

A G E N D A
JAMES CITY COUNTY PLANNING COMMISSION
SEPTEMBER 11, 2006 - 7:00 p.m.

1. ROLL CALL
2. PUBLIC COMMENT
3. MINUTES
 - A. August 8, 2006 Regular Meeting
4. COMMITTEE AND COMMISSION REPORTS
 - A. Development Review Committee (DRC) Report
 - B. Policy Committee
 - C. Other Committee/Commission Reports
5. PLANNING COMMISSION CONSIDERATION
 - A. Revisions to Powhatan Creek & Yarmouth Creek Watershed Management Plans
 - B. Regional Issues Committee Request Regarding Comprehensive Plan Timing
6. PUBLIC HEARINGS
 - A. SUP-18-06 Stuckey's Redevelopment
 - B. SUP-23-06 Volunteer Fire Department Flea Market
 - C. AFD-4-86 Pates Neck Renewal
 - D. AFD-1-02 Carter's Grove Renewal
7. PLANNING DIRECTOR'S REPORT
8. ADJOURNMENT

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

1. ROLL CALL

Don Hunt
Mary Jones
Tony Obadal
Jack Fraley
Shereen Hughes
Jim Kennedy
George Billups

STAFF PRESENT

Marvin Sowers, Planning Director
Adam Kinsman, Assistant County Attorney
Jose Ribeiro, Planner
Jason Purse, Planner
Toya Ricks, Administrative Services Coordinator
Scott Thomas, Chief Environmental Engineer
Michael Woolson, Environmental Engineer
William Cain, Environmental Engineer

2. PUBLIC COMMENT

Mr. Fraley announced the ability to view Planning Commission meetings over the internet via live video streaming and on demand archives by accessing the County's website at www.jccEgov.com.

Mr. Fraley invited the public to address the Planning Commission.

Hearing no requests to speak, the public comment period was closed.

3. MINUTES

A. July 10, 2006 Regular Meeting

Mr. Obadal motioned to approve the minutes.

Ms. Jones seconded the motion.

In a unanimous voice vote the minutes of the July 10, 2006 regular meeting were approved.

4. COMMITTEE AND COMMISSION REPORTS

A. Policy Committee

Ms. Jones stated that the Policy Committee met on July 27 to continue it's consideration of possible revisions to the residential sections of the Zoning Ordinance. She said the Policy Committee will meet every third Wednesday with the next meeting scheduled for August 23.

B. Development Review Committee (DRC)

Mr. Fraley stated that the DRC met on August 2. He stated that the Committee granted preliminary approval pending agency comments to SP-77-06 Williamsburg Landing - Woodhaven Expansion and SP-76-06 New Town Sections 3 & 6, Block 14, Parcels C & D (Discovery Buildings).

Mr. Kennedy motioned to approve the DRC report.

Ms. Jones seconded the motion.

In a unanimous voice vote the DRC report was approved.

C. Better Site Design Committee

Ms. Hughes stated that the progress of the Better Site Design Committee can now be found on the County's website. She also stated that Beth Davis, PRIDE (Protecting Resources In Delicate Environments) Coordinator, will meet with the Committee Wednesday, August 9 to discuss open space management, buffer systems and public education.

5. PUBLIC HEARINGS

A. SUP-18-06 Stuckey's Redevelopment

Mr. Fraley stated that the applicant has requested a deferral until the September Planning Commission meeting and asked if Staff concurred.

Mr. Sowers said Staff concurred.

Mr. Fraley opened the public hearing.

Hearing no requests to speak the public hearing was continued to September 11, 2006.

B. Z-2-06/MP-3-06/ SUP-19-06 Mason Park

Mr. Jose Ribeiro presented the staff report stating that Mr. Vernon Geddy, III has applied to rezone 9.11 acres of land from R-8, Rural Residential District to R-2, General Residential District with a request for a special use permit to allow an open space cluster development for the construction of a maximum of 15 single family detached dwelling units with an overall density of 1.65 dwelling units per acre. The property is located at 1916 Jamestown Road and is further identified as Parcel No. (1-17) on JCC Tax Map No. (46-4). The property is designated Low Density Residential on the Comprehensive Plan Land Use Map. Recommended uses on property designated for Low Density Residential include very limited commercial establishments, single family homes, duplexes, and cluster housing with a gross density of 1 unit per acre up to 4 units per acre in developments that offer particular public benefits. Staff found the proposal generally consistent with the Comprehensive Plan and recommended approval.

Ms. Hughes asked about an existing architectural feature on the site.

Mr. Ribeiro stated that the 1-story house, 1928 Jamestown Road, is listed on the historic survey

of James City County but has not been recommended for listing with the National Registry.

Mr. Fraley asked if the applicant has any concerns about the structure.

Mr. Ribeiro stated that there has been no discussion with the applicant concerning the house.

Mr. Obadal asked about the historical value of the home.

Mr. Sowers said the house was identified during an historical structures inventory and was not deemed a potential candidate for inclusion in the National Registry.

Mr. Obadal stated his concern that the Adequate Schools Facilities Chart does not include projected enrollment from approved projects that have not been developed or from by-right uses.

Mr. Sowers stated that review of the Adequate Public Facilities Test schools has been postponed due to the priority of other work programs.

Mr. Obadal asked if the chart currently used could be altered to include the data he requested.

Mr. Sowers said the information Mr. Obadal requested could be included in the current chart but would require a fair amount of staff effort. He also stated that the Adequate Public Facilities Test is a Board of Supervisors Policy and any revisions would require Planning Commission and Board of Supervisors approval.

Mr. Obadal suggested the current test be eliminated and replaced with an opinion from staff on the adequacies of the schools while the current Policy is under review.

Mr. Fraley asked if Mr. Kennedy was a member of the Board of Supervisors when the test was developed.

Mr. Kennedy said the test was developed prior to his tenure. He suggested the School System be involved in determining the adequacy of the facilities.

Mr. Obadal asked the Commission to consider a motion to recommend elimination of the policy to the Board of Supervisors.

Mr. Sowers stated staff has continued use of the test because it is a Board policy. He also stated that the information the Division has provided as been revised in an effort to provide better guidance.

Mr. Fraley suggested asking staff to forward a recommendation to the Board of Supervisors regarding the validity and appropriateness of the test.

Mr. Kennedy stated that adequate public facilities include more than schools and that a review of the policy should also include a determination of how to apply it. He also questioned adding the review of another policy to staff's heavy workload.

Mr. Obadal stated that he was not content with leaving a flawed policy in place and that partial or complete delay of some projects may be necessary until a review is complete.

Mr. Fraley asked Staff to forward to the Board of Supervisors the Commission's concerns about the validity and continued use of the Adequate Public Schools Test and ask for more direction.

Mr. Fraley complimented Mr. Ribeiro for the preparation of his staff report. He suggested that the design capacity and effective capacity for Berkeley Middle School might be transposed in the report.

Ms. Jones stated that the same data for Jamestown might also be incorrect.

Ms. Hughes asked what exceptional environmental features were included in the application.

Mr. Thomas enumerated what he felt were usual environmental protections to include the Powhatan Creek Watershed Management Plan, related proffers, conservation easement, extended buffer, low-impact development design features, and turf management plan.

Ms. Hughes and Mr. Thomas discussed the Environmental Division's up-coming presentation to the Board of Supervisors concerning buffering around the Powhatan Creek Watershed Management Plan.

Mr. Sowers added that the Zoning Ordinance allows for a density bonus for the proposed Green Building Practice's.

Mr. Kennedy asked for the scope of the requirement.

Mr. Sowers stated that the Design Guidelines must be reviewed by the DRC.

Mr. Fraley asked Staff's opinion on locating bio-retention features in the Community Character Corridor Buffer.

Mr. Thomas stated that Staff had no objections.

Mr. Obadal asked if a water feature similar to the one constructed in front of the courthouse could be used to improve the appearance of the basin.

Mr. Thomas stated that the proposed bio-retention basin is similar to the one at the courthouse but is of a smaller scale and deferred to the applicant.

Ms. Hughes asked if evergreens could be used in the basin.

Mr. Thomas said he did not think so and stated that the standard calls for three different types of trees, shrubs, and ground cover.

Mr. Sowers added that the location and design of the drainage features will require DRC approval.

Mr. Fraley opened the public hearing.

Mr. Vernon M. Geddy, III representing the applicant presented the proposal. He highlighted other projects developed and soon to be developed by the applicant. Mr. Geddy stated that the applicant has researched the architectural structure Ms. Hughes mentioned and determined that it is not eligible for listing in the National Registry.

Ms. Jones asked for more detail on the fiscal impact study.

Mr. Geddy stated that the initial study showing a positive fiscal impact was completed using budget data current at that time. He also stated that since that time newly adopted budget data indicates a slightly negative impact.

Ms. Jones asked Mr. Sowers for clarification of the negative impact given a sales price for the homes in the \$450,000 range.

Mr. Sowers stated that Staff had not been able to follow-up on the report with the Financial Management Services Division. He also stated that \$450,000 is near the break even point and that the amount of the negative impact is within the margin of error.

Mr. Fraley asked Mr. Sowers to verify the break even price.

Ms. Hughes asked for the results of the archaeological survey.

Mr. Geddy stated that five archaeological sites were located with one being potentially eligible for the National Registry. He stated that the applicant would either avoid that area or conduct further analysis.

Ms. Hughes asked for the type of materials on the buildings and garages.

Mr. Geddy answered brick and hardy plank.

Mr. Fraley referred to the applicant's turf management proffer and asked them to consider engaging the Turf Love program for the required studies.

Mr. Dave McGinnis, 3408 Chadsworth Circle, stated his concern with adding additional dwelling units in the county without further analysis of an adequate water supply.

Mr. John Schmerfeld, 128 Jordan's Journey, represented Friends of the Powhatan Creek Watershed. He stated that the plan incorporates key elements of Better Site Design and Low Impact Development. Mr. Schmerfeld expressed concerns about utilities being located within Resource Protection Areas (RPA) and recommended a 300 foot buffer and adequate energy dissipaters for the BMPs.

Mr. Obadal asked if the Friends of Powhatan Creek opposed the project.

Mr. Schmerfeld answered no and stated that their comments were recommendations only.

Mr. Fraley clarified that regarding the 300 foot buffer around the Powhatan Creek mentioned earlier that the Board of Supervisors will hold a work session tomorrow where they will hear comments from staff regarding possible protective measures.

Mr. Fraley asked Mr. Geddy if the 250 foot underground sewer line could cause major contamination if it were to break or become damaged.

Mr. Geddy showed pictures of a sewer bridge similar to the one proposed. He stated that there are 5300 linear feet of sewer bridge in James City County and that the JCSA (James City Service Authority has not had a problem.

Mr. Hunt asked if it would be forced main or gravity.

Mr. Geddy said it would be gravity.

Mr. Fraley asked for comments on the design of the Energy Dissipation unit.

Mr. Geddy stated that it was intended to meet the Stormwater Criteria and could be redesigned as necessary.

Mr. Fraley confirmed that the applicant would be willing to over-design as necessary.

Mr. Billups asked for the advantages in relation to stormwater of reducing street widths.

Mr. Geddy stated that the decrease in pavement reduces impervious surface.

Mr. Billups asked if it creates addition of building areas.

Mr. Geddy said it allows more open space.

Mr. Billups asked if there will be variances in the sales prices of the homes.

Mr. Geddy stated that the homes would be similar and that variations in price would depend on the options each homeowner chooses.

Hearing no other requests to speak the public hearing was closed.

Ms. Jones stated her concerns about schools overall and the lack of mixed cost housing. She also stated that the positives including location inside the PSA, compliance with the Comprehensive Plan, 150 foot buffer, and exceptional environmental protections outweighed the negatives.

Mr. Hunt stated that he liked the project and would support it.

Mr. Kennedy stated his concerns about schools, fiscal impacts, and water. He also stated that he was pleased with the environmental protections and would support the proposal.

Ms. Hughes stated her pleasure with the use of Better Site Design Principles. She also stated her concerns about the proposed encroachment into the Community Character Corridor and reduced street widths.

Mr. Fraley asked if Bio-retention Basins would be placed in both the Community Character Corridor buffer and the Perimeter Buffer.

Mr. Billups stated that it was a good design that will need some monitoring. He also stated his concerns regarding environmental and school impacts, and lack of affordable housing.

Mr. Obadal stated that although he shared Ms. Hughes' concerns he felt the project was worthwhile and should move forward.

Mr. Fraley complimented the applicant on the project and stated his support.

Mr. Obadal motioned to approve the application and attached conditions.

Ms. Jones seconded the motion.

Mr. Fraley and Mr. Sowers clarified the motion. Includes suggestions to provide additional measures to ensure turf management plans are implemented by the HOA and individual lots owners, and that buffer effectiveness and performance not be impaired by the bioretention basins.

In a unanimous roll call vote approval of the application was recommended (7-0). AYE: Billups, Hunt, Obadal, Jones, Hughes, Kennedy, Fraley (7); NAY: (0).

C. Z-3-06/MP-4-06/SUP-21-06 Pleasant Hill Station

Mr. Hunt stated that the case involved his company and he recused himself and left the boardroom.

Mr. Obadal stated a prior business relationship with the developer's father. He stated that he felt enough time had elapsed that he felt comfortable hearing the case.

Mr. Jason Purse presented the staff report stating that Mr. James Peters has applied to rezone a 4.7 acre portion of the 403 acre Hill Pleasant Farm parcel located at 7152 Richmond Road from A-1, General Agricultural, to B-1, General Business, with proffers, with a Special Use Permit, for the development of a car wash, as well as two other commercial uses. The property is also known as parcel (1-5) on the JCC Tax Map (24-1). The site is shown as Mixed-Use on the 2003 Comprehensive Plan Land Use Map. Mixed Use areas are centers within the PSA where higher density development, redevelopment and/or a broader spectrum of land uses are encouraged. Staff recommended approval.

Mr. Obadal asked for the location and type of proposed orchard.

Mr. Purse indicated the location on a map and stated that there would be 18 fruit trees.

Mr. Obadal stated his concern that uses for two of the parcels had not been identified.

Mr. Purse deferred the question to the applicant and stated that proffers have been offered regarding traffic and architecture, and prohibited uses.

Mr. Fraley asked about the strength of the proffers.

Mr. Purse stated that the proffers will minimize the impacts of any of the potential projects.

Mr. Obadal asked how the amount of traffic generated by the car wash was determined.

Mr. Purse explained the process of determining traffic calculations.

Ms. Hughes asked if the existing stormwater system is adequate for a lube station.

Mr. Purse stated that the Environmental Division had not expressed any concerns.

Mr. Fraley asked if the project would require DRC review.

Mr. Purse said it would not.

Mr. Fraley asked how the environmental design is evaluated when the project has undetermined uses.

Mr. Cain stated that it would be reviewed when the applicant submitted the site plan.

Ms. Hughes asked what happens if it is constructed after the existing stormwater basin is in place.

Mr. Cain gave an example of a similar situation where the applicant was required to install an engineered system to separate the oily residue before it entered the basin.

Mr. Obadal asked how much is separated out.

Mr. Cain said they would be designed specifically for the site.

Mr. Obadal stated that he did not think it would remove more than 70% of the pollutants.

Mr. Cain stated that several of the devices reduce pollutants by more than that.

Mr. Obadal and Mr. Cain discussed possible solutions for different uses.

Mr. Obadal expressed his concern about the lack of environmental studies available to make a judgment about the project and the amount of water the project would require.

Mr. Thomas stated that detailed information is not generally submitted with a rezoning request.

Mr. Obadal thanked the Environmental Division for their work.

Mr. Kennedy asked if there have been any problems with any of the other car washes or oil station facilities in James City County.

Mr. Cain stated that he was not aware of any.

Mr. Kennedy asked if the same environmental standards were applied to Williamsburg Dodge when it was first proposed.

Mr. Thomas said yes and explained how the projects are evaluated.

Mr. Obadal stated that according to his research a 6 bay facility used 100,000 gallons of water a year.

Mr. Kennedy stated that according to 2002 data a two-person household uses 248,000 gallons of water per quarter. He also stated that car washes reuse water.

Mr. Fraley opened the public hearing.

Mr. Geddy represented the applicant. He stated that the parcel is currently a farm. He stated that the applicant is proposing a small scale commercial development to include a car wash and two other uses such as a bank, a sit-down restaurant, and a lube shop.

Mr. Obadal asked what type of filtration system will be used.

Mr. Doug Harbin, the applicant, stated that the proposal is for a re-claim system for the automatic wash that would re-claim 87% to 92% of the water to be used for the next car. He also stated that such a device is not feasible for the self-service wash because most of the water evaporates.

Mr. Obadal asked how many gallons would be used per year.

The applicant stated that he had some preliminary data and left the podium to retrieve it.

Mr. Obadal asked where the stormwater run-off is collected.

Mr. Geddy stated that it is collected from the self-service area and drained into the sewer system after being filtered.

Mr. Obadal stated that the filters capture particles not substances such a phosphate and nitrate so that these substances will enter the stormwater system.

Mr. Geddy explained that it will be collected in the sanitary sewer and routed to an HRSD (Hampton Roads Sanitation District) treatment facility.

Mr. Kennedy asked how long the water in the automatic wash is reused.

Mr. Brad Harbin stated that the water eventually recycles itself out through evaporation.

Mr. Kennedy stated that this saves water compared to washing a car at home.

Mr. Obadal asked about security.

Mr. Doug Harbin stated that the self-serve bays are glass and well lighted.

Mr. Obadal asked if there was a way to close the bays at night.

Mr. Harbin explained that this type of business is designed to be open at night.

Mr. Obadal asked if it will be staffed all the time.

Mr. Harbin said there will be security cameras.

Mr. Kennedy asked about the lighting impact to neighbors.

Mr. Geddy said there is a lighting proffer.

Mr. Kennedy asked if it was possible for the lights to turn themselves off when not in use.

Mr. Geddy said they would look into it.

Hearing no other requests to speak the public hearing was closed.

Mr. Billups stated that he did not have any major concerns. He also stated that he would depend on staff to monitor what is actually constructed.

Mr. Fraley stated that it was unusual to have speculative uses with a project of this size and that it would fall on staff to monitor the other two potential uses in the absence of DRC review.

Mr. Sowers stated that it is unlikely that the project would be heard by the DRC.

Ms. Hughes stated that she would depend on staff to make sure that the eventual uses are consistent with the Comprehensive Plan. She also stated that lube shops and gas stations have contaminations associated with them and cautioned everyone to make sure any runoff is captured and treated. She stated her support for the plan.

Mr. Kennedy stated that the proposal brings many benefits to the site and an enhancement to the Norge Corridor.

Ms. Jones stated her support for the application.

Mr. Obadal said sites like this have to be carefully maintained. He asked if water is delivered to the car wash during droughts.

Mr. Kinsman stated that he thought commercial car washes were exempt from water restrictions.

Mr. Obadal asked if they are charged a higher rate.

Mr. Kinsman stated that fees are based on water usage.

Mr. Obadal stated that he thought the city of Portsmouth had problems with car washes and might have developed some internal guidelines that staff might find helpful.

Mr. Fraley stated that the applicant has proffered to have water conservation standards be approved by the JCSA.

Mr. Sowers said the proffers specifically mention water recycling.

Mr. Fraley asked that applicants not bring forward applications that contain speculative uses. He thanked staff and the applicant for their work on the project.

Mr. Kennedy motioned to approve the application and attached conditions.

Ms. Jones seconded the motion.

In a unanimous roll call vote the application was approved (6-0). AYE: Billups, Jones, Obadal, Hughes, Kennedy, Fraley (6); NAY (0). (Hunt abstained).

Mr. Hunt Returned to the dias.

6. PLANNING DIRECTOR'S REPORT

Mr. Kinsman announced that the County Attorney's Office has embarked on a cross-training program. He stated to this end Assistant County Attorney Jenny Lyttle will be providing some of the day to day legal support for the Planning Division and will be attending the Planning Commission meetings in his place for the next 6 months.

Mr. Fraley thanked Mr. Kinsman for his support.

Mr. Sowers presented the Planning Directors report. He stated that in response to requests by Commissioners staff will begin to review alternative meeting dates for the 2007 calendar year. Mr. Sowers also announced that there will be a New Town work session August 17 at 10 AM in the Building A Conference Room.

Mr. Fraley discussed the necessity for a work session with the representatives of New Town.

7. Adjournment

There being no further business the Planning Commission recessed until Thursday, August 17 at 10 AM.

Jack Fraley, Chairman

O. Marvin Sowers, Jr., Secretary

**JAMES CITY COUNTY
DEVELOPMENT REVIEW COMMITTEE REPORT**

FROM: 8/1/2006

THROUGH: 8/31/2006

I. SITE PLANS

A. PENDING PRELIMINARY APPROVAL

SP-067-04	Treyburn Drive Courtesy Review
SP-077-04	George Nice Adjacent Lot SP Amend.
SP-107-04	Noah's Ark Vet Hospital Conference Room
SP-150-04	Abe's Mini Storage
SP-004-05	Longhill Grove Fence Amend.
SP-009-05	Colonial Heritage Ph. 1, Sec. 4 SP Amend.
SP-021-05	Villages at Powhatan Ph. 5 SP Amend.
SP-071-05	Merrimac Center Parking Expansion
SP-089-05	Stonehouse- Rt. 600 Utilities
SP-093-05	The Pointe at Jamestown, Ph. 2 Amend.
SP-106-05	New Town Block 5 Dumpster Relocation
SP-136-05	Colonial Heritage Ph. 5 Sec. 1
SP-140-05	Hankins Industrial Park Ph. 2 Cabinet Shop
SP-147-05	Warhill - TNCC Site Improvements
SP-001-06	5525 Olde Towne Rd
SP-012-06	New Dawn Assisted Living
SP-023-06	Eighth E.S.
SP-025-06	Prime Outlets Ph. 7 Expansion
SP-032-06	9320 Merrimac Nextel Co-location
SP-033-06	Chickahominy Riverfront Park
SP-035-06	Ironbound Center Site Layout Amend.
SP-039-06	Prime Outlets Ph 7 Temporary Parking
SP-040-06	New Town Sec. 3 & 6, Ph. 6 Infrastructure
SP-041-06	Prime Outlets Ph. 6 Lighting
SP-044-06	James River Baptist Church
SP-054-06	Prime Retail Phase 8 Expansion
SP-056-06	Williamsburg-Jamestown Airport SP Amend.
SP-062-06	Jeanne Reed's Parcel 4A, James River Commerce Cntr
SP-065-06	Williamsburg Landing Amendment
SP-068-06	New Town Section 3 & 6 Block 17, Oxford Apartments
SP-069-06	Settlement at Powhatan Creek, Phase 2
SP-070-06	Williamsburg Airport, Marclay Access Rd
SP-071-06	T-Hanger Site Prep, Williamsburg Airport
SP-072-06	New Zion Baptist Church SP Amend.
SP-073-06	Settlers Market Off Site Rd Improvements
SP-074-06	Settlers Market at New Town Sec 9
SP-076-06	New Town, Sec 3 & 6, Block 14, Parcel C & D

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SP-079-06	Water Tower Multiuse Trail
SP-081-06	HRSD Williamsburg Intercept Force Mn Contr "A" Rep
SP-084-06	AM Tower Relocation on Centerville Rd
SP-085-06	Settler's Market at New Town Sec. 9, Phase 2
SP-086-06	County Tower
SP-087-06	Romack Expansion
SP-089-06	Powhatan Plantation Phase 8A, Bldg 84
SP-090-06	Lorikeet Winter Housing
SP-091-06	Powhatan Plant. Phase 9 Bldg 90 - 91
SP-092-06	Greensprings, Wmbg. Nat'l Golf Maintenance Bldg.
SP-093-06	WindsorMeade Marketplace Outparcel 12
SP-094-06	Avid Medical & ESGI Expansion
SP-096-06	Office Renovation - 7840 / 7844 Richmond Rd
SP-097-06	T-Mobile SBA Monopine Tower
SP-098-06	Victoria's Patio Seating
SP-101-06	Sales Trailer - New Town Settlers Market
SP-102-06	VEPCO Pole
SP-103-06	Starling Gutters Site Plan
SP-104-06	Walnut Grove
SP-105-06	White Hall North Off-Site Utilities
SP-106-06	Old Capitol Lodge 629
SP-107-06	NF494 Riverside Brick
SP-108-06	White Hall Roadway Improvements

B. PENDING FINAL APPROVAL

EXPIRE DATE

SP-094-05	Homestead Garden Center	10/13/2006
SP-102-05	LaGrange Pkwy and Rt 600 to Rt 606	9 /26/2006
SP-103-05	Colonial Heritage Ph. 4	11/7 /2006
SP-116-05	Cookes Garden Center	10/5 /2006
SP-123-05	Michelle Point	10/3 /2006
SP-133-05	Prime Outlets Ph. 6	5 /11/2007
SP-137-05	Williamsburg Place Expansion	7 /18/2007
SP-148-05	Noland Commercial Site	4 /6 /2007
SP-149-05	Liberty Crossing	4 /3 /2007
SP-004-06	Villas at Five Forks	4 /3 /2007
SP-005-06	Governor's Grove at Five Forks	5 /1 /2007
SP-007-06	GreenMount Road Extension Ph. 2	3 /20/2007
SP-029-06	New Town, Block 10, Parcel E & F	6 /5 /2007
SP-031-06	Shell Building - James River Commerce Center	4 /26/2007
SP-036-06	Zion Baptist Church Expansion	7 /7 /2007
SP-055-06	New Town Sec. 3 & 6, Block 15, Parcel D	6 /8 /2007
SP-057-06	Two Rivers Country Club Addition	7 /28/2007
SP-077-06	Williamsburg Landing Woodhaven Expansion	8 /7 /2007
SP-080-06	7839 & 7845 Richmond Rd	8 /24/2007
SP-095-06	JCC Landfill Tower Replacement-Site Plan Amendment	8 /17/2007

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C. FINAL APPROVAL**DATE**

SP-145-05	New Town, Langley Federal Credit Union	8 /9 /2006
SP-156-05	Chickahominy Baptist Building Expansion	8 /3 /2006
SP-034-06	Chambrel Guardhouse Relocation	8 /25/2006
SP-066-06	Braemar Creek Entrance Turn Lanes	8 /28/2006
SP-082-06	GreenMount Road Extension Ph.2	8 /11/2006
SP-083-06	New Town, Sec. 6, Block 15, Parcel B (Amendment)	8 /14/2006
SP-088-06	Busch Gardens Wicked Wood Halloween Maze	8 /10/2006
SP-099-06	Anheuser-Busch Cooling Tower Replacement	8 /29/2006
SP-100-06	Jolly Pond Veterinary Hospital SP Amend	8 /24/2006

D. EXPIRED**EXPIRE DATE**

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-086-02	The Vineyards, Ph. 3, Lots 1, 5-9, 52 BLA
S-062-03	Hicks Island - Hazelwood Subdivision
S-034-04	Warhill Tract BLE / Subdivision
S-066-04	Hickory Landing Ph. 1
S-067-04	Hickory Landing Ph. 2
S-121-04	Wellington Public Use Site
S-039-05	Hofmeyer Limited Partnership
S-042-05	Toano Business Center, Lots 5-9
S-044-05	Colonial Heritage Road & Sewer Infrastructure
S-059-05	Peleg's Point, Sec. 6
S-075-05	Racefield Woods Lots 5A-5E
S-076-05	Racefield Woods Lots 5E-5I
S-097-05	ROW Conveyance- 6436 Centerville Road
S-105-05	Stonehouse Land Bay 31
S-106-05	Colonial Heritage Ph. 5 Sec. 1
S-108-05	3020 Ironbound Rd. BLE
S-117-05	Liberty Ridge
S-015-06	Indigo Park- Block A, Lot 1
S-026-06	Colonial Heritage, Ph. 5, Sec. 2
S-027-06	Realtec Properties BLA & BLE
S-028-06	133 & 135 Powhatan Springs BLE
S-030-06	Braxton Family Subdivision
S-036-06	Vineyards at Jockeys Neck Ph 3
S-037-06	Bertrand E. Geddy, Jr. Living Trust
S-038-06	3215 & 3221 N Riverside Drive BLE
S-039-06	Settlement at Powhatan Creek, Phase 2
S-043-06	6601 Richmond Rd Parcel A
S-045-06	Toano Business Centre Lots 5-9
S-050-06	Governors Grove at Five Forks
S-051-06	West Subdivision BLE
S-052-06	New Town Block 17, Parcel A, B & Block 14 & 18
S-053-06	Blackthorn Subdivision
S-055-06	Burlington Woods
S-059-06	2889, 2851 Ironbound Road
S-060-06	Villas at Five Forks
S-062-06	Villas at Five Forks (abandonment)

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S-064-06	Colonial Heritage Phase 3 Sec 2
S-065-06	Coleman Family Subdivision
S-067-06	New Town Sec. 3 Block 14
S-068-06	Chickahominy Haven Sec. 8 BLE
S-070-06	Elise C. & Douglas C. West
S-071-06	Avid Medical & ESGI Expansion
S-072-06	BLA Riverview Plant. Lots 8 & 9, Blk C Sec 1
S-073-06	Boundary Line Adjustment
S-075-06	BLA Wmsbg - Jamestown Airport
S-076-06	New Town Sec 2/4 Block 10 Lot 1-69
S-077-06	Ida C Sheldon Estate BLA
S-078-06	Walnut Grove
S-079-06	BLA Ware Road

B. PENDING FINAL APPROVAL

		EXPIRE DATE
S-101-03	Ford's Colony - Sec. 35	2 /2 /2007
S-037-04	Michelle Point	10/3 /2006
S-059-04	Greensprings West Ph. 6	9 /13/2006
S-075-04	Pocahontas Square	9 /16/2007
S-091-04	Marywood Subdivision	12/5 /2006
S-111-04	Colonial Heritage Ph. 3, Sec. 1	2 /7 /2007
S-112-04	Wellington Sec. 6 & 7	12/5 /2006
S-002-05	The Pointe at Jamestown Sec. 2B	2 /18/2007
S-012-05	Greensprings Trail ROW-Waltrip Property Conveyance	3 /20/2007
S-013-05	Greensprings Trail ROW-Ambler/Jamestown Prop. Conv	3 /20/2007
S-014-05	Greensprings Trail ROW-P L.L.L.C Prop. Conveyance	3 /20/2007
S-043-05	Colonial Heritage Ph. 3, Sec. 3	6 /6 /2008
S-053-05	Kingsmill-Spencer's Grant	6 /15/2007
S-078-05	Fairmont Subdivision Sec. 1- 4 (Stonehouse)	10/3 /2006
S-079-05	Colonial Heritage Ph. 4	11/7 /2006
S-083-05	Curry Revocable Trust	1 /9 /2007
S-091-05	Windmill Meadows	10/3 /2006
S-095-05	Landfall Village	3 /10/2007
S-100-05	Gosden & Teuton BLA	11/4 /2006
S-018-06	3448 Chickahominy Road	6 /19/2007
S-020-06	Williamsburg Place BLA	5 /8 /2007
S-034-06	9727 Old Stage Rd.	8 /10/2007
S-040-06	Colonial Heritage 18 Hole Golf Course	7 /7 /2007
S-047-06	Lake Powell Rd, BLA	8 /16/2007
S-049-06	Village Housing - The Vineyards Jockeys Neck PH IV	9 /1 /2007
S-057-06	220 Peach Street BLA	8 /15/2007
S-058-06	McDonald	8 /10/2007

C. FINAL APPROVAL

		DATE
S-113-05	6425 & 6428 Conservancy BLA	8 /17/2006

Wednesday, September 06, 2006

Page 5 of 6

S-009-06	Garrett BLA & BLE	8 /9 /2006
S-021-06	Romack BLA & BLE	8 /21/2006
S-041-06	Mowry Subdivision	8 /10/2006
S-044-06	Holt Subdivision	8 /30/2006
S-056-06	Toano Business Centre-Plat Corr Lots1-5	8 /24/2006
S-061-06	Colonial Heritage Ph 2, Sec 3, Lots 26 & 27	8 /11/2006
S-069-06	Bernard Bishop BLA	8 /30/2006
S-074-06	New Town Block 8 Parcel C 78-82,97-98 BLA	8 /22/2006
S-080-06	Lot Line Extinguishment Lot 89 & 89A Forest Glen	8 /28/2006
D. EXPIRED		EXPIRE DATE

SPECIAL USE PERMIT – SUP-18-06. Stuckey's Redevelopment

Staff Report for the September 11, 2006, 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:	August 7, 2006	7:00 p.m.	Applicant deferral
	September 11, 2006	7:00 p.m.	
Board of Supervisors:	October 10, 2006	7:00 p.m.	

Building F Board Room; County Government Complex

SUMMARY FACTS

Applicant:	Vernon Geddy
Land Owner:	Ray Souder/Paul Treolo
Proposal:	Gas Station (9 gas & 4 diesel pumps), Convenience Store, Restaurant
Location:	9220 Old Stage Road
Tax Map/Parcel Nos.:	(4-4) (1-16)
Parcel Size:	7.44 acres
Zoning:	B-1, General Business
Comprehensive Plan:	Mixed Use
Primary Service Area:	Inside

STAFF RECOMMENDATION

The applicant has requested deferral of this case until October 2, 2006 in order to resolve various issues associated with the case and SUP conditions. Staff concurs with this request.

Staff Contact: Joel Almquist	Phone: 253-6685
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**SPECIAL USE PERMIT CASE NO. SUP-23-06 Volunteer Fire Department Flea Market
Staff Report for the September 11, 2006 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 7:00 p.m.; Building F Board Room; County Government

Complex

Planning Commission: September 11, 2006 7:00 PM
Board of Supervisors: September 26, 2006 7:00 PM (tentative)

SUMMARY FACTS

Applicant: Mr. Bill Apperson, James City-Bruton Volunteer Fire Department

Land Owner: James City-Bruton Volunteer Fire Department

Proposal: To construct a wood frame flea market to sell produce and other goods on B-1 property.

Location: 3140 Forge Road

Tax Map/Parcel: (12-3) (1-8)

Parcel Size: .5 +/- acres

Existing Zoning: B-1, General Business

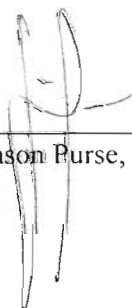
Comprehensive Plan: Multi-Family Residential

Primary Service Area: Inside

STAFF RECOMMENDATION

The applicant has requested deferral of this case until October 6, 2006 in order to resolve various issues associated with the Master Plan. Staff concurs with this request.

Staff Contact: Jason Purse, Planner Phone: 253-6685



Jason Purse, Planner

MEMORANDUM

DATE: September 11, 2006
TO: Planning Commission
FROM: Matthew J. Smolnik, Planner
SUBJECT: Renewal of AFD-4-86, Pates Neck

As required by State Code, the County must review all established Agricultural and Forestal Districts (AFD's) prior to their expiration. During this review, districts must be either continued, modified, or terminated. This report will review AFD-4-86, Pates Neck, which is scheduled to expire in November.

The Pates Neck AFD consists of 624.297 acres and is generally located south of Little Creek Dam Road and east of Menzels Road. A portion of the property within this AFD fronts on Little Creek Dam Road. Property contained in the district is as follows:

Owner	Parcel No.	Acres
Pates Neck Timber Company	(20-4) (1-1)	408.859
Pates Neck Timber Company	(20-4) (1-2)	215.438

History

The Pates Neck AFD district was most recently approved by the Board of Supervisors on November 14, 2000, for a term of six years. On November 2, 1992, the district was renewed by the Board of Supervisors for a term of eight years. The district was initially approved by the Board of Supervisors on November 17, 1986 for a term of six years. In 1986 the district contained one parcel (20-4) (1-1) and consisted of approximately 624 acres. In 1993 a subdivision was approved that created one additional parcel to the district (20-4) (1-2); however the total acreage remained the same at approximately 624 acres. During the 2000 renewal process, mention of parcel (20-4) (1-2) was inadvertently omitted from the staff report, but the acreage for parcel (20-4) (1-2) was included at that time. In summary, the total acreage for the district has not changed since the district's creation in 1986, but the current renewal is the first to recognize the district as two separate parcels.

Analysis

The property included in this district is mostly wooded with marshlands covering the southernmost part of the property. All land within the district is zoned A-1, General Agricultural and is designated as Rural Lands on the 2003 Comprehensive Plan. The land has remained essentially the same since the creation of the district in 1986 and there is a management plan which includes provisions for wildlife habitat improvements.

Additions

There have been no additions to the district; however the current renewal is the first to recognize the district as two separate parcels.

Recommendation:

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the district for a period of six years with no change in the conditions of approval. A six year approval would be consistent with prior action and would allow for the re-evaluation of the district for consistency with possible policy changes and Comprehensive Plan revisions. On August 29, 2006, the AFD Advisory Committee recommended renewal by a vote of 6-0.

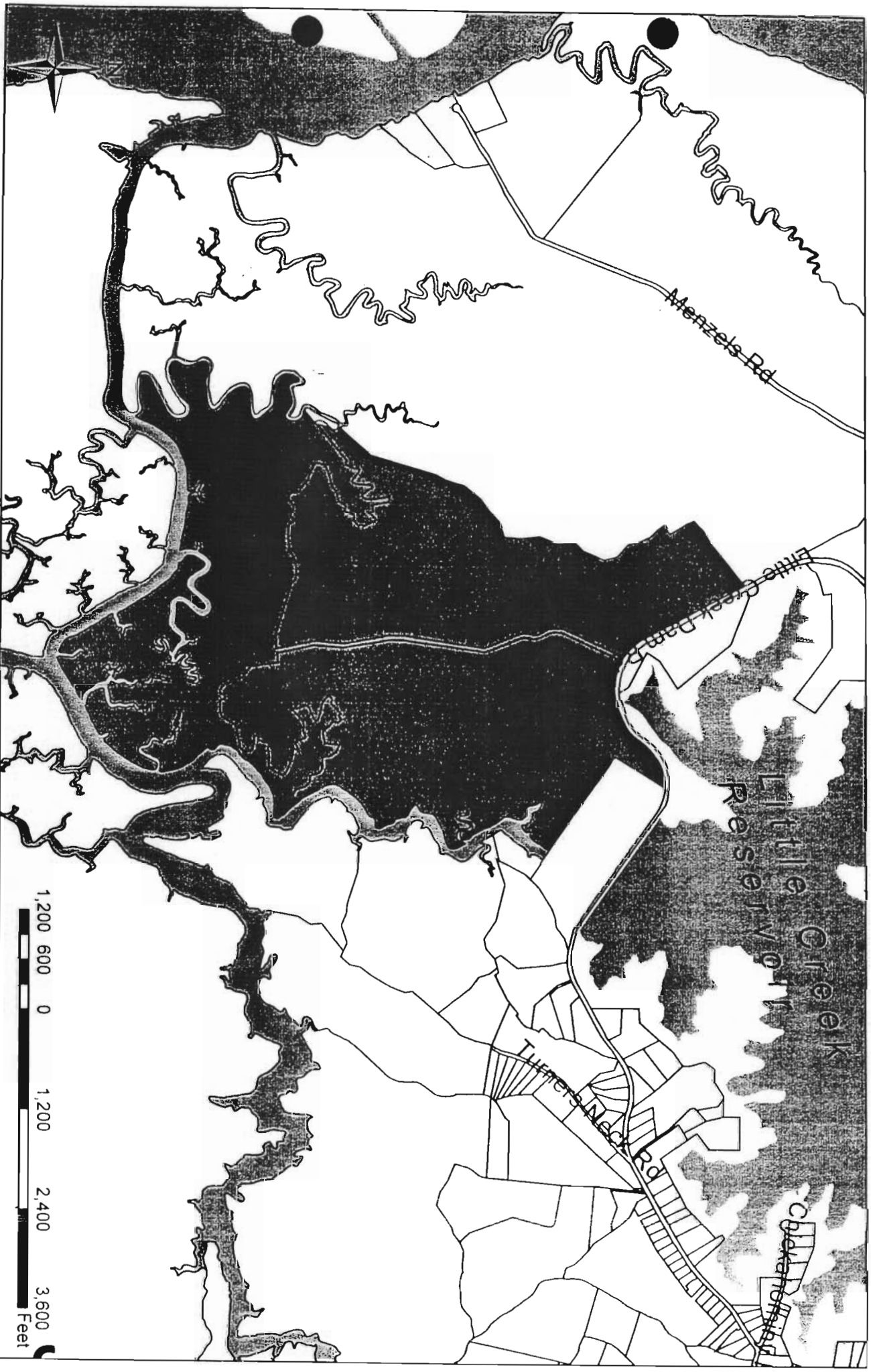
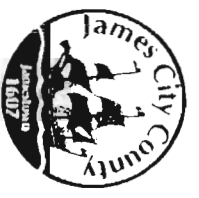

Matthew J. Smolnik
Planner

Attachments:

1. Location Map
2. August 29, 2006 AFD Advisory Committee Minutes

JCC-AFD-4-86-1

Pates Neck AFD 2006 Renewal



AT THE MEETING OF THE AGRICULTURAL AND FORESTAL ADVISORY COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 29TH DAY OF AUGUST, TWO THOUSAND SIX, AT 4:00 P.M. AT THE HUMAN SERVICES BUILDING, 5249 OLDE TOWNE ROAD, WILLIAMSBURG, VIRGINIA.

1. Roll Call

Members Present

Mr. Gilley
Mr. J. Icenhour
Mr. Ford
Ms. Garrett
Mr. Meadows
Ms. Smith

Members Excused

Mr. Bradshaw
Mr. Abbott

Also Present

Ms. Leanne Reidenbach
Mr. Jason Purse
Mr. Matt Smolnik
Mr. Jim Daniels
Mr. Keith Johnson

2. Minutes

Minutes from June 27, 2006 were approved on a motion by Mr. Ford and seconded by Ms. Smith.

3. Old Business

No old business was discussed.

4. New Business

A. Mr. Purse stated that the application period for new members was still open. Once the period was over Planning Staff would mail applications to members of the Committee for their review. A poll would be taken to nominate someone for the vacant position.

B. AFD Renewals

- 1.AFD-4-86 Pate's Neck
- 2.AFD-1-02 Carter's Grove

Mr. Icenhour asked if the Districts were being renewed for the same time frame as the previously renewed Districts. Ms. Reidenbach stated that the Carter's Grove District was being renewed for a time period of four years and one month in order to get on the same time frame as the others. Mr. Smolnik stated that Pate's Neck was not a part of the joint renewal process, as the District was on a six year term.

Mr. Ford introduced Mr. Daniels as the owner of the Pate's Neck District, and commended him for his long history of participation in the AFD program. Mr. Daniels stated that part of his property was a part of a nature preserve, and that he was working on getting his property protected in perpetuity as such.


Ms. Smith inquired about the land coming out of the Carter's Grove District, and asked if any specific plans were available for a project. Ms. Reidenbach stated that no plans had been submitted at that time.

Mr. Gilley requested a motion to vote on the approval for the two districts together. Mr. Ford motioned and Mr. Meadows seconded. A roll call vote was taken and the renewal was approved (6-0).

5. Adjournment

Mr. Gilley adjourned the meeting at 4:10 p.m.

Mr. R.E. Gilley, Chairman



Matt Smolnik, Planner

Jason Purse, Planner

Leanne Reidenbach, Planner

MEMORANDUM

DATE: September 11, 2006
TO: The Planning Commission
FROM: Leanne Reidenbach, Planner
SUBJECT: Renewal of AFD-1-02, Carter's Grove

As required by State Code, the County must review all established Agricultural and Forestal Districts (AFD's) prior to their expiration. During this review, districts must be either continued, modified, or terminated. This report will review AFD-1-02, Carter's Grove, which is scheduled to expire in October.

The Carter's Grove AFD consists of 320.36 acres located generally between the James River, Ron Springs Road, and south of Pocahontas Trail (Route 60). One parcel containing 1.5 acres is north of Pocahontas Trail. The main two parcels surround the Carter's Grove Plantation and the Hampton Roads Sanitation District (HRSD) sewer station and are west of the James River Commerce Center. Specifically, the AFD is currently comprised of the following:

Owner	Parcel No.	Acres
Colonial Williamsburg (3 part parcel)	(59-1)(1-30A)	242.309
Colonial Williamsburg	(59-1)(1-21)	1.564
Colonial Williamsburg	(58-2)(1-2)	76.500

History

Creation of the Carter's Grove AFD district was approved by the Board of Supervisor's on October 8, 2002, for a term of four years. This district has remained the same since the AFD was created and this will be the first renewal.

The district includes all the land on the above properties with the exception of all land within 50 feet of arterial road rights-of-way, land within the Colonial Pipeline and HRSD easements, and land within ten feet adjacent to both sides of the HRSD easement. That property has been excluded from the district to allow for possible road and/or drainage improvements and expansion.

Analysis

The property included in this district is wooded or cleared pasture and does not include the Carter's Grove Plantation House and Visitor Center. The district also has direct frontage on the James River and contains some marshland that drains directly into the James River.

The entire district lies within the Primary Service Area and property within the district is zoned R-2, General Residential, R-8, Rural Residential and LB, Limited Business. The

majority of the property is designated Park, Public, Semi-Public, Federal, State, County or as a Conservation Area on the 2003 James City County Comprehensive Plan Land Use Map. A small portion (less than 1 acre) of parcel (59-1)(1-30A) is designated Low Density Residential and parcel (58-2)(1-21) is designated Neighborhood Commercial. The locations of parcels within the district provide natural buffers surrounding the HRSD sewer station and the Carter's Grove Plantation historical site and help to preserve the natural, wooded, and rural character of that area of the County. The perpetuation of this AFD will help to ensure that some property in the predominantly urban southern end of the County remains in forestal and/or agricultural uses for the duration of the district.

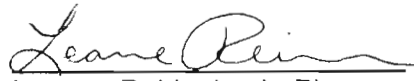
Withdrawals

Colonial Williamsburg has requested to withdraw a portion of land located on parcel (59-1)(1-30A) and totaling approximately 2.26 acres. The area encompasses the 1,650 foot long entrance road to Carter's Grove Mansion and would allow the flexibility for future widening. The parcel that the mansion is located on, tax map number (59-1)(1-30), is not included in the Carter's Grove AFD and both that parcel and the parcel the entrance road is located on are zoned R-8, Rural Residential. Colonial Williamsburg has expressed that there are currently no plans for parcel (59-1)(1-30) or for the road widening at this time.

Recommendation:

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the district, with the above withdrawal, for a period of four years and one month with no change in the conditions of approval. A four year and one month approval would be consistent with prior action, would allow all districts to be examined for renewal simultaneously in 2010, and would allow for the re-evaluation of the district for consistency with possible policy changes and Comprehensive Plan revisions. On August 29, 2006, the AFD Advisory Committee recommended renewal by a vote of 6-0.

After the withdrawal the district will total approximately 318.10 acres.


Leanne Reidenbach, Planner

Attachments:

1. Location Map
2. Withdrawal request letter
3. August 29, 2006 AFD Advisory Committee Minutes

**SPECIAL USE PERMIT CASE NO. SUP-23-06 Volunteer Fire Department Flea Market
Staff Report for the September 11, 2006 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 **7:00 p.m.; Building F Board Room; County Government Complex**
Planning Commission: September 11, 2006 7:00 PM
Board of Supervisors: September 26, 2006 7:00 PM (tentative)

SUMMARY FACTS

Applicant: Mr. Bill Apperson, James City-Bruton Volunteer Fire Department

Land Owner: James City-Bruton Volunteer Fire Department

Proposal: To construct a wood frame flea market to sell produce and other goods on B-1 property.

Location: 3140 Forge Road

Tax Map/Parcel: (12-3) (1-8)

Parcel Size: .5 +/- acres

Existing Zoning: B-1, General Business

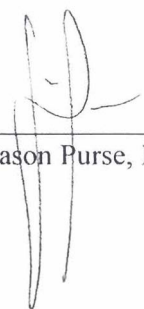
Comprehensive Plan: Multi-Family Residential

Primary Service Area: Inside

STAFF RECOMMENDATION

The applicant has requested deferral of this case until October 6, 2006 in order to resolve various issues associated with the Master Plan. Staff concurs with this request.

Staff Contact: Jason Purse, Planner Phone: 253-6685



Jason Purse, Planner

MEMORANDUM

DATE: September 11, 2006
TO: Planning Commission
FROM: Matthew J. Smolnik, Planner
SUBJECT: Renewal of AFD-4-86, Pates Neck

As required by State Code, the County must review all established Agricultural and Forestal Districts (AFD's) prior to their expiration. During this review, districts must be either continued, modified, or terminated. This report will review AFD-4-86, Pates Neck, which is scheduled to expire in November.

The Pates Neck AFD consists of 624.297 acres and is generally located south of Little Creek Dam Road and east of Menzels Road. A portion of the property within this AFD fronts on Little Creek Dam Road. Property contained in the district is as follows:

Owner	Parcel No.	Acres
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Pates Neck Timber Company	(20-4) (1-2)	215.438

History

The Pates Neck AFD district was most recently approved by the Board of Supervisors on November 14, 2000, for a term of six years. On November 2, 1992, the district was renewed by the Board of Supervisors for a term of eight years. The district was initially approved by the Board of Supervisors on November 17, 1986 for a term of six years. In 1986 the district contained one parcel (20-4) (1-1) and consisted of approximately 624 acres. In 1993 a subdivision was approved that created one additional parcel to the district (20-4) (1-2); however the total acreage remained the same at approximately 624 acres. During the 2000 renewal process, mention of parcel (20-4) (1-2) was inadvertently omitted from the staff report, but the acreage for parcel (20-4) (1-2) was included at that time. In summary, the total acreage for the district has not changed since the district's creation in 1986, but the current renewal is the first to recognize the district as two separate parcels.

Analysis

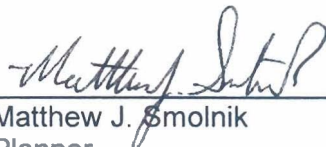
The property included in this district is mostly wooded with marshlands covering the southernmost part of the property. All land within the district is zoned A-1, General Agricultural and is designated as Rural Lands on the 2003 Comprehensive Plan. The land has remained essentially the same since the creation of the district in 1986 and there is a management plan which includes provisions for wildlife habitat improvements.

Additions

There have been no additions to the district; however the current renewal is the first to recognize the district as two separate parcels.

Recommendation:

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the district for a period of six years with no change in the conditions of approval. A six year approval would be consistent with prior action and would allow for the re-evaluation of the district for consistency with possible policy changes and Comprehensive Plan revisions. On August 29, 2006, the AFD Advisory Committee recommended renewal by a vote of 6-0.

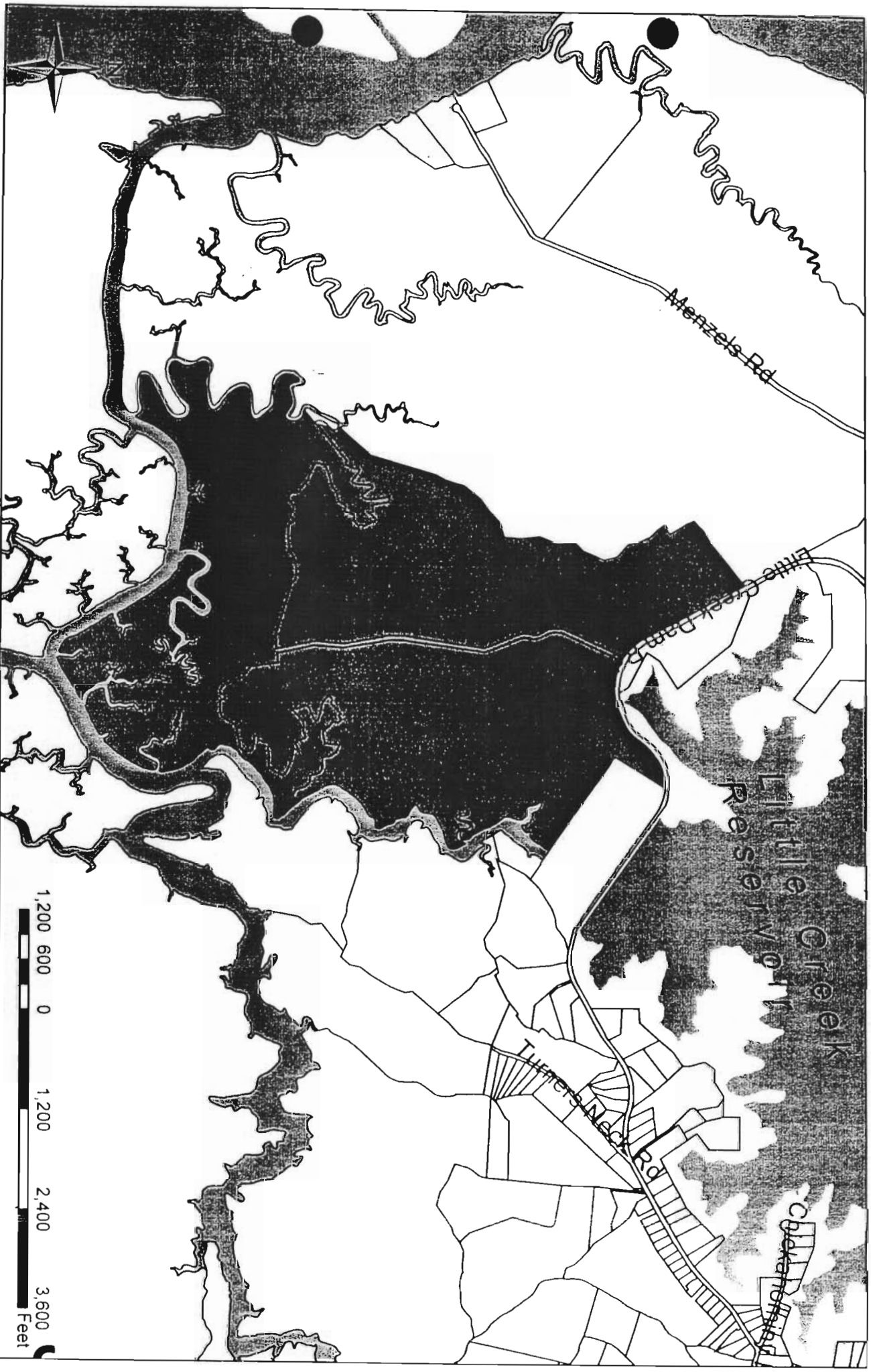
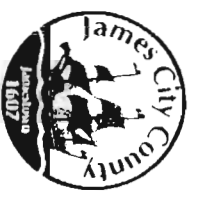

Matthew J. Smolnik
Planner

Attachments:

1. Location Map
2. August 29, 2006 AFD Advisory Committee Minutes

JCC-AFD-4-86-1

Pates Neck AFD 2006 Renewal



AT THE MEETING OF THE AGRICULTURAL AND FORESTAL ADVISORY
COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 29TH
DAY OF AUGUST, TWO THOUSAND SIX, AT 4:00 P.M. AT THE HUMAN
SERVICES BUILDING, 5249 OLDE TOWNE ROAD, WILLIAMSBURG, VIRGINIA.

1. Roll Call

Members Present

Mr. Gilley
Mr. J. Icenhour
Mr. Ford
Ms. Garrett
Mr. Meadows
Ms. Smith

Members Excused

Mr. Bradshaw
Mr. Abbott

Also Present

Ms. Leanne Reidenbach
Mr. Jason Purse
Mr. Matt Smolnik
Mr. Jim Daniels
Mr. Keith Johnson

2. Minutes

Minutes from June 27, 2006 were approved on a motion by Mr. Ford and seconded by Ms. Smith.

3. Old Business

No old business was discussed.

4. New Business

A. Mr. Purse stated that the application period for new members was still open. Once the period was over Planning Staff would mail applications to members of the Committee for their review. A poll would be taken to nominate someone for the vacant position.

B. AFD Renewals

- 1.AFD-4-86 Pate's Neck
- 2.AFD-1-02 Carter's Grove

Mr. Icenhour asked if the Districts were being renewed for the same time frame as the previously renewed Districts. Ms. Reidenbach stated that the Carter's Grove District was being renewed for a time period of four years and one month in order to get on the same time frame as the others. Mr. Smolnik stated that Pate's Neck was not a part of the joint renewal process, as the District was on a six year term.

Mr. Ford introduced Mr. Daniels as the owner of the Pate's Neck District, and commended him for his long history of participation in the AFD program. Mr. Daniels stated that part of his property was a part of a nature preserve, and that he was working on getting his property protected in perpetuity as such.


Ms. Smith inquired about the land coming out of the Carter's Grove District, and asked if any specific plans were available for a project. Ms. Reidenbach stated that no plans had been submitted at that time.

Mr. Gilley requested a motion to vote on the approval for the two districts together. Mr. Ford motioned and Mr. Meadows seconded. A roll call vote was taken and the renewal was approved (6-0).

5. Adjournment

Mr. Gilley adjourned the meeting at 4:10 p.m.

Mr. R.E. Gilley, Chairman



Matt Smolnik, Planner

Jason Purse, Planner

Leanne Reidenbach, Planner

MEMORANDUM

DATE: September 11, 2006
TO: The Planning Commission
FROM: Leanne Reidenbach, Planner
SUBJECT: Renewal of AFD-1-02, Carter's Grove

As required by State Code, the County must review all established Agricultural and Forestal Districts (AFD's) prior to their expiration. During this review, districts must be either continued, modified, or terminated. This report will review AFD-1-02, Carter's Grove, which is scheduled to expire in October.

The Carter's Grove AFD consists of 320.36 acres located generally between the James River, Ron Springs Road, and south of Pocahontas Trail (Route 60). One parcel containing 1.5 acres is north of Pocahontas Trail. The main two parcels surround the Carter's Grove Plantation and the Hampton Roads Sanitation District (HRSD) sewer station and are west of the James River Commerce Center. Specifically, the AFD is currently comprised of the following:

Owner	Parcel No.	Acres
Colonial Williamsburg (3 part parcel)	(59-1)(1-30A)	242.309
Colonial Williamsburg	(59-1)(1-21)	1.564
Colonial Williamsburg	(58-2)(1-2)	76.500

History

Creation of the Carter's Grove AFD district was approved by the Board of Supervisor's on October 8, 2002, for a term of four years. This district has remained the same since the AFD was created and this will be the first renewal.

The district includes all the land on the above properties with the exception of all land within 50 feet of arterial road rights-of-way, land within the Colonial Pipeline and HRSD easements, and land within ten feet adjacent to both sides of the HRSD easement. That property has been excluded from the district to allow for possible road and/or drainage improvements and expansion.

Analysis

The property included in this district is wooded or cleared pasture and does not include the Carter's Grove Plantation House and Visitor Center. The district also has direct frontage on the James River and contains some marshland that drains directly into the James River.

The entire district lies within the Primary Service Area and property within the district is zoned R-2, General Residential, R-8, Rural Residential and LB, Limited Business. The

majority of the property is designated Park, Public, Semi-Public, Federal, State, County or as a Conservation Area on the 2003 James City County Comprehensive Plan Land Use Map. A small portion (less than 1 acre) of parcel (59-1)(1-30A) is designated Low Density Residential and parcel (58-2)(1-21) is designated Neighborhood Commercial. The locations of parcels within the district provide natural buffers surrounding the HRSD sewer station and the Carter's Grove Plantation historical site and help to preserve the natural, wooded, and rural character of that area of the County. The perpetuation of this AFD will help to ensure that some property in the predominantly urban southern end of the County remains in forestal and/or agricultural uses for the duration of the district.

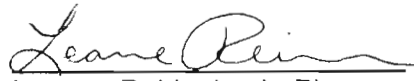
Withdrawals

Colonial Williamsburg has requested to withdraw a portion of land located on parcel (59-1)(1-30A) and totaling approximately 2.26 acres. The area encompasses the 1,650 foot long entrance road to Carter's Grove Mansion and would allow the flexibility for future widening. The parcel that the mansion is located on, tax map number (59-1)(1-30), is not included in the Carter's Grove AFD and both that parcel and the parcel the entrance road is located on are zoned R-8, Rural Residential. Colonial Williamsburg has expressed that there are currently no plans for parcel (59-1)(1-30) or for the road widening at this time.

Recommendation:

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the district, with the above withdrawal, for a period of four years and one month with no change in the conditions of approval. A four year and one month approval would be consistent with prior action, would allow all districts to be examined for renewal simultaneously in 2010, and would allow for the re-evaluation of the district for consistency with possible policy changes and Comprehensive Plan revisions. On August 29, 2006, the AFD Advisory Committee recommended renewal by a vote of 6-0.

After the withdrawal the district will total approximately 318.10 acres.


Leanne Reidenbach, Planner

Attachments:

1. Location Map
2. Withdrawal request letter
3. August 29, 2006 AFD Advisory Committee Minutes

MEMORANDUM

DATE: September 11, 2006
TO: The Planning Commission
FROM: Leanne Reidenbach, Planner
SUBJECT: Renewal of AFD-1-02, Carter's Grove

As required by State Code, the County must review all established Agricultural and Forestal Districts (AFD's) prior to their expiration. During this review, districts must be either continued, modified, or terminated. This report will review AFD-1-02, Carter's Grove, which is scheduled to expire in October.

The Carter's Grove AFD consists of 320.36 acres located generally between the James River, Ron Springs Road, and south of Pocahontas Trail (Route 60). One parcel containing 1.5 acres is north of Pocahontas Trail. The main two parcels surround the Carter's Grove Plantation and the Hampton Roads Sanitation District (HRSD) sewer station and are west of the James River Commerce Center. Specifically, the AFD is currently comprised of the following:

Owner	Parcel No.	Acres
Colonial Williamsburg (3 part parcel)	(59-1)(1-30A)	242.309
Colonial Williamsburg	(59-1)(1-21)	1.564
Colonial Williamsburg	(58-2)(1-2)	76.500

History

Creation of the Carter's Grove AFD district was approved by the Board of Supervisor's on October 8, 2002, for a term of four years. This district has remained the same since the AFD was created and this will be the first renewal.

The district includes all the land on the above properties with the exception of all land within 50 feet of arterial road rights-of-way, land within the Colonial Pipeline and HRSD easements, and land within ten feet adjacent to both sides of the HRSD easement. That property has been excluded from the district to allow for possible road and/or drainage improvements and expansion.

Analysis

The property included in this district is wooded or cleared pasture and does not include the Carter's Grove Plantation House and Visitor Center. The district also has direct frontage on the James River and contains some marshland that drains directly into the James River.

The entire district lies within the Primary Service Area and property within the district is zoned R-2, General Residential, R-8, Rural Residential and LB, Limited Business. The

majority of the property is designated Park, Public, Semi-Public, Federal, State, County or as a Conservation Area on the 2003 James City County Comprehensive Plan Land Use Map. A small portion (less than 1 acre) of parcel (59-1)(1-30A) is designated Low Density Residential and parcel (58-2)(1-21) is designated Neighborhood Commercial. The locations of parcels within the district provide natural buffers surrounding the HRSD sewer station and the Carter's Grove Plantation historical site and help to preserve the natural, wooded, and rural character of that area of the County. The perpetuation of this AFD will help to ensure that some property in the predominantly urban southern end of the County remains in forestal and/or agricultural uses for the duration of the district.

Withdrawals

Colonial Williamsburg has requested to withdraw a portion of land located on parcel (59-1)(1-30A) and totaling approximately 2.26 acres. The area encompasses the 1,650 foot long entrance road to Carter's Grove Mansion and would allow the flexibility for future widening. The parcel that the mansion is located on, tax map number (59-1)(1-30), is not included in the Carter's Grove AFD and both that parcel and the parcel the entrance road is located on are zoned R-8, Rural Residential. Colonial Williamsburg has expressed that there are currently no plans for parcel (59-1)(1-30) or for the road widening at this time.

Recommendation:

Staff believes this AFD is consistent with the Comprehensive Plan and recommends renewing the district, with the above withdrawal, for a period of four years and one month with no change in the conditions of approval. A four year and one month approval would be consistent with prior action, would allow all districts to be examined for renewal simultaneously in 2010, and would allow for the re-evaluation of the district for consistency with possible policy changes and Comprehensive Plan revisions. On August 29, 2006, the AFD Advisory Committee recommended renewal by a vote of 6-0.

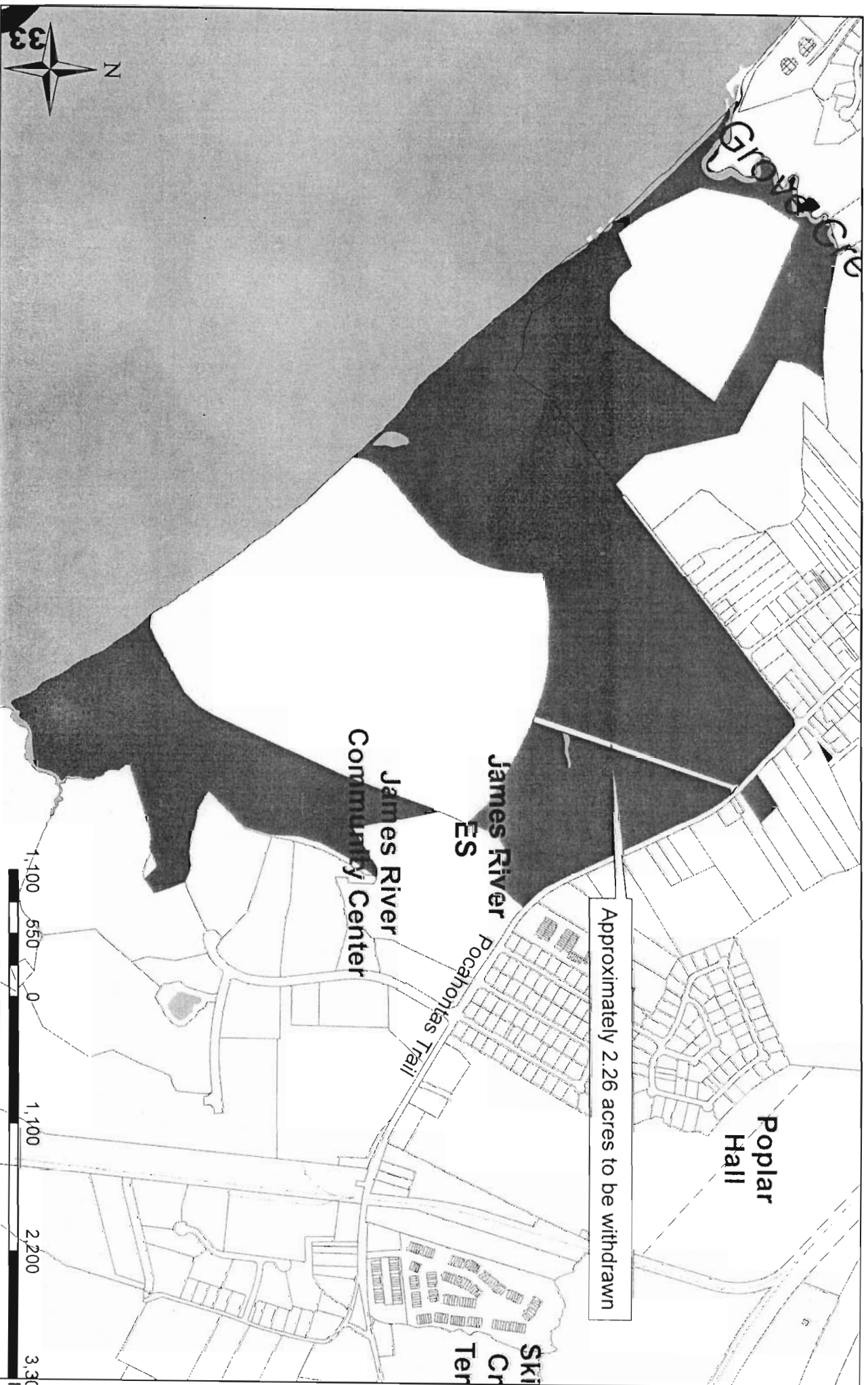
After the withdrawal the district will total approximately 318.10 acres.


Leanne Reidenbach, Planner

Attachments:

1. Location Map
2. Withdrawal request letter
3. August 29, 2006 AFD Advisory Committee Minutes

JCC AFD-1-02 Carter's Grove AFD 2006 Renewal





The Colonial Williamsburg Foundation

“THAT THE PEOPLE MAY LEARN FROM THE PAST”

July 26, 2006

Mr. O. Marvin Sowers, Jr., AICP
Planning Director
James City County
101-C Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23187-8784

Re: Removal of Land from AFD 1-02 Carter's Grove

Dear Mr. Sowers:

I am sending you this letter to formally request the removal of approximately 2.26 acres of land from parcel #59-01-30-A which is included in the Carter's Grove Agricultural and Forestal District. Colonial Williamsburg is requesting this removal during the current renewal period to provide flexibility for future expansion of the road to the Carter's Grove Mansion. The attached sketch denotes the area that Colonial Williamsburg seeks to remove from the AFD. Please contact me at the phone number below if you need anything else to promptly act on this request.

Sincerely,

Keith Johnson
Director of Property Management
(757)220-7353 (office w/ voicemail)
(757)565-8966 (fax)
Email: kjohnson@cwf.org



AT THE MEETING OF THE AGRICULTURAL AND FORESTAL ADVISORY COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE 29TH DAY OF AUGUST, TWO THOUSAND SIX, AT 4:00 P.M. AT THE HUMAN SERVICES BUILDING, 5249 OLDE TOWNE ROAD, WILLIAMSBURG, VIRGINIA.

1. Roll Call

Members Present

Mr. Gilley
Mr. J. Icenhour
Mr. Ford
Ms. Garrett
Mr. Meadows
Ms. Smith

Members Excused

Mr. Bradshaw
Mr. Abbott

Also Present

Ms. Leanne Reidenbach
Mr. Jason Purse
Mr. Matt Smolnik
Mr. Jim Daniels
Mr. Keith Johnson

2. Minutