

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
BUILDING A LARGE CONFERENCE ROOM
101 MOUNTS BAY ROAD, WILLIAMSBURG, VA 23185
November 19, 2025
4:00 P.M.

A. CALL TO ORDER

Mr. Polster called the meeting to order at approximately 4 p.m.

B. ROLL CALL

Committee Members Present:

Frank Polster, Chair
Steve Rodgers
Jack Haldeman

Staff Present:

Morgan Risinger, Senior Planner
Hannah Hunnicutt, Administrative Coordinator

C. MINUTES

1. Minutes of the September 17, 2025, Regular Meeting.

Mr. Rodgers made a motion to Approve the Minutes.

On a voice vote, the Committee approved the Minutes of the September 17, 2025; Regular Meeting. (3-0)

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-25-0041. 108 Wickre Street - Overhead Utility Waiver

Ms. Morgan Risinger, Senior Planner, stated that Marquee Homes, Inc. was currently building and had mostly completed the construction of the single-family detached home located at 108 Wickre Street. Ms. Risinger further stated that the property was zoned R-2, General Residential, designated Low-Density Residential on the 2045 Comprehensive Plan and is located inside the Primary Service Area (PSA). Ms. Risinger noted that they had worked with Dominion Energy to determine how to bring power to the house and initially were pursuing underground power from a power pole located on the 7115 Merrimac Trail property. An easement was required to install the underground power and the property owner confirmed that they were not amendable to granting an easement for that purpose. Alternatively, Dominion had proposed to extend a new overhead powerline from the existing pole, extending it across the street to the 108 Wickre Street property. A new pole would be set on-site, followed by the installation of an underground line running from that pole to the house. Ms. Risinger stated that staff found that since a number of homes on Wickre Street were currently serviced by overhead power lines, that the adjacent owner would not grant an easement, and that the overhead power would only be extended for a very short distance of about 40 feet before it would then be undergrounded as would otherwise be required. Ms. Risinger stated that for those reasons staff recommended that the Development Review Committee (DRC) recommend approval of the waiver request to the Planning Commission.

Mr. Polster asked if there were any questions for the applicant.

Mr. Rodgers asked if other houses on the street power had, why the property owners were not able to connect to the same power without having to go over the street.

Ms. Jenna May, Applicant stated that there was a 10-foot right-of-way; however, Dominion did not have a right to it and that the 10-foot right-of-way was not large enough, which then caused them to look across the street at the other property. Ms. May noted that the neighbors across the street did not grant an easement for underground.

Discussion ensued.

Mr. Rodgers made a motion to recommend approval.

Mr. Polster stated that there was a motion to recommend approval to the Planning Commission.

Mr. Polster called the roll.

On a voice vote, the Committee voted to recommend approval. (3-0)

F. ADJOURNMENT

Mr. Haldeman made a motion to Adjourn the meeting.

On a voice vote, the meeting was adjourned at approximately 4:11 p.m.



Frank Polster, Chair



Susan Istenes, Secretary