108-03	Leighton-Herrmann Family Subdivision
S-115-03	Eagle Tree Farm Lot 12
S-116-03	Stonehouse Glen, Sec. 2
S-003-04	Monticello Avenue ROW plat for VDOT
S-008-04	Lake Powell Forest Ph. 6
S-021-04	Varble Subdivision
S-022-04	ROW Conveyence for Rt. 5000 & Rt. 776 Abandonment
S-027-04	Lake Powell Forest Ph. 7
S-029-04	BLA Lots 1A and 1B Longhill Gate
S-031-04	BLA for Florakis Properties
S-032-04	Forge Road Dye Subdivision
S-033-04	2011 Bush Neck Subdivision
S-034-04	Warhill Tract BLE / Subdivision
S-036-04	Subdivision at 4 Foxcroft
S-037-04	Michelle Point

B. PENDING FINAL APPROVAL

	EXPIRE DATE	
S-037-02	The Vineyards, Ph. 3	5/ 5/2004
S-039-02	Powhatan Secondary, Ph. 6-C	5/ 8/2004
S-052-02	The Retreat--Fence Amendment	6/18/2004
S-076-02	Marion Taylor Subdivision	10/ 3/2004
S-094-02	Powhatan Secondary Ph. 7-C	12/30/2004
S-108-02	Scott's Pond, Sec. 3	1/13/2005
S-021-03	Stonehouse Sec. 2-C Easements	5/ 2/2004

