

# A G E N D A

## JAMES CITY COUNTY PLANNING COMMISSION

MARCH 3, 2003 - 7:00 P.M.

1. ROLL CALL
2. MINUTES
  - A. February 3, 2003
3. COMMITTEE AND COMMISSION REPORTS
  - A. Development Review Committee Report
  - B. Other Committees
4. PUBLIC HEARINGS
  - A. SUP-3-03. JCSA Route 5 Water Main Extension Amendment.
  - B. SUP-23-02. Mt. Gilead Duplexes.
  - C. SUP-4-03. Hankins Farms Water and Sewer Extension.
5. PLANNING COMMISSION CONSIDERATION
  - A. Capital Improvement Program
6. PLANNING DIRECTOR'S REPORT
7. ADJOURNMENT

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE THIRD DAY OF FEBRUARY, TWO-THOUSAND AND THREE, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-C MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

ROLL CALL

A. Joe Poole, III  
John Hagee  
Donald Hunt  
Peggy Wildman  
Joseph McCleary

ALSO PRESENT

Leo Rogers, Deputy County Attorney  
Marvin Sowers, Planning Director  
Cynthia Grom, Administrative Services Coordinator  
David Anderson, Planner  
Matthew Arcieri, Planner

ABSENT

George Billups  
Wilford Kale

1. ELECTION OF OFFICERS

Mr. Marvin Sowers opened the floor for nominations for Chairperson of the Planning Commission for the year 2003.

Mr. Joe McCleary nominated Mr. A. Joe Poole, III. There being no further nominations, the floor was closed. In a unanimous voice vote, Mr. Joe Poole, III was appointed Chairperson of the Planning Commission.

Mr. Joe Poole, III asked if there were any nominations from the floor for Vice Chair of the Planning Commission for the year 2003.

Mrs. Peggy Wildman nominated Mr. Joe McCleary. There being no further nominations, the floor was closed. In a unanimous voice vote, Mr. Joe McCleary was appointed Vice Chair of the Planning Commission.

2. COMMITTEE APPOINTMENTS

Mr. Joe Poole, III stated the following appointments: For the Chairman of the Development Review Committee, he reappointed Mr. John Hagee. For the Chairman of the Policy Committee, he reappointed Mr. Wilford Kale.

3. MINUTES

The Commission approved the minutes of the January 14, 2003 meeting with adjustments with a unanimous voice vote.

4. COMMITTEE AND COMMISSION REPORT

A. DEVELOPMENT REVIEW COMMITTEE (DRC)

Mr. John Hagee presented the DRC report stating there was one case that was heard at the last meeting, concluding this evening before the Planning Commission meeting: Brandon Woods development sign. It was recommended for approval by the DRC.

In a unanimous voice vote the Commission approved the DRC report.

B. COMPREHENSIVE PLAN 2003 – STEERING COMMITTEE

Mr. Joe McCleary presented to the Planning Commission a brief summary on where the Steering Committee was in their review process. He commented they were on schedule, that they were receiving a good response from the community and commended staff on a job well done. He also mentioned the upcoming Community Conversations dates in March, on the 6<sup>th</sup> at Mt. Gilead Baptist Church & the 10<sup>th</sup> at Lafayette High School.

5. PUBLIC HEARINGS

A. CASE NO. SUP-25-02 READY MIX CONCRETE EXPANSION.

Mr. Matthew Arcieri presented the staff report. He stated that Mr. Robert Mann of AES Engineers has applied on behalf of Colonial Ready Mixed Concrete for a Special Use Permit to allow the expansion of the existing Ready Mixed Concrete facility at 1571 Manufacture Drive in the Skiffes Creek Industrial Park onto an adjacent property located at 1563 Manufacture Drive also within the Industrial Park. This case was originally approved on January 8, 2002 as SUP-23-01. Condition number one of the previous Special Use Permit required the applicant to complete all clearing and grading activities within twelve months from the date of issuance. In July of 2002 the owner of the site, Mr. John Thayer-Smith sold the property to Southern Equipment Company. The new owner was unable to complete clearing and grading by January 8, 2003; therefore, a new special use permit is necessary. Staff finds the proposal to be consistent with the surrounding zoning and development and consistent with the Comprehensive Plan. Staff further finds that no conditions in the area have changed significantly enough to warrant any changes to the SUP. The only proposed change to the conditions is increasing the time to complete clearing and grading from twelve to twenty-four months. Staff recommended the Planning Commission recommend approval of this SUP application with conditions.

Mr. Joe Poole, III, opened up the public hearing.

Mr. Rob Mann, the applicant, explained the reason for having to apply for the special use permit again. Since the property changed hands half way through the time period of the previous special use permit granted, the new owner needed more time to complete the grading work.

Mr. Joe McCleary asked Mr. Mann if he was comfortable with the conditions.

Mr. Rob Mann replied yes.

Mr. Joe McCleary asked Mr. Leo Rogers, County Attorney, if the County had any legal problems with the extension.

Mr. Leo Rogers replied no.

There being no further questions, Mr. Joe Poole, III closed the public hearing.

Mr. John Hagee made a motion to approve.

Mr. Joe McCleary seconded the motion.

In a roll call vote, motion passed (5-0). AYE: Wildman, McCleary, Hagee, Hunt, Poole (5); NAY: (0).

B. CASE NO. ZO-01-03 ZONING ORDINANCE AMENDMENT – EIGHT FAMILY DWELLINGS.

Mr. David Anderson presented the staff report. Staff is processing an amendment to allow multiple-family dwellings in the R-2, General Residential, and R-5, Multifamily Residential, zoning districts with a special use permit as part of an approved residential cluster. Similar structure types are permitted in the R-4, Residential Planned Community, PUD, Planned Unit Development, and MU, Mixed Use, zoning districts. Staff reviewed the current ordinance and concluded that five to eight-family dwellings would be logical additions to the R-2, General Residential, and R-5, Multifamily Residential, zoning districts provided they were in residential cluster developments and provided that the overall density did not exceed the permitted density of the previously approved master plan or the James City County Comprehensive Plan. In the R-2 zoning district, currently two, three and four-family dwellings are permitted in a cluster with a special use permit. In the R-5

zoning district, currently two, three and four-family dwellings are regularly permitted in a cluster. In order to have more control over the development of this type of structure, and to avoid creating the possibility of having larger structures built without further Planning Commission or Board of Supervisor review, staff proposed the addition as a specially permitted use rather than a regularly permitted use.

Hearing no questions, Mr. Joe Poole, III opened and closed the public hearing.

Mr. John Hagee made a motion to approve.

Mr. Donald Hunt seconded the motion.

(0). In a roll call vote, motion passed (5-0). AYE: Wildman, McCleary, Hagee, Hunt, Poole (5); NAY:

C. CASE NO. SUP-01-03/MP-01-03 WILLIAMSBURG PLANTATION, SECTION X.

Mr. David Anderson presented the staff report. Mr. Richard Costello of AES Consulting Engineers has applied on behalf of Williamsburg Plantation, Inc. for a special use permit and master plan amendment to permit the construction of two eight-family dwellings in the Williamsburg Plantation development. The property is internal to Williamsburg Plantation and is not visible from public roads. Currently the project is zoned R-2 Cluster which allows each building to contain no more than four units. The area designated for the proposed two eight-family dwellings currently is approved for four four-family dwellings. The proposal simply requests replacing the approved four four-family dwellings with two eight-family dwellings. Each current unit contains four bedrooms and four bathrooms. The proposed units are smaller, each containing 2 bedrooms and 2 bathrooms. While this proposal does not alter the total number of units proposed for the project, each unit is smaller in size and area. The proposal actually halves the number of bedrooms and bathrooms from 64 to 32 for these 16 units. Additionally, the overall density of the development will remain unchanged. Staff finds the proposal consistent with the surrounding residential zoning since the total number of approved units will remain unchanged. Staff also finds the proposal consistent with the Low Density Residential designation of the Comprehensive Plan since the overall density of the development will remain unchanged. The proposal will also have less impacts than the approved structure type. Staff recommended the Planning Commission approve the special use permit with conditions.

Mr. John Hagee asked for clarification on the traffic impacts, and the different designations used.

Mr. David Anderson stated that they were based on VDOT's classification system.

Mr. Joe Poole, III, opened the public hearing.

Mr. Vernon Geddy, representing Williamsburg Plantation and the applicant, asked if there were any questions he could answer.

Mrs. Peggy Wildman asked if brick would be used as part of the building façade.

Mr. Rich Costello, applicant, replied that they intentionally planned on not using brick as a way of distinguishing the buildings from others in the development.

Mr. Joe Poole, III, asked if Williamsburg Plantation, as a whole, was almost complete.

Mr. Rich Costello replied that Section ten was one of the last three stages.

Hearing no other questions, Mr. Joe Poole, III, closed the public hearing.

Mr. Joe McCleary offered his support for the application.

Mr. Joe Poole, III, stated that Williamsburg Plantation was very well done so far, so he felt confident to be able to support this project as well.

Mrs. Peggy Wildman made a motion to approve.

Mr. John Hagee seconded the motion.

(0). In a roll call vote, motion passed (5-0). AYE: Wildman, McCleary, Hagee, Hunt, Poole (5); NAY:

6. PLANNING DIRECTOR'S REPORT

Mr. Marvin Sowers highlighted a few topics that were in the report, including the Light Rail project by Hampton Roads Transit that will be going to the Board of Supervisors on February 25<sup>th</sup> and the Capital Improvements Project (CIP) that will be going to the Planning Commission meeting on March 3<sup>rd</sup>.

Mr. Joe Poole, III, mentioned that the 2002 Annual Planning Commission Report went to the Board of Supervisors on January 27<sup>th</sup>, and it was very well received. The Board members thanked the Planning Commission and staff for all of their hard work.

Mr. Joe McCleary mentioned the Policy Committee's meeting schedule for the CIP. The meetings are currently scheduled for February 5<sup>th</sup> and 6<sup>th</sup>, but are subject to change.

7. ADJOURNMENT

There being no further business, the February 3, 2002, meeting of the Planning Commission was adjourned approximately at 7:32 p.m.

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A. Joe Poole, III, Chairman

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Marvin Sowers, Secretary

## **DEVELOPMENT REVIEW COMMITTEE ACTION REPORT**

### **Meeting of February 26, 2003**

**Case No. SP-139-02**

**New Town – Corner Pocket**

Mr. James Peters of AES Consulting Engineers on behalf of New Town Associates has applied for approval of a restaurant located on 4805 Courthouse Street and further identified as Tax Map #(38-4)(1-50). DRC review is necessary because the applicant has requested a waiver from the minimum off-street parking space requirements of the Zoning Ordinance.

**DRC Action: The DRC recommended approval of the waiver request from the minimum off-street parking requirements.**

**Case No. SP-10-03**

**Colonial Heritage Residence Clubhouse**

Mr. Howard Price of AES Engineers has applied on behalf of the U.S. Home Corporation approval of a residence clubhouse located at 6993 Richmond Road and is further identified as Tax Map #(23-4)(1-21). DRC review is necessary because section 24-147 (a)(1)(a) states that a site plan which proposes a single building or group of buildings which contain a total floor area that exceeds 30,000 square feet shall be considered by the DRC.

**DRC Action: The DRC recommended that preliminary approval be granted subject to agency comments.**

**JAMES CITY COUNTY**  
**DEVELOPMENT REVIEW COMMITTEE REPORT**  
**FROM: 2/1/2003 THROUGH: 2/26/2003**

**I. SITE PLANS**

**A. PENDING PRELIMINARY APPROVAL**

SP-144-98	Williamsburg Pottery Warehouse/Retail Building
SP-116-99	New Town, Wmbg./JCC Courthouse SP Amendment
SP-087-01	The Vineyards Phs. 3 at Jockey's Neck
SP-089-01	Ewell Station Storm Water Management Fac. Mod.
SP-100-01	Williamsburg Crossing Frontage Road
SP-109-01	Monticello Avenue Extended - SP Amendment
SP-116-01	Powhatan Secondary - Ph. 7, Sanitary Sewer Ext.
SP-009-02	Hairworks Beauty Salon Parking Space Addition
SP-019-02	Williamsburg Plantation Sec 9,10,11 Units 184-251
SP-027-02	120' Stealth Tower--3900 John Tyler Highway
SP-045-02	Powhatan Plantation Maintenance Bldg SP Amend
SP-061-02	Powhatan Plantation Recreation Bldg Amd
SP-088-02	Colonial Heritage, Phase 1 Section 2
SP-106-02	Truswood Waterline Extension
SP-112-02	Ford's Colony Recreation Park
SP-115-02	Stonehouse Community Church Tent
SP-128-02	Come Scrap with Me Shed
SP-129-02	Storage Trailer at Landfill
SP-132-02	Sprint Generator Placement
SP-133-02	Busch Corporate Center - Wheat Center
SP-139-02	New Town - Corner Pocket
SP-140-02	Jamestown Area Water System Improvement
SP-001-03	Colonial Heritage 13th Hole Irrigation Pond
SP-003-03	Patriot's Colony, Phase 2, Landscape Amend.
SP-005-03	Hankins Farm Water and Sewer Extension
SP-009-03	Energy Services Group Metal Fabrication Shop
SP-010-03	Colonial Heritage Residence Clubhouse
SP-013-03	Williamsburg Business Center, Phs. 3, SP Amendment
SP-014-03	McLaws Park
SP-015-03	Monicello Woods Community Center
SP-016-03	Busch Gardens Italy Expansion - Landscaping
SP-017-03	Ford's Colony, Section 32, Drainage Amendment
SP-018-03	St. Bede Catholic Church SP Amendment
SP-019-03	Busch Gardens Wmbg-Stroller Rental Deck Extension
SP-020-03	Jolly Pond Veterinary Hospital

SP-021-03 Colonial Heritage Cross-Country Sewer Mains

**B. PENDING FINAL APPROVAL**

**EXPIRE DATE**

SP-002-01	JCC HSC Parking Area Expansion	10/ 1/2003
SP-003-02	New Zion Baptist Church, Bldg Addition / Pkng Exp	2/21/2004
SP-044-02	Ford's Colony, Sect. 31, BMP #1 Regrading Plan	5/ 8/2003
SP-050-02	New Town Sec 2 & 4 - Road/Utility Infrastructure	8/22/2003
SP-062-02	WindsorMeade Way Road Construction Plan	6/ 4/2003
SP-084-02	Colonial Heritage, Phase 1, Section 1	11/25/2003
SP-091-02	District Park Sports Complex, Phase III	8/16/2003
SP-102-02	Powhatan Creek Access Park	9/30/2003
SP-104-02	Colonial Heritage, Phase 1, Section 3 & 3A	12/ 2/2003
SP-110-02	Ewell Station - Phase II	10/ 7/2003
SP-113-02	Ready Mixed Concrete Storage Yard Expansion	10/ 7/2003
SP-117-02	Ford's Colony -Blue Heron Golf Course Comfort Sta.	10/18/2003
SP-119-02	Williamsburg West & Country Club Dr. Improvements	11/ 4/2003
SP-124-02	King's Way Church Water Line	2/21/2004
SP-135-02	Little Creek Phase III Amendment	12/30/2003
SP-136-02	Williamsburg Plantation, Sec 7 & 8 - Lots 134-183	1/14/2004
SP-142-02	George Nice & Sons	2/12/2004
SP-144-02	J.W. Crossing, Phase II	2/20/2004
SP-002-03	Colonial Heritage Phase 2, Massie Farm Pond Rehab.	2/21/2004

**C. FINAL APPROVAL**

**DATE**

SP-085-01	Greensprings Apartments and Condominiums	2/12/2003
SP-007-02	Season's Trace - Winter Park Section 2	2/12/2003
SP-126-02	Christmas Mouse Warehouse & Distribution Center	2/ 3/2003
SP-130-02	Powhatan Place Townhomes Amendment	2/ 5/2003
SP-134-02	JCSA Five Forks Water Treatment Facility	2/ 7/2003
SP-007-03	Weathercrafters SP Amanedment	2/21/2003
SP-008-03	Busch Gardens, Wmbg.-Ireland Beer Cooler SP Amend.	2/12/2003
SP-012-03	Busch Gardens Wmbg - Entrance Cart SP Amendment	2/ 4/2003



## II. SUBDIVISION PLANS

### A. PENDING PRELIMINARY APPROVAL

S-062-98	Ball Metal Conservation Easement
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, Section 2B
S-086-99	Peleg's Point, Section 5
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-077-01	Ford's Colony - Section 32 (Lots 72-78, 93-129)
S-008-02	James F. & Celia Ann Cowles Subdivision
S-023-02	Stonehouse, Mill Pond Run right-of-way
S-031-02	Bruce's Super Body Shop, Lot 2 subdivision
S-052-02	The Retreat--Fence Amendment
S-068-02	Forrest Lee Hazelwood BLA
S-084-02	Skiffes Creek BLE Lots 2 & 3
S-086-02	The Vineyards Phase 3 BLA Lots 1, 5-9, 52
S-099-02	Ford's Colony Section 30 - Sanitary Sewer Amend.
S-100-02	Richardson's Mill Sec. 1
S-113-02	Martin Farm Estates
S-002-03	Mt Gilead Baptist Church, Lots 6 & 7 BLA
S-006-03	Monticello Woods Lots 19-30 and 39-40
S-007-03	Stonehouse, Richardson's Mill Section 2
S-008-03	Norge-Fenton Mill BLA
S-009-03	Adam's Hunt/ Armistead BLA
S-011-03	Rothwell Property BLA/BLE
S-012-03	Colonial Heritage Blvd. - Private ROW
S-013-03	Mulberry Place Lots 25 & 26 BLA
S-014-03	New Town Courthouse Street ROW Plat

### B. PENDING FINAL APPROVAL

### EXPIRE DATE

S-034-00	The Pointe at Jamestown, Phase 2	6/ 5/2003
S-058-00	Powhatan Secondary, Phase 7-A	10/ 2/2003
S-037-01	Wellington Section 2 & 3 Construction Plans	5/ 7/2003
S-101-01	Greensprings West, Phase 4A	12/17/2003
S-022-02	George W. Roper, Parcel B	3/19/2003
S-024-02	Stonehouse, Fieldstone Parkway right-of-way & BLA	3/19/2003
S-027-02	Stonehouse, Lisburn, Sect. 5-A, Construction Plans	5/ 6/2003
S-030-02	Waterford at Powhatan Sec., Ph. 33, BLA	4/ 9/2003
S-037-02	Village Housing at the Vineyards, Phase III	5/10/2003
S-039-02	Powhatan Secondary, Phase 6-C	5/ 8/2003

S-045-02	The Pointe at Jamestown Section 2-A plat	5/30/2003
S-051-02	Ford's Colony, Section 12 Construction Plans	11/ 4/2003
S-057-02	Colonial Heritage - Ph 1, Sec 1, Const Plans	11/25/2003
S-063-02	Colonial Heritage, Phase 1, Section 2 Const Plans	12/ 2/2003
S-071-02	Stonehouse Commerce Park- ROW extension & realign	9/ 3/2003
S-073-02	Colonial Heritage, Phs 1, Sec 3 & 3A, Const Plans	12/ 2/2003
S-076-02	Marion Taylor Subdivision	10/ 3/2003
S-078-02	Donald L. Hazelwood Subdivision	9/30/2003
S-083-02	Toano Auto Parts BLA	10/ 9/2003
S-091-02	Williamsburg Landing BLA	11/ 3/2003
S-094-02	Powhatan Secondary Phase 7-C	12/30/2003
S-095-02	Powhatan Secondary Phase 7-B	12/ 2/2003
S-101-02	Sheldon Properties, L.L.C.	12/13/2003
S-103-02	Alex Harwood Subdivision BLA	12/15/2003
S-107-02	Greensprings West, Phase 3-C	1/13/2004
S-108-02	Scott's Pond, Section 3	1/13/2004
S-112-02	Kensington Woods	2/ 6/2004
S-001-03	Ford's Colony Sec 1 Block D Lots 2A, 2B, 2 & 3 BLE	1/16/2004
S-003-03	Ford's Colony/Realtec Properties BLA	2/21/2004
S-005-03	Villages at Powhatan Ph. 5 Convey. Plat to Centex	2/20/2004

#### **C. FINAL APPROVAL**

#### **DATE**

S-035-02	Villages at Powhatan, Ph. 4	2/21/2003
S-081-02	Scott's Pond, Section 2	2/20/2003
S-092-02	Mertens Subdivison Lot 2	2/19/2003
S-114-02	Ford's Colony Section 10A, Lot 1	2/13/2003
S-010-03	New Town Parcels 2 & 3 BLE	2/13/2003

**SPECIAL USE PERMIT 3-03. JCSA Route 5 Water Main Extension Amendment  
Staff Report for the March 3, 2003, Planning Commission Public Hearing**

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This report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

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**PUBLIC HEARINGS**

Planning Commission:

Building C Board Room; County Government Center

Board of Supervisors:

March 3, 2003, 7:00 p.m.

March 11, 2003, 7:00 p.m. (Tentative)

**SUMMARY FACTS**

Applicant:

Larry Foster, General Manager, James City Service Authority

Landowner:

James City Service Authority

Proposed Use:

Amend the conditions of Case No. SUP-22-01 to change the limits of clearing for a portion of the water main extension and change the location of approximately 350 linear feet of 16-inch potable water main from the north side of Route 5 to the south side of Route 5.

Location:

3123 Ironbound Road with access from 4321 John Tyler Highway; Berkeley District

Tax Map and Parcel No.:

(46-2)(1-34) and (46-2)(1-38)

Primary Service Area:

Inside

Parcel Size:

± 20.66 acres

Existing Zoning:

R-8, Rural Residential

Comprehensive Plan:

Low Density Residential

Surrounding Zoning:

East: Clara Byrd Baker Elementary School (R-8)

West: St. George's Hundred (R-1); single family residences (R-8)

North: Day Care Center (R-8); undeveloped land (R-8)

South: Chanco's Grant (R-8)

Staff Contact:

Christopher M. Johnson - Phone: 253-6685

**STAFF RECOMMENDATION:**

Staff finds the proposal, with the attached conditions, consistent with surrounding zoning and development and consistent with the Comprehensive Plan. Staff recommends the Planning Commission recommend approval of this application with the conditions listed in the staff report.