Wednesday, April 28, 2004

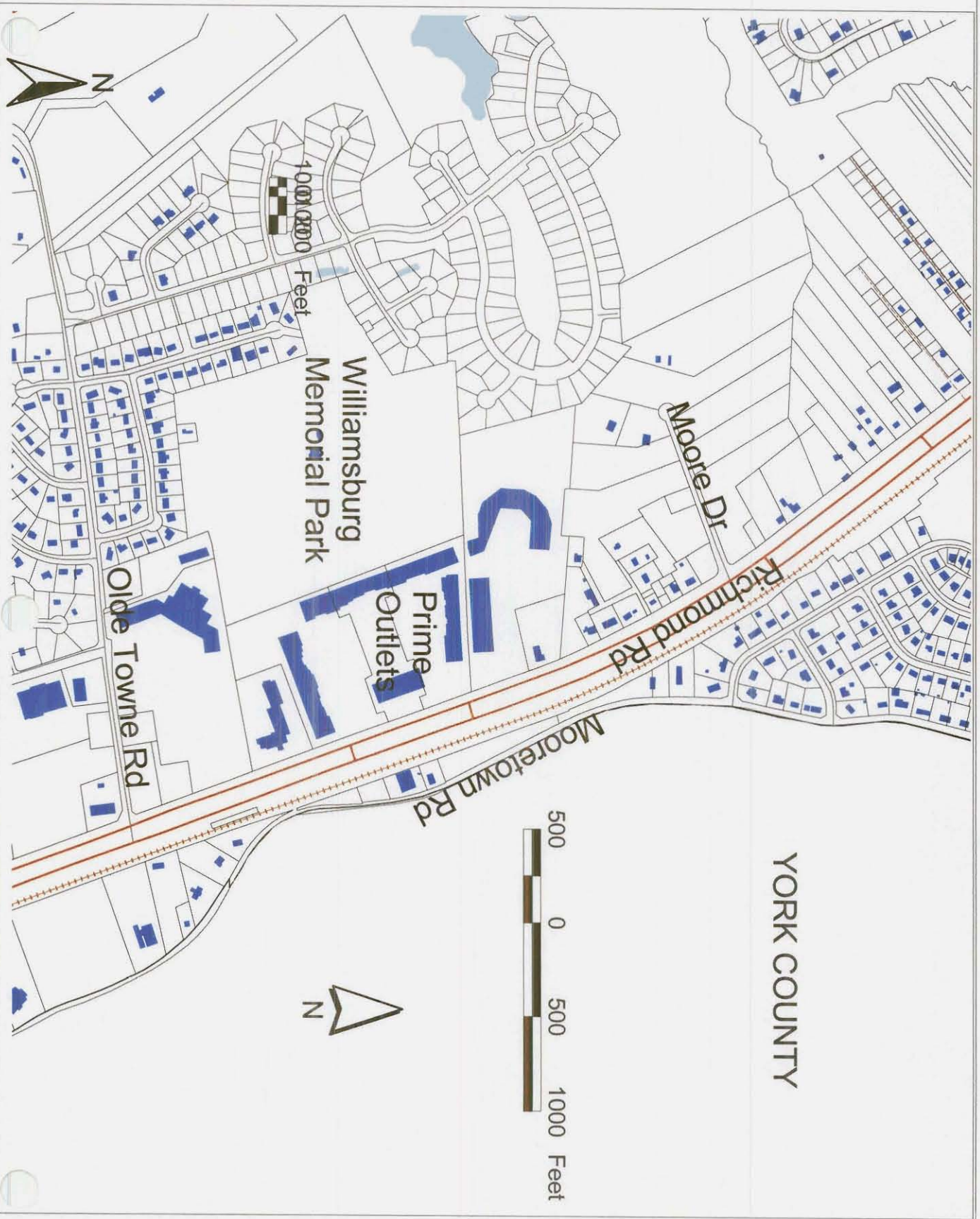
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S-033-03	Fenwick Hills, Sec. 2	10/31/2004
S-044-03	Fenwick Hills, Sec. 3	6/25/2004
S-049-03	Peleg's Point, Sec. 5	7/ 3/2004
S-055-03	Colonial Heritage Ph. 1, Sec. 5	8/ 4/2004
S-056-03	Colonial Heritage Ph. 1, Sec. 4	9/23/2004
S-057-03	Ford's Colony - Sec. 34	8/19/2004
S-073-03	Colonial Heritage Ph. 2, Sec. 2	10/ 6/2004
S-076-03	Wellington, Sec. 4	11/ 3/2004
S-078-03	Monticello Woods - Ph. 2	11/ 3/2004
S-098-03	Stonehouse Glen, Sec. 1	4/ 5/2005
S-099-03	Wellington, Sec. 5	2/ 3/2005
S-106-03	Colonial Heritage Ph. 2, Sec. 3	1/12/2005
S-001-04	Ironbound Village Ph. 2, Parcel 2	2/17/2005
S-002-04	The Settlement at Monticello (Hiden)	3/ 1/2005
S-006-04	Colonial Heritage - Ph. 1, Sec. 3 & 3A	3/ 1/2005
S-007-04	Druid Hills, Sec. D Resubdivision	3/12/2005
S-009-04	Colonial Heritage Public Use Site B	3/18/2005
S-012-04	New Town - Block 2, Parcel E	4/19/2005
S-013-04	Wexford Hills Ph. 2	3/17/2005
S-015-04	170 Racefield Drive Subdivision	3/11/2005
S-017-04	Green Mount Lot 1A	3/26/2005
S-023-04	New Town - Block 5, Parcel F; Block 8, Parcels ABC	4/13/2005
S-024-04	161 Old Stage Road Subdivision	4/19/2005
S-030-04	Villages at Powhatan, Ph. 6	4/22/2005
S-035-04	Colonial Heritage Blvd. Ph. 2 Plat	4/28/2005

C. FINAL APPROVAL

		DATE
S-091-03	The Vineyards, Village Housing, Ph. 3, Lot 36- 37	4/ 9/2004
S-004-04	Monticello Woods, Lot 40A	4/ 5/2004
S-014-04	Aberdeen BLE	4/22/2004
S-016-04	Building Specialities BLE	4/14/2004
S-018-04	New Town - Center Street and New Town Avenue	4/ 2/2004
S-019-04	New Town - Block 5, Parcels D & E	4/ 9/2004
S-020-04	Martin BLE	4/ 6/2004
S-025-04	Greenmount - Lot 3D	4/20/2004

Case No. SP-35-03. Prime Outlets Phases V-A and VB



AGENDA

DEVELOPMENT REVIEW COMMITTEE

April 28, 2004

4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building C

1. Roll Call

2. Minutes

A. Meeting of March 31, 2004

3. Cases

A.	SP-018-04	New Town Block 8, Phase 1B Residential
B.	C-050-04	7456 Little Creek Dam Overhead Utility Waiver
C.	C-048-04	Clubhouse Point (Stonehouse Parcel 2B)
D.	SP-027-04	Greensprings Condos
E.	SP-035-03	Prime Outlets

4. Adjournment