On June 11, 2002, the Board of Supervisors adopted a resolution to permit the construction of a 13,000 square foot water treatment facility, six production wells, approximately 13,600 feet of 12-inch concentrate discharge main and approximately 6,500 feet of 16-inch potable water main. The James City Service Authority (JCSA) provided staff with a preliminary alignment for the water main showing the main extending north from the treatment facility, along the entrance road to the facility, crossing under Route 5, then continuing west along the north side of Route 5 within VDOT right-of-way before terminating at a connection to an existing 12-inch water main at Greensprings Plantation Drive across from Jamestown High School. Site plans for the treatment facility and production wells have been approved and construction work has begun on the site.

Following approval of the Special Use Permit by the Board of Supervisors, the JCSA conducted additional engineering analysis of the water main alignment. The results indicated that an approximately 350 foot portion of the water main would need to be relocated to the south side of Route 5 within an existing JCSA easement before crossing under Route 5 and extending west to Greensprings Plantation Drive. The VDOT right-of-way along the north side of Route 5 across from the treatment facility property contains relatively steep slopes and a marshy bog which would make construction of the water main considerably more difficult and expensive. The adopted Special Use Permit conditions require a 250-foot undisturbed wooded buffer along Route 5 with the exception of the clearing necessary for the entrance driveway to the site and further limit the placement of utilities to within ten feet from the edge of pavement. After analyzing the results of the study, the JCSA submitted an application to amend the conditions of SUP-22-01 to allow an alternative alignment for a portion of the water main. The existing JCSA easement is cleared every five years in order to facilitate maintenance of the JCSA water system. The proposed changes to the limits of clearing will not impact the wooded buffer between the treatment facility and Route 5. The changes will allow the JCSA to locate a portion of the water main within their existing easement.

With the exception of Conditions 11 and 12, there are no other changes proposed to the adopted conditions of SUP-22-01.

***Recommendation:***

Staff finds the proposal, with the attached conditions, consistent with surrounding zoning and development and consistent with the Comprehensive Plan. Therefore, staff recommends the Planning Commission recommend approval of this application with the following conditions:

1. Start of Construction on the Groundwater Treatment Facility, as defined in the Zoning Ordinance, shall commence within 36 months of approval of this special use permit, or the permit shall become void.
2. Construction, operation, and maintenance of the Groundwater Treatment Facility, water transmission main, production wells, and concentrate discharge main shall comply with all local, State, and Federal requirements.
3. All permits and easements shall be acquired prior to the commencement of construction for the water transmission main and concentrate discharge main.
4. The project shall comply with all Virginia erosion and sediment control regulations as specified in the 1992 Virginia Erosion and Sediment Control Handbook as amended.
5. Development and land clearing of the site shall be generally in accordance with the "Preliminary Plan, Brackish Groundwater Desalinization Facility" prepared by AES Consulting Engineers, March 19, 2002, with such accessory structures and minor changes

as the Development Review Committee determines does not change the basic concept or character of the development.

6. Prior to the issuance of a Certificate of Occupancy, a spill containment plan which addresses the chemical handling and storage areas shall be submitted to the Environmental Director and Fire Department for their review and approval.
7. Prior to the issuance of a land disturbing permit for this project, an archaeological survey shall be conducted for the project area for the water treatment facility and along the recommended alignment for the concentrate discharge main in accordance with the adopted Board of Supervisors policy. The results shall be submitted to the Director of Planning for review and approval.
8. All exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing. In addition, prior to final site plan approval, a lighting plan shall be submitted to, and approved by, the Planning Director or his designee which indicates no glare outside the property lines. "Glare" shall be defined as more than 0.1 footcandle at the property line or any direct view of the lighting source from the adjoining residential properties.
9. Prior to final site plan approval, architectural elevations, building materials, and colors shall be submitted to the Director of Planning for review and approval for all structures on the site. The intent of this condition is to ensure that all future buildings on the site are uniform and compatible in terms of design, materials and colors, have a residential appearance, and are designed for minimal visual impact.
10. Any accessory structures on the site, such as storage tanks and production well structures, shall be screened with enhanced landscaping or constructed with materials and colors matching the treatment facility. Enhanced landscaping shall be defined as either 133% of evergreen trees required by the Zoning Ordinance or 125% of general planting required by the Zoning Ordinance as determined by the Planning Director.
11. The water main shall be located within the limits of clearing for the access driveway to the site from John Tyler Highway, the existing JCSA easement or within VDOT right-of-way.
12. A 250-foot undisturbed wooded buffer shall be maintained along John Tyler Highway with the exception of the clearing necessary for the driveway providing access to the site and any portion of the existing JCSA utility easement along John Tyler Highway. The driveway shall be curved in such a way to minimize views of the site from John Tyler Highway to the greatest extent possible, as determined by the Planning Director.
13. A 300-foot undisturbed wooded buffer shall be maintained along the southern property line of the treatment facility site adjacent to the Chanco's Grant subdivision with the exception of the clearing necessary for the construction of the concentrate discharge main and greenway trail.
14. The applicant shall construct a greenway trail to the specifications of the James City County Division of Parks and Recreation over the areas of construction for the concentrate discharge main between the treatment facility site and the directional drill location north of Jamestown Road. The final alignment of the concentrate discharge main and greenway trail shall generally be as shown on the plan "Brackish Groundwater Desalinization Facility, SUP Pipeline," dated 5-21-02, prepared by Buchart Horn, Inc. and Skipper Engineering

Associates, PC. The final location for both the concentrate discharge main and greenway trial shall be subject to the approval of the Planning Director.

15. The applicant shall avoid removing trees, bushes and shrubs along the water main and concentrate discharge main corridors along Route 5, 4-H Club Road, and Jamestown Road. Trees, bushes, and shrubs damaged during construction shall be replaced with a tree, bush, or shrub of equal type as approved by the Planning Director.
16. For water main or concentrate main construction adjacent to existing development, adequate dust and siltation control measures shall be taken to prevent adverse effects on adjacent property. It is intended that the present and future results of the proposed water transmission main and concentrate discharge main do not create adverse effects on the public health, safety, comfort, convenience, or value of the surrounding property and uses thereon.
17. Vehicular access to residences within the effected right-of-ways shall be maintained at all times.
18. All construction activity adjacent to existing development shall occur between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.
19. Construction vehicles shall not be parked or stored along Route 5, 4-H Club Road, or Jamestown Road between the hours of 5:00 p.m. and 8:00 a.m.
20. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

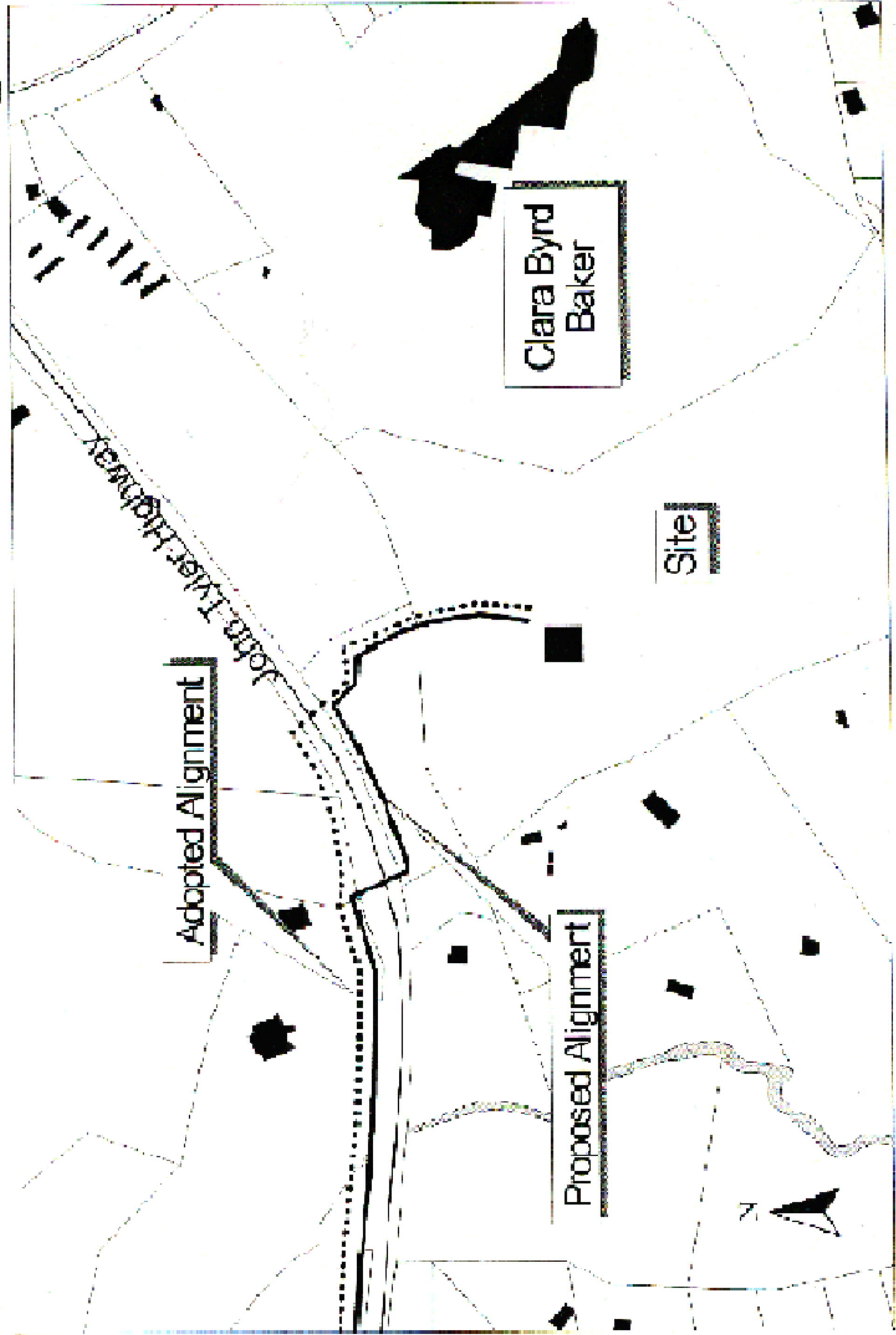
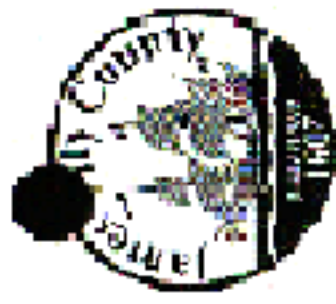
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Christopher Johnson

Attachments:

1. Location Map

# SUP-03-03: JCSA Route 3 Water Main Extension Amendment



## **SPECIAL USE PERMIT-23-02. Mt. Gilead Duplexes**

Staff Report for March 3, 2003, Planning Commission Public Hearing

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*This report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

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### **PUBLIC HEARINGS:**

Building C Board Room; County Government Center

Planning Commission:

March 3, 2003, 7:00 p.m.

Board of Supervisors:

March 25, 2003, 7:00 p.m. (tentative)

### **SUMMARY FACTS**

Applicant:

Rev. William M. Dawson of Gilead Community Development Corporation

Land Owner:

Mt. Gilead Baptist Church

Proposed Use:

Two duplexes to be built for sale

Location:

8647 Pocahontas Trail

Tax Map/Parcel No.:

(52-3)(3-7)

Primary Service Area:

Inside

Parcel Size:

0.961 acres

Existing Zoning:

R-2, General Residential District

Comprehensive Plan:

Low Density Residential

Surrounding Zoning:

North, East and West: R-2, General Residential  
West: M-1, Limited Business/Industrial District

Staff Contact:

Sarah Weisiger, Planner      Phone: 253-6685

### **Staff Recommendation:**

Staff finds this proposal to be generally compatible with the surrounding residential zoning and development and consistent with the Low Density Residential designation of the Comprehensive Plan. Staff believes that this proposal would provide greater public benefit than a by-right development on this parcel. Staff recommends approval of this special use permit application with the attached conditions.



**Proposal:**

The applicant is seeking a special use permit on behalf of Mt. Gilead Baptist Church in order to build two duplexes at 8647 Pocahontas Trail. Two-family dwellings, also known as duplexes, are specially permitted uses in the R-2, General Residential District. A subdivision application is currently being processed to divide the approximately one acre parcel into two lots. The intent of this SUP proposal is for the owner to build one duplex on each new lot and then to subdivide each lot along the common wall of the duplex resulting in a total of four units on four lots. The applicant proposes to sell the units.

**Traffic:**

Due to the small nature of the proposed project, a traffic impact study was not required with this special use permit application. However, Pocahontas Trail, known as Route 60, is a heavily traveled road with a strained capacity. In 2002, the James City County traffic count estimated a daily traffic volume of 10,500 vehicles along this stretch of Route 60. The most recent Level of Service (LOS) study for James City County done by the Hampton Roads Planning District Commission in 1995 gave this section through Grove a designation of "E". This is the lowest possible score given to roadways which are approaching failing traffic operations; traffic moves slower and there is a higher chance of accidents along these congested roads.

In order to address safety concerns related to developing lots on this busy road, staff has recommended that certain conditions be added to this special use permit. SUP conditions propose to limit the number of curb cuts for the units to a single entrance on Route 60, and would require structures on the lots to be set back further than zoning usually requires. Turning vehicles on Pocahontas Trail currently cause significant backups; the proposed conditions of this SUP will minimize the impacts of this development.

**Surrounding Zoning and Development:**

The duplexes would be located in an area of the community of Grove, which consists of mainly single-family homes, some two-family dwellings, vacant lots and institutional facilities such as churches and schools. Parcels in the area range in size from one sixth of an acre to one acre. The adjacent properties to the east and west have single-family dwellings. The parcel and surrounding area to the north, east and west is zoned R-2 General Residential.

The property to the south, along the rear of the parcel, is used as a golf course on land zoned M-1 Limited Business/Industrial district.

**Comprehensive Plan Designation:**

This property is in a part of Grove that is designated as Low Density Residential on the James City County Land Use Plan Map in the Comprehensive Plan. Low density areas are inside of the Primary Service Area (PSA) and are suited for developments with overall densities up to one dwelling unit per acre. Residential development of more than one dwelling unit per acre is discouraged unless the project offers benefits to the community such as affordable housing, mixed cost housing or unusual environmental protection, for example. Where such benefits are provided, residential development up to four dwelling units per acre is acceptable; this proposal has approximately four

dwelling units per acre. Duplexes are considered to be an acceptable land use within this designation.

The Comprehensive Plan encourages infill residential development such as the proposed project because it takes advantage of existing infrastructure, is convenient to public facilities, and helps minimize sprawl. Under R-2 zoning, the applicant could construct, by-right, two single-family dwellings with accessory apartments and two driveways on to Pocahontas Trail. This proposal provides additional public benefit by allowing only one driveway access on to Route 60.

While these units will have no SUP conditions to ensure affordability, the applicant has submitted a preliminary application to the Affordable Housing Incentive Program (AHIP) with the Office of Housing and Community Development. This program works with developers and landowners to offer affordable homes for sale to qualified first time homebuyers.

### **RECOMMENDATION:**

Staff finds this proposal generally compatible with existing development and surrounding property and the Comprehensive Plan. Therefore, staff recommends the Planning Commission approve this special use permit application with the following conditions:

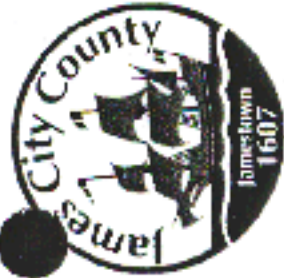
1. A site plan shall be submitted to and approved by the Planning Director.
2. No lot which is to contain a two-family structure shall be further subdivided until after the construction of the two-family dwelling unit.
3. The setback line for structures on all lots shall be located a minimum of 35 feet from the street right-of-way.
4. All lots on this parcel shall access Route 60 on one paved, shared access driveway, in accordance with the shared driveway provisions in the Section 19-71 of the James City County Subdivision Ordinance.
5. This special use permit shall be valid for a period of thirty-six months from the date of issuance of this special use permit.
6. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

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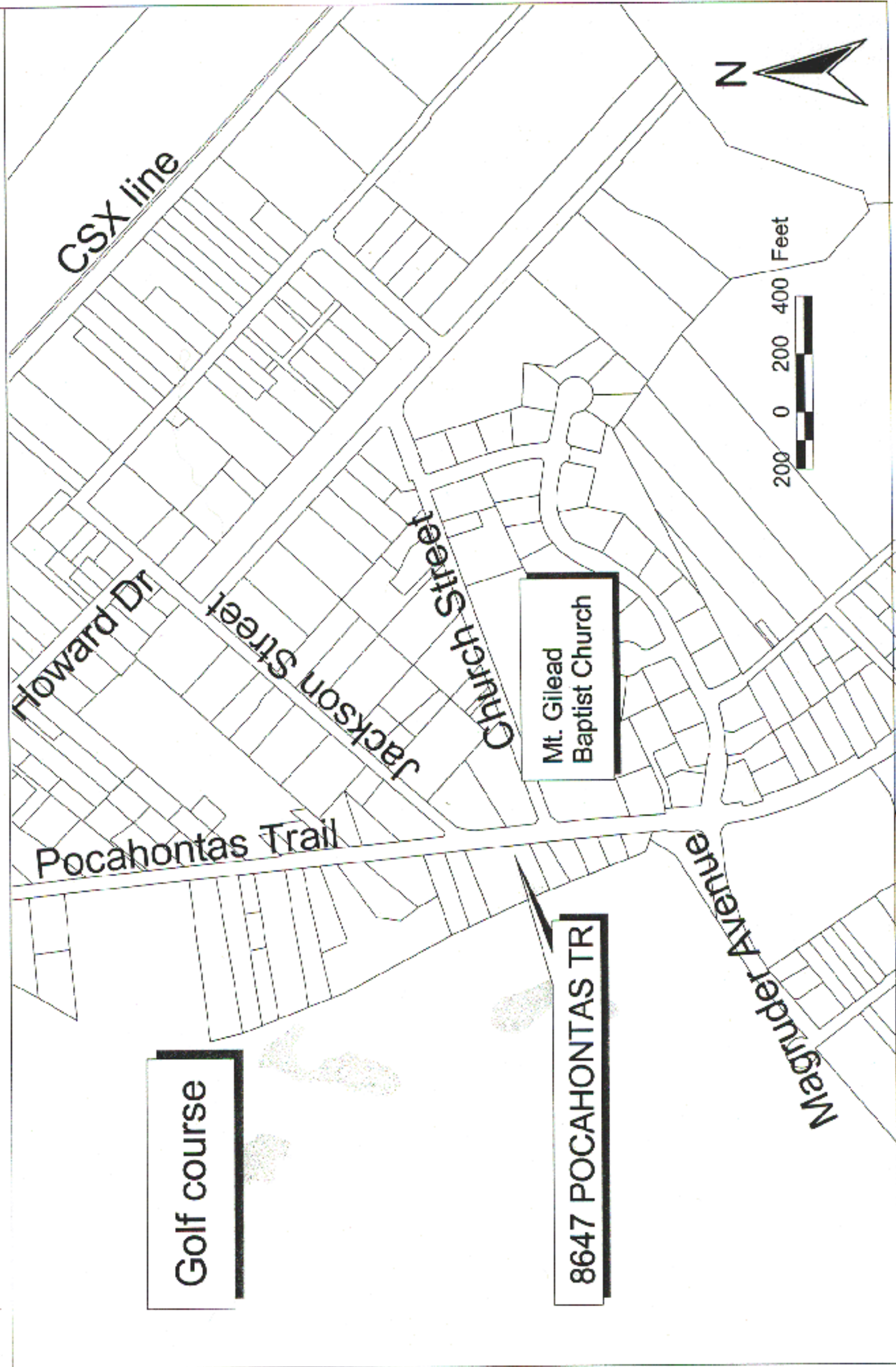
Sarah Weisiger, Planner

### **Attachments:**

1. Location map



# Case No. SUP-23-02; Mt. Gilead Duplexes



**Special Use Permit-4-03. Hankins Farm Water & Sewer Extension  
Staff Report for March 3, 2003 Planning Commission Public Hearing**

*This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.*

**PUBLIC HEARINGS**

Planning Commission: March 3, 2003 - 7:00 p.m. Building C Board Room  
Board of Supervisors: April 8, 2003 - 7:00 p.m. Building C Board Room (tentative)

**SUMMARY FACTS**

Applicant: Vernon M. Geddy, III

Land Owner: Howard B. Hankins and Hankins Land Trust

Proposed Use: Extension of approximately 3,740 ft. of water main and 3,490 ft. of force main to serve the Hankins Farm property.

Location: The mains will run from the intersection of Croaker Road and Rochambeau Drive, extending 2,400 feet east along Rochambeau Drive, crossing through a residential lot, and crossing Cloverleaf Lane, Interstate 64, and Fenton Mill Road to Hankins Farm property.

Tax Map/Parcel No.: (14-3)(1-39), (14-3)(1-40), (14-3)(1-40A), (14-4)(1-18), and (14-4)(1-19)

Primary Service Area: Property to be served -Inside  
Main alignment - Inside & Outside

Parcel Size: 511.5 acres

Existing Zoning: M-1, Limited Business/Industrial District, R-5, Multifamily Residential District, and A-1, General Agricultural District

Comprehensive Plan: Mixed Use

Surrounding Zoning: North, East, South and West: A-1, General Agricultural

Staff Contact: David Anderson Phone: 253-6685

**STAFF RECOMMENDATION:**

Staff finds the proposal to extend public water and public sewer to the Hankins Farm property consistent with the Comprehensive Plan, consistent with the proffered rezoning for the Old Dominion French Winery which encompasses this property, and recommends the Planning Commission approve this special use permit application with the attached conditions.

**Project Description**

Mr Vernon Geddy, III has applied on behalf of Howard B. Hankins and Hankins Land Trust for a special use permit to allow for the extension of water and sewer service to the Hankins Farm property. The proposed water main would extend from the southwest intersection of Croaker Road and Rochambeau Drive, cut perpendicularly across Croaker Road, cut diagonally across Rochambeau Drive, extend approximately 2,400 feet east along the north side of Rochambeau Drive, cross through a residential lot, and cross Cloverleaf Lane, Interstate 64, and Fenton Mill Road to Hankins Farm property. The proposed sewer main would extend from the northeast intersection of Croaker Road and Rochambeau Drive, cut diagonally across Rochambeau Drive, extend approximately 2,400 feet east along the south side of Rochambeau Drive, cut perpendicularly across Rochambeau Drive and follow the alignment of the water main as described above. Please refer to attachment two for a graphical representation of the alignment. A total of approximately 3,740 ft. of water main and 3,490 feet of force main are proposed to be constructed. The proposed water main and force main would be dedicated to and operated by the James City Service Authority.

The proposed mains are intended to serve the Hankins Farm Property. The proposed mains could also serve existing development directly abutting the water and sewer main alignment along Rochambeau Drive.

12" water and sewer mains are proposed for this project. The James City Service Authority is currently working at a site plan level to determine the appropriate size of the mains. Therefore, the size of the mains will not be tied to the SUP. Appropriately sized mains will be provided as a condition of site plan approval.

### **Topography and Physical Features**

The route of the proposed mains is generally flat. The proposed mains would be located primarily within the existing Virginia Department of Transportation right-of-way, with the exception being when the lines cross approximately 600' of property identified as tax map no. (14-3)(3-8A). When crossing this property the mains are to be located in a proposed 20' JCSA utility easement and some tree removal is required.

### **Comprehensive Plan**

This site is designated Mixed Use by the Comprehensive Plan. Mixed use developments require access to public utilities. The proposed mains would serve an area located within the PSA. However, as the mains extend along Rochambeau Drive they are located outside the PSA. A condition has been added limiting additional connections outside the PSA only to existing residential structures located on property adjacent to the proposed mains. Any other connections to property located outside the PSA would require Board approval for an amendment to this SUP. Similar conditions have been placed on other water and sewer special use permits outside the PSA.

## **Surrounding Development and Zoning**

Surrounding development consists primarily of single-family residences on land zoned A-1, General Agricultural.

## **Other**

The proffered rezoning for this property, known as the Old Dominion French Winery rezoning, required that water and sewer service be extended to the property. The Old Dominion French Winery was never constructed, but the proffers are tied to the land. As such, the extension of water and sewer service is in accordance with the approved proffers.

## **RECOMMENDATION**

Staff finds the proposal to extend public water and public sewer to the Hankins Farm property consistent with the Comprehensive Plan, consistent with the proffered rezoning for the Old Dominion French Winery which encompasses this property, and recommends the Planning Commission approve this special use permit application with the attached conditions.

1. Construction, operation, and maintenance of the proposed force main and water main shall comply with Local, State, and Federal requirements.
2. The project shall comply with all Virginia erosion and sediment control regulations as specified in the 1992 Virginia Erosion and Sediment Control Handbook as amended.
3. All required permits and easement shall be acquired prior to the commencement of construction.
4. Adequate dust and siltation measures shall be taken to prevent adverse affects on adjacent property.
5. Vehicular access to all residences along the affected right-of-ways shall be maintained at all times.
6. All construction activity on the water and sewer extensions should occur between 7:00am and 5:00pm, Monday through Friday.
7. If construction has not commenced on this project within a period of 24 months from the date of issuance of this permit, it shall become void. Construction shall be defined as the clearing, grading, and excavation of trenches necessary for the construction of the force main and water main.
8. No connections shall be made to the water main or force main which would serve any property located outside the Primary Service Area except for connections to existing residential structures located on property outside the PSA adjacent to the proposed mains.
9. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

Dave Anderson

CONCUR:

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O. Marvin Sowers, Jr.

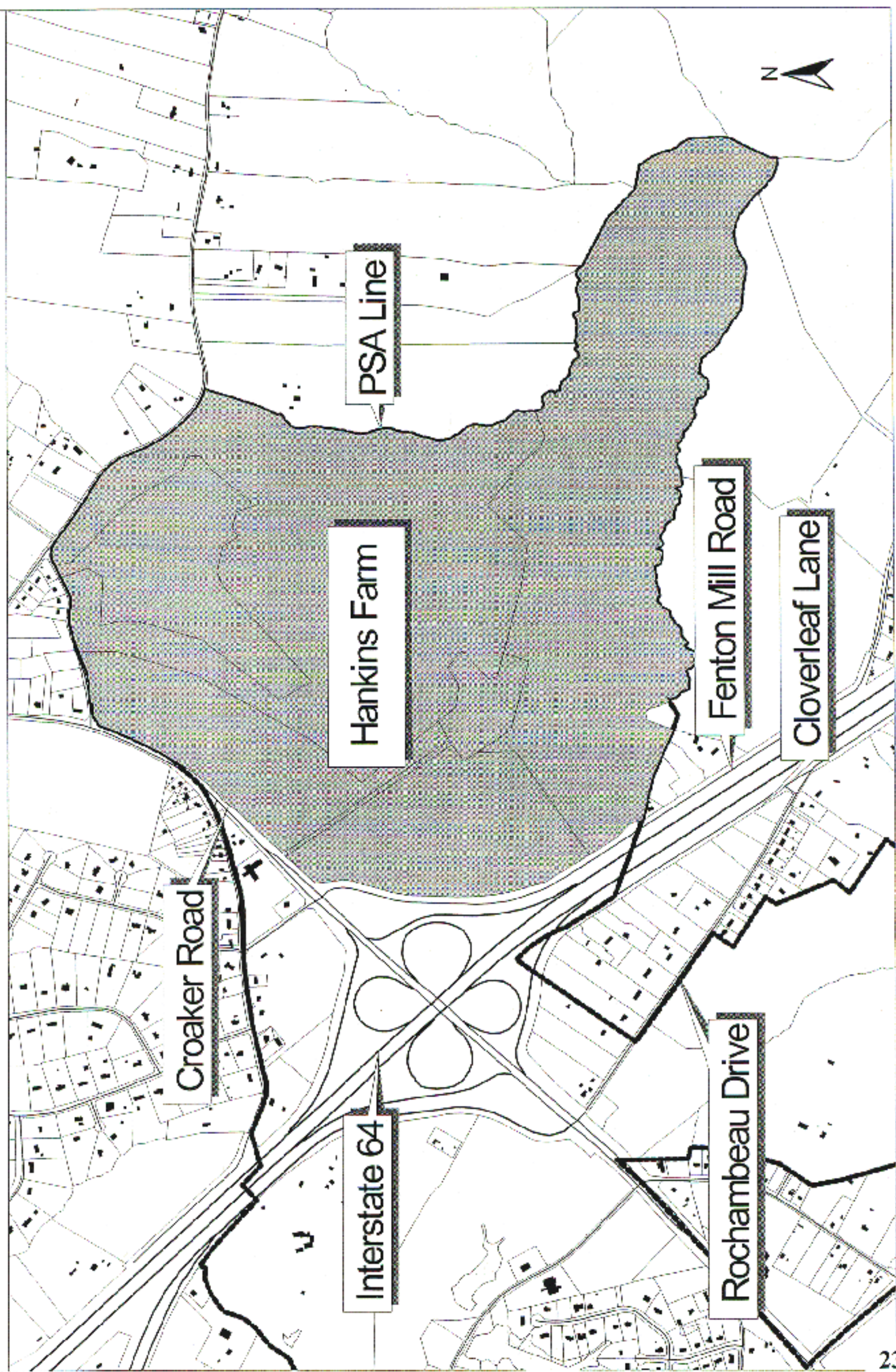
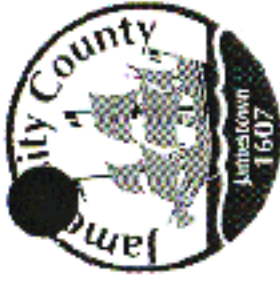
Attachments:

1. Location Map
2. Plan showing proposed main alignment

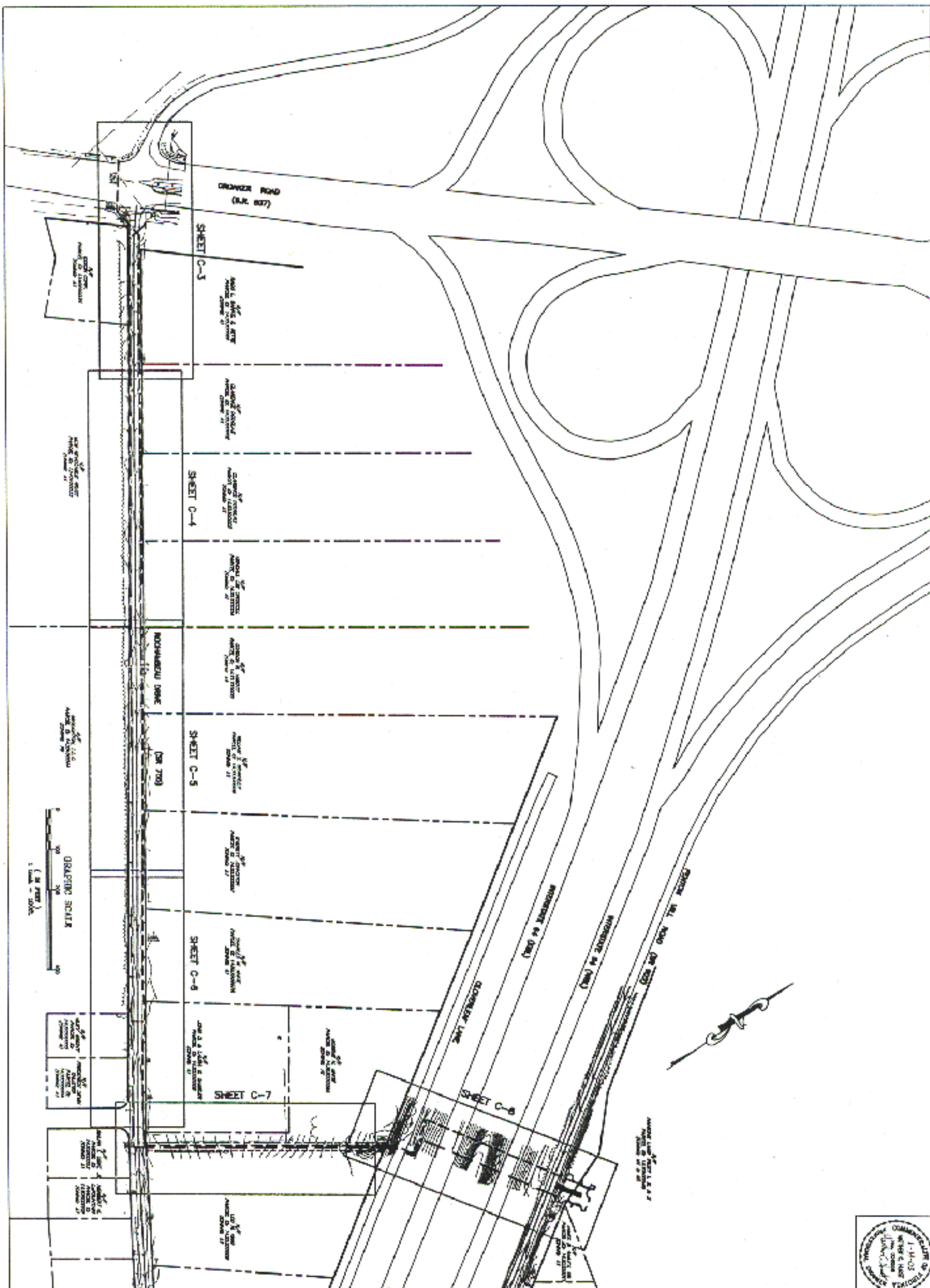


Case Number: SUP-4-03

# Hankins Farm Water and Sewer Extension







**MASTER LAYOUT PLAN**  
**HANKINS FARM**  
**WATER AND SEWER EXTENSION**  
 JAMES CITY COUNTY, VIRGINIA

REVISION	DATE	BY	CHKD
1	11/11/03	J. L. HARRIS	J. L. HARRIS
2	11/11/03	J. L. HARRIS	J. L. HARRIS
3	11/11/03	J. L. HARRIS	J. L. HARRIS
4	11/11/03	J. L. HARRIS	J. L. HARRIS
5	11/11/03	J. L. HARRIS	J. L. HARRIS
6	11/11/03	J. L. HARRIS	J. L. HARRIS
7	11/11/03	J. L. HARRIS	J. L. HARRIS
8	11/11/03	J. L. HARRIS	J. L. HARRIS
9	11/11/03	J. L. HARRIS	J. L. HARRIS
10	11/11/03	J. L. HARRIS	J. L. HARRIS

**LANDMARK**  
**DESIGN GROUP**  
 Engineers - Planners - Surveyors  
 10000 Lakeside Drive  
 Suite 200  
 Fairfax, VA 22031  
 Tel: (703) 261-2000  
 Fax: (703) 261-2001  
 Email: info@landmarkdesign.com

Scale: 1" = 40' (Horizontal)  
 1" = 20' (Vertical)  
 Date: 11/11/03  
 Drawn: J. L. HARRIS  
 Checked: J. L. HARRIS  
 Title: MASTER LAYOUT PLAN  
 Project: HANKINS FARM  
 Client: JAMES CITY COUNTY



## MEMORANDUM

DATE: March 3, 2003

TO: The Planning Commission

FROM: Karen Drake, Senior Planner

SUBJECT: FY 2004-2008 Capital Improvements Program (CIP)

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After a series of meetings to discuss and rank Capital Improvements Program (CIP) requests, the Policy Committee, in conjunction with staff, is forwarding its recommendations for the Fiscal Years 2004 - 2008 Capital Improvements Program. In addition to a project's ranking, the Policy Committee in some instances included specific recommendations. These additional recommendations are included in the project descriptions and are highlighted in ***bold italics***.

The ranking system for CIP requests emphasizes service needs and conformance to the Comprehensive Plan and other approved planning documents such as the Recreation Master Plan and Master Water and Sewer Plan. A sample rating sheet is attached for your reference. Following the determination of numerical scores based on the ranking system, each project has been designated as a *high*, *medium*, or *low* priority. Please note that this objective ranking system does not account for all factors that may influence a project's priority. For instance, the Policy Committee was mindful of priorities established by specific departments.

Typically, all projects designated as a high priority are recommended by the Comprehensive Plan. Projects receiving a medium priority designation may be recommended by the Comprehensive Plan, and require particular consideration due to Federal or State mandates, contractual obligations, or because they complement County policy or departmental goals and objectives. Projects receiving a low priority are generally those projects that are not specifically supported by the Goals and Objectives of the Comprehensive Plan and thus require further scrutiny to determine their standing within the CIP.

For the FY 2004-2008 CIP Requests, only two projects, both proposed by the Williamsburg James City County School System, initially received a low priority ranking. The Policy Committee has chosen not to rank these two projects at all due to unresolved questions of public policy. As a result of unsettled questions of funding sources, ownership and shared public usage, the Athletic Sports Complex has not been ranked. The proposed Third High School also has not been ranked, due to unresolved questions of mission, design, requirement and public approval.

The attached report contains a summary of CIP project rankings and descriptions of the proposed projects. As stated last year, Operating Contribution category requests are for various projects that do not result directly in a county asset, but are major expenditures that support the Comprehensive Plan.

### RECOMMENDATION:

The Policy Committee and staff recommend the Planning Commission approve the Capital Improvements Program rankings as summarized in the attached report.

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Karen Drake

Attachments:

1. Summary of CIP Project Rankings
2. County Project Descriptions and Rankings
3. Summary of JCSA CIP Rankings
4. CIP Rankings Sheet
5. Minutes from the Policy Committee Meetings

**MINUTES FOR THE POLICY COMMITTEE MEETING ON THE FY2004-2008  
CAPITAL IMPROVEMENTS PROGRAM (CIP) HELD ON WEDNESDAY, JANUARY  
29, 2003 AT 4:30PM IN THE BUILDING E CONFERENCE ROOM**

Policy Committee (PC) Members

Mr. Donald Hunt  
Mr. Wilford Kale, Chair  
Mr. Joe McCleary

Also Present

Ms. Karen Drake, Planner  
Ms. Sue Mellen, Director of  
Budgeting & Accounting

Absent

Mr. George Billups

Mr. Wilford Kale opened the meeting by noting that during the Comprehensive Plan update five years ago, it was the Policy Committee that first mentioned the idea of a joint sports facility between the County and the Williamsburg/ James City County School System and requested that this information be noted in the final PC recommendation.

Mr. Joe McCleary expressed concern with the third high school, noting that the project has yet to be approved. He inquired as to the ramifications of dealing with a request that has no approval.

Discussion then moved to the request of funds for an Athletic Complex. Mr. Kale inquired as to whether this could be considered a County or a School Board project. Ms. Sue Mellen noted that if the PC gives the project a low ranking, this would illustrate the County's position. Mr. Kale noted that the School Board could use their surplus to fund the project.

Ms. Karen Drake then began to lead the PC through the CIP requests for FY2004. The PC then determined which requests would require further information at the next meeting. The following lists details those decisions:

- ◆ The PC requested a Purchase of Development Rights (PDR) administrator to be present at the next meeting.
- ◆ The PC requested a financial representative from the School Board to be present at the next meeting to discuss in general the CIP requests for money in FY2004.
- ◆ The PC would also like to know the general refurbishment and renovation schedule used by the school system.

Mr. Kale also asked Ms. Drake to inquire as to the County's 800 MHz radio communications system, which is not mentioned in the FY2004 requests.

There being no further business, the meeting adjourned at 5:30PM. The next meeting of the FY2004-2008 CIP requests will be held on Wednesday, February 5, 2003 at 4:00PM in the Building E Conference Room.

**MINUTES FOR THE POLICY COMMITTEE (PC) MEETING ON THE FY2004-2008  
CAPITAL IMPROVEMENTS PROGRAM (CIP) HELD ON WEDNESDAY, FEBRUARY  
5, 2003 AT 4:00PM IN THE BUILDING E CONFERENCE ROOM**

PC Members

Mr. George Billups  
Mr. Wilford Kale, Chair  
Mr. Joe McCleary

Also Present

Ms. Karen Drake, Senior Planner  
Mr. Michael Drewry, Purchase of  
Development Rights Administrator  
Mr. Joseph Grebb, Director of  
Building Services for Schools  
Mr. John McDonald, Manager of  
Finance and Management Services  
Ms. Sue Mellen, Director of  
Budgeting and Accounting  
Mr. Doug Powell, Assistant  
Community Services Manager  
Mr. Michael Thornton, Assistant  
Superintendent of Finance and  
Administrative Services

Absent

Mr. Donald Hunt (PC)

Purchase of Development Rights

Mr. Michael Drewry gave an overview of the Purchase of Development Rights (PDR) program. From March 2002 to May 2002, 14 applications were submitted to the PDR program. These applications applied to 1185 acres in the County. In August 2002, the applications were presented to the Board of Supervisors (BOS). Appraisers were hired for those applications ranked one through seven. On January 28, 2003, the BOS approved the first easement, ranked as number two in the program. Mr. Drewry stated that the PDR protects open space, community character and rural lands. His goal for the next 15 years is to have one-third of the rural lands in the County under the program. The funds requested for FY2004 are only intended to hold an open application period. Mr. Drewry stated that in order to actually preserve lands, over \$3,000,000 per year would be needed.

Mr. George Billups inquired as to whether there will be any input from surrounding localities such as New Kent County. Mr. Drewry replied that if the program is successful, he hopes that surrounding areas will also take part. Mr. Doug Powell noted that interest from citizens in the County is higher than expected.

Mr. Drewry and Mr. Powell thanked the PC for allowing them to speak and excused themselves from the meeting.

WJC School System

Mr. Michael Thornton stated that there were three areas that he planned to discuss: the cycle of refurbishment for schools, parking at Stonehouse Elementary, and new facilities.

The School Board adopted a plan for the refurbishment of schools. This cycle is determined by the year the school was built and/or the year of the last refurbishment. Norge Elementary is next on the cycle of refurbishment, followed by Lafayette High School. Mr. Wilford Kale remarked that if a school is bumped from the cycle due to a lack of funds, this

ultimately could increase the funds needed in the next fiscal year. Mr. Thornton and Mr. John McDonald both agreed.

The next item of business for the schools was parking at Stonehouse Elementary. Mr. Thornton indicated that there is not enough parking for staff at the school. Money that was originally allocated for a larger parking lot was used elsewhere. Norge Elementary also has a shortage of parking for staff. At this time, staff is parking on rolled stone, which was laid as a temporary solution.

Mr. Billups inquired as to whether adding a larger paved lot to each school would take away from the required open space. Mr. Joseph Grebb indicated that he is aware of this issue and that possible solutions are being researched.

New facilities were the last item of business for the school representatives. Mr. Thornton stated that the School Board had approved the architects to begin the design phase of the proposed third high school. Estimated costs for the new facility are \$41,300,000, which includes the building costs, programming, technology, and furnishing the building. A site has not been selected for the new high school.

Mr. Grebb then spoke about the proposed multi-purpose facility. He indicated that the school system now rents storage space and that this new facility would alleviate the need for these rental units, saving money in the future. A site has not been selected for the multi-purpose facility.

Mr. Grebb also spoke about the proposed Sports Complex. A joint study was conducted between the schools and the Parks and Recreation Department, with the final outcome being the recommendation of building a central athletic complex for the high schools. Mr. Grebb indicated that no expansion is available at the existing high schools.

Mr. Kale remarked that in 1996, the Planning Commission began discussion of a complex for the school system. He indicated that there is support within the Commission for the complex. He also recommended that a site be chosen for the multi-purpose facility for future budget considerations.

Mr. Thornton and Mr. Grebb thanked the PC for allowing them to speak and excused themselves from the meeting.

### New Business

Ms. Karen Drake distributed the preliminary priority rankings to the PC, for review at the final meeting. She also stated that she had spoken to Mr. Marvin Sowers concerning the Bikeways CIP request and that more information would be distributed to the PC at the next meeting.

Mr. Kale asked the PC to consider not ranking those CIP requests concerning new school facilities in order to avoid getting involved with the politics surrounding those proposals.

### Adjournment

There being no further business, the meeting adjourned at 5:10PM. The next meeting of the FY2004-2008 CIP requests will be held on Tuesday, February 11, 2003 at 4:00PM in the Building E Conference Room.

**MINUTES FOR THE POLICY COMMITTEE (PC) MEETING ON THE FY2004-2008  
CAPITAL IMPROVEMENTS PROGRAM (CIP) HELD ON TUESDAY, FEBRUARY 11,  
2003 AT 4:00PM IN THE BUILDING E CONFERENCE ROOM**

Policy Committee

Mr. Joe McCleary  
Mr. George Billups

Also Present

Ms. Karen Drake, Senior Planner

Absent

Mr. Donald Hunt, PC  
Mr. Wilford Kale, PC Chair

Ms. Karen Drake began by stating that Mr. Wilford Kale would not be able to attend the meeting, due to a prior engagement. She noted that he had sent an email to her, with his recommendations on the CIP requests rankings.

Mr. Kale indicated in his email that he was satisfied with the preliminary rankings and offered no changes. He did ask that the new school facilities, the proposed third high school and the Athletic Complex, be placed in a separate category with no priority assigned to them.

Ms. Drake distributed the Program Assumptions List for the Athletic Complex to the PC members and the CIP ranking system. She also indicated that the Bikeways CIP would be placed in the Operating Contributions category, with no priority ranking.

Mr. Joe McCleary asked Mr. George Billups if he had any changes to make in the proposed rankings. Indicating that he had none, Mr. McCleary then recommended approval of the rankings. Mr. Billups seconded the motion.

There being no further business, the meeting adjourned at 4:20PM.



**JCSA PROJECTS**  
**FY 04-08 Capital Improvements Program Priority Ranking**

**High Priority Projects**

Tewning Road Expansion  
Water Supply Escrow

**Medium Priority Projects**

Transmission Main Improvements  
Heavy Equipment  
Water System Improvements  
Sewer System Improvements  
Waterline Replacement Escrow  
Lift Station Control Upgrades  
Lift Station Upgrades  
Well Facility Upgrade  
Odor Control System  
Water Storage Tank Escrow  
Lift Station Dry/Wet Well Rehabilitation  
LS 1-5 Windsor Forest Upgrade  
LS 5-4 Franks Truck Stop Control Building  
LS 3-9 Indigo Dam Road Control Building  
Sewer Bridge Rehabilitation  
School Lane Sewer Line Replacement  
LS 1-7, 2-5 & 2-6 Building Replacement

**Low Priority Projects**

Automatic Meter Reading System  
Raleigh Square Waterline  
Norge Area Waterline Replacement  
Kingswood Area Waterline Replacement  
Contingency

# James City County Capital Improvements Ranking FY 04 Priority Ranking

*Projects within each priority category are in alphabetical order according to department.*

## HIGH PRIORITY

<b><i>Project</i></b>	<b><i>Dep't</i></b>
Water Quality Improvement	D
PDR	CS
District Park Sports Complex (DPSC)	PR

## MEDIUM PRIORITY

<b><i>Project</i></b>	<b><i>Dep't</i></b>
Norge Elementary	ED
Matthew Whaley Elementary	ED
Stonehouse Elementary	ED
Berkeley Middle	ED
James Blair Middle	ED
Jamestown High	ED
Lafayette High	ED
Ambulance	PS
Station 4 Renovation	PS

## LOW PRIORITY

<b><i>Project</i></b>	<b><i>Dep't</i></b>
None	n/a

## NO PRIORITY RANKING

<b><i>Project</i></b>	<b><i>Dep't</i></b>
Athletic Complex	ED
Third High School	ED

## UNRANKED PROJECTS-No Money Requested

<b><i>Project</i></b>	<b><i>Dep't</i></b>
Clara Byrd Baker Elementary	ED
D.J. Montague Elementary	ED
James River Elementary	ED
Rawls Byrd Elementary	ED
Cooley Field	ED
Toano Middle	ED
Operations Center	ED
Multi-Purpose Building	ED
Human Service Center Expansion	CS
Chickahominy Riverfront Park	PR
District Park	PR
Greensprings Trail	PR
Greenways and Trails	PR
JCW Community Center	PR
James River Community Center	PR
Mid-County Park	PR
School Site Improvements	PR
Skate Park/Tower Site	PR
Upper County Park	PR
Heavy Rescue Vehicle	PS
Stonehouse Fire Station #6	PS

## Operating Contribution Projects--Not Ranked

<b><i>Project</i></b>	<b><i>Dep't</i></b>
Bikeways	OC
Road Improvements	OC
Underground Utilities	OC
VDOT Road Match	OC

### Key:

D = Development  
ED = Schools  
CS=Community Services  
OC= Operating Contribution  
PR = Parks and Recreation  
PS = Public Safety

## DEVELOPMENT PROJECTS

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### **Water Quality Improvement [Ranking- High]**

*FY04 Request: \$443,000*

*Proposed 5-Year CIP Funds Total: \$443,000*

While there are multiple projects associated with the Water Quality Improvement request such as continuing watershed planning studies, performing stormwater retrofits, implementing new policies and regulations, enforcing program compliance, and continuing public outreach, the following are considered capital expenditures: restoring impaired stream segments, constructing regional stormwater facilities, installing watershed-related signs and preserving land, implement new planning policies and regulations.

## **GENERAL SERVICES**

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### **Human Services Center (HSC) Expansion [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$2,120,750*

The Human Services Center (HSC) was constructed in 1985 to provide a central location for the County's human service functions. Today the building provides office space for approximately 80 employees, but for only four divisions: Community Services, Parks and Recreation Administration, Social Services, and Williamsburg Area Medical Assistance Corporation (WAMAC). According to a Facility Master Plan, the HSC currently is overcrowded, and there is limited capacity to expand at the existing site. The parcel adjacent to the HSC, consisting of .894 acres was purchased in FY02 in anticipation of the HSC expansion. The adjacent land purchased allows the proposed expansion, scheduled for FY05, to meet the Chesapeake Bay Ordinances. The expansion would allow the County to terminate a lease for the facility that currently serves as office space for Housing and Community Development and Neighborhood Connections/Communications. It also provides for Extension to leave the Emergency Operations Center, allowing Emergency Services to expand in that facility.

### **Purchase of Development Rights (PDR) [Ranking- High]**

*FY04 Request: \$554,900*

*Proposed 5-Year Project Total: \$3,127,648*

During the initial application period, 14 PDR applications were received representing 1,185 acres. Uniform and consistent funding is necessary to implement and establish the PDR program approved by the Board of Supervisors on November 27, 2001. Future state and federal grants for PDR funding will be given only to localities with established programs.

## **PARKS AND RECREATION**

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### **Chickahominy Riverfront Park [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$1,840,000*

The funds requested in FY2005 are intended to develop a Master Plan for the park. Future funding required will be based on an approved Master Plan.

### **District Park [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$3,570,000*

The funds requested in FY2005 and FY2006 are for the substantial completion of the District Park such as a restroom facility and trail development due to public demand/need and response to the 1994 referendum.

### **District Park Sports Complex (DPSC) [Ranking- High]**

*FY04 Request: \$650,000*

*Proposed 5-Year Project Total: \$10,940,000*

FY2004 funds are requested for the continued development of the DPSC to meet the athletic and active recreational needs of the community including a 3.5-mile multi-use trail and 3 basketball courts.

### **Greensprings Trail [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$145,000*

Funds will install a restroom facility at trailhead behind Jamestown High School. VDOT is providing partial design services for the connection of the parking lot to the interpretive site on Jamestown Road. The site would also provide parking for the capital-to-capital bikeway.

### **Greenways and Trails [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$4,078,000*

An annual fund to acquire and develop greenways and trails is requested. Funds are designated for the design/development and/or conservation of greenways and open space. Used to support state and federal grant funds for trail development and land acquisition.

## **PARKS AND RECREATION, cont.**

### **James City/Williamsburg Community Center [Unranked project-no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$796,500*

To maintain an effective, enjoyable and comprehensive “community living room,” future funds are requested for the purchase of new fitness equipment and the replacement of old equipment. Funds will also be used to improve lighting levels and to close Asbury Lane.

### **James River Community Center [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$100,000*

Future funds are requested to purchase and install a water playground in FY2007.

### **Mid-County Park [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$55,000*

Funds are requested in FY2007 for the addition of a 24x32 picnic shelter in order to meet increased weekend use during the summer months.

### **School Site Improvements [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$1,330,000*

Future funding is requested to address the lack of lighted sports fields for youth football, soccer and baseball practices, and general community use. CIP Request noted that priority will be given to Parks & Recreation and co-sponsored athletic associations through written agreement with JCWCC school system prior to purchasing and installing lights. Funding is also requested to provide office and storage space for the before/after school staff at each school site.

### **Skate Park/Tower Site [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$670,000*

Funds in FY2005 are designated for the addition of approximately 100 parking spaces. Additional site improvements are anticipated in future years.

### **Upper County Park [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$195,000*

FY2005 and FY2006 funds are requested to pave the parking area and to construct a new restroom facility.

## **PUBLIC SAFETY**

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### **Ambulance [Ranking- Medium]**

*FY03 Request: \$135,000*

*Proposed 5-Year Project Total: 135,000*

Funds are requested to purchase an additional ambulance in FY2006 in anticipation of the Jamestown 2007 celebration. This unit will also increase the reserve fleet allowing more than one unit to be out of service for repairs. The ambulance will be housed at Fire Station #5 on Alternate Route 5 and personnel are not being requested for this unit at this time.

### **Heavy Rescue Vehicle [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$535,000*

Funds are requested to purchase a heavy rescue vehicle at Fire Station 3 in FY2006. This unit would replace two existing units and one trailer.

### **Station 4 Renovation [Ranking- Medium]**

*FY03 Request: \$55,000*

*Proposed 5-Year Project Total: \$55,000*

Funds are requested in FY2004 to renovate the 24-year old fire station. Renovations include energy improvements, outside shell improvements and interior renovations.

### **Stonehouse Fire Station #6 [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$125,000*

As the population begins to grow in the Stonehouse area of the County, the Fire Department is beginning to experience the resulting increase in their workload. While land has been proffered through the Stonehouse residential project, \$125,000 is requested in FY08 to begin planning for the new fire station.

## **SCHOOLS**

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### **Clara Byrd Baker Elementary [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$1,260,500*

The last three school principals agree that the unsafe parking conditions need to be remedied and the parking expanded to accommodate visitors, volunteers, and guests attending school-sponsored functions. Funds are also included for the replacement of the HVAC system, including a fresh air system, in FY2006-07.

### **D. J. Montague Elementary [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$1,183,000*

Funds are identified in FY05-06 to begin a pre-engineering study to prepare for a renovation of the school's HVAC system, including the addition of a fresh air system.

### **James River Elementary [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$68,000*

Funds are proposed in FY04-05 in the amount of \$68,000 to replace the gymnasium roof.

### **Norge Elementary [Ranking- Medium]**

*FY04 Request: \$455,000*

*Proposed 5-Year Project Total: \$868,000*

Norge Elementary is the next school scheduled for refurbishment (paint, tile, carpet) in FY2003-2004. Funds are included to expand the parking area by 65-80 spaces.

### **Matthew Whaley Elementary [Ranking- Medium]**

*FY04 Request: \$201,300*

*Proposed 5-Year Project Total: \$455,300*

Safety considerations are the catalysts for requesting funds to re-brick and renovate the front entrance to the building during FY03-04. Also requested for FY03-04 are funds to air-condition the gymnasium. Other FY funding is requested to replace the existing attic insulation to help conserve energy and the replacement of the auditorium ceiling, which contains encapsulated asbestos.



## **SCHOOLS, cont.**

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### **Rawls Byrd Elementary [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$0*

No other projects have been identified which exceed the county's \$50,000 threshold.

### **Stonehouse Elementary [Ranking- Medium]**

*FY04 Request: \$66,000*

*Proposed 5-Year Project Total: \$224,500*

Funds for an additional 40 parking spaces are requested in FY2003-2004 that were included in the original site plan for the school, but not constructed. Funds for a bus loop canopy are requested for FY2004-2005.

### **Berkeley Middle [Ranking- Medium]**

*FY04 Request: \$191,400*

*Proposed 5-Year Project Total: \$693,604*

Berkeley renovation was substantially completed in September 2000. The three original student restrooms were not refurbished, therefore funding is requested in FY03-04. Funding for the replacement of the auditorium lighting and sound system is requested in FY2004-2005. Funds in FY05-06 are requested for the installation of a rubberized track. Funds are requested in FY07-08 to complete the standing seam metal roof over remaining areas.

### **James Blair Middle [Ranking- Medium]**

*FY04 Request: \$169,900*

*Proposed 5-Year Project Total: \$380,500*

Funds are requested in FY03-04 in order to construct and HVAC maintenance catwalk and to air-condition the gymnasium. Funds in FY05-06 are requested for the installation of a rubberized track. Additional funding in FY05-06 is requested for the replacement of the bus loop canopy.

### **Cooley Field [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$279,000*

Cooley Field is again presented as an individual site/facility and is not included as part of the James Blair Middle School site, as directed by the School Board. Funds for the lighting system are request in FY04-05 and renovations/upgrades in FY06-07 are for a new scoreboard and sound system, additional parking, a concession stand and equipment shed, and the re-crowning and re-sodding of the playing field.

## **SCHOOLS, cont.**

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### **Toano Middle [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5 Year Project Total: \$304,100*

Funding in FY04-05 is requested for a bus loop canopy to protect students and staff from weather elements and to help keep the new tile floor in better condition. Funds are also requested because the sewage lift station needs to be upgraded for safety and health reasons and to ensure no loss of school time for students and staff. Additional funding in FY05-06 is requested for the installation of a rubberized track.

### **Jamestown High [Ranking- Medium]**

*FY04 Request: \$184,500*

*Proposed 5-Year Project Total: \$502,000*

Funding in FY03-04 is requested to construct maintenance catwalks in the gymnasium and auditorium and to construct a storage facility for athletic equipment. Funding in FY05-06 is requested for the installation of A/C noise control devices in the auditorium. FY06-07 funding is requested to install lights at the athletic fields.

### **Lafayette High [Ranking- Medium]**

*FY04 Request: \$298,000*

*Proposed 5-Year Project Total: \$1,766,000*

The gym floor and spectator stands are 28 years old and badly in need of replacement in FY03-04. Funds are requested in FY04-05 for an athletic field drainage system, and the replacement of the tennis courts. The domestic hot water boiler was not replaced during Lafayette's renovation due to lack of funds, it is nearing the end of its useful life, and is also scheduled for replacement in FY04-05. A refurbishment of the carpet, tile, and painting is scheduled for FY05-06. Additional funding requested in FY05-2006 will construct a walkway to the War Hill Sports Complex and to two outdoor science pavilions on the Headwaters of Powhatan Creek.

### **Operations Center [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$0*

No projects have been identified which exceed the county's \$50,000 threshold.

## **SCHOOLS, cont.**

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***The Policy Committee recommended not ranking this project due to unresolved questions of public policy.***

### **Third High School [Unranked project]**

*FY04 Request: \$1,625,000*

*Proposed 5-Year Project Total: \$41,340,000*

Request for funds in FY03-04 is for pre-planning of a third high school. The above costs are rough estimates and will be solidified once programmatic and design details are finalized.

***The Policy Committee recommended not ranking this project due to unresolved questions of public policy.***

### **Athletic Complex [Unranked project]**

*FY04 Request: \$1,000,000*

*Proposed 5-Year Project Total: \$5,264,000*

The School Board has identified the need to construct a multi-use athletic complex for the high schools. This facility would provide a high quality competition-grade complex. Funds requested in FY03-04 are for site acquisition.

### **Multi-Purpose Building [Unranked project- no funds requested]**

*FY04 Request: \$0*

*Proposed 5-Year Project Total: \$3,535,000*

A consolidated multiple use building is proposed in FY04-05 to house Student Services, CEO, Adult Education, Purchasing and Storage. The school division is currently renting space for all of these programs/areas except purchasing.

## **Operating Contribution Projects**

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### **Bikeways** *[Unranked project]*

*FY04 Request: \$205,000*

*Proposed 5-Year Project Total: \$893,000*

At its November 10, 1998 meeting, the Board of Supervisors adopted the Williamsburg, James City, and York Regional Bicycle Facilities Plan as an update to the plan previously adopted in 1993. The revised plan calls for the development of 127 miles of bikeways in James City County over the next 20 years. The 1998 plan carries forward most of the recommendations of the 1993 plan for bicycle facilities that are transportation-related. However, a major new focus of the 1998 plan is the integration of facilities that serve recreational purposes and a broader range of cyclists. Priority projects bikeways on Longhill Road, Ironbound Road/Sandy Bay Road, Ironbound Road/New Town.

### **Road Improvements** *[Unranked project]*

*FY04 Request: \$185,000*

The current balance in the account is approximately \$360,000. To complete the projects on Joanne Court, Louise Lane, and to upgrade road signs, an additional \$185,000 is required.

### **Underground Utilities** *[Unranked project]*

*FY04 Request: \$369,500*

The current balance in the account is approximately \$379,000. To complete the projects on the BOS approved list, with an allowance for cost overruns, an additional \$118,670 is required. To also complete the project at Jamestown Road near Colony Square Shopping Center, which was not endorsed until project costs were better understood, another \$250,800 is required.

### **VDOT Road Match** *[Unranked project]*

*FY04 Request: \$500,000*

\$250,000 is necessary to satisfy the commitment the County made to the PPTA project on Rt. 199, Rt. 31, and Rt. 359. The additional \$250,000 would be applied to the Secondary Road Plan priority list, with final project selection to be made later in consultation with VDOT.

## PLANNING DIRECTOR'S REPORT

MARCH, 2003

This report summarizes the status of selected Planning Division activities during the last 30 days.

1. New Town DRB Cases. The New Town Design Review Board reviewed three cases in February. One was a conceptual plan for the William E. Wood office building, another was for a site plan for rezoning for the S.L. Nusbaum/Windsor Meade Market Place Shopping Center and the last was for a parking lot for Block 2.
2. Comprehensive Plan Update. The Comprehensive Plan Community Participation Team (CPT) continued planning for the second round of citizen input by setting the schedule and discussing various communications strategies. The next Community Conversations will be March 6 at Mount Gilead Baptist Church in Grove 6:30 to 8:30 p.m. and March 10 at Lafayette High School from 6:30 to 8:30 p.m. In February, the Comprehensive Plan Steering Committee completed its review of the Public Facilities section, with School Administration staff attending the February 3<sup>rd</sup> meeting. The review of the Environment section began on February 10<sup>th</sup> and was completed on February 24<sup>th</sup>. The Steering Committee remains on schedule to deliver the full Comprehensive Plan to the Planning Commission in July 2003.
3. CMAQ and RSTP Allocations. HRPDC has begun the process to allocate CMAQ and RSTP transportation funds for FY2004, FY2005 and FY2006. Project proposals are due June 1<sup>st</sup>, 2003. The County has been successful in receiving these funds in the past for Route 199, Route 199 and Route 31 Intersection, Route 60 relocation and bikeways.
4. Capital Improvements Program. The Policy Committee met January 29<sup>th</sup>, February 5<sup>th</sup> and 11<sup>th</sup> to review the CIP requests. A recommendation will be forwarded to the Planning Commission at its March Meeting.
5. Light Rail. Hampton Roads Transit made a presentation on the feasibility study for light rail at the Board of Supervisor's February 25, 2003 meeting. The Board of Supervisors approved further study and planning of the project.
6. Secondary Road Plan. The Board of Supervisors on January 28, 2003 approved amendments to the Secondary Road Plan. The amendments were necessary due to significant reductions in secondary road allocations and increased construction costs, resulting in most of the projects being substantially delayed.
7. Road Project Public Meeting. John McGlennon hosted a public meeting on February 13, 2003 to provide an update on several road projects that will begin construction soon. These included Route 199 widening, the Route 199/Jamestown Road intersection and Route 359 relocation. Most public comments focused on the deletion of pedestrian signals in the intersection project and provision of soundwalls.
8. Other Board Action. At its February 11th meeting, the Board of Supervisors approved Case No. Z-5-02/HW-1-02, Longhill Grove Apartments, Case No. SUP-21-02, Jamestown Island Expansion and Case No. SUP-22-02, Schmidt Landscaping.
9. Upcoming Cases. New cases that are tentatively scheduled for the April 7, 2003, Planning Commission meeting:

CASE NO. SUP-2-03 Ready Mix Concrete Plant Hankins Industrial Park. Mr. Vernon Geddy has applied on behalf of the Southern Equipment Company for a Special Use Permit to construct and operate a ready mix concrete plant at 190 Industrial Blvd., Hankins Industrial Park, Toano, VA. The property is zoned M-2, General Industrial and can further be identified as Parcel (1-13) on the JCC Real Estate Tax Map (12-4).

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O. Marvin Sowers, Jr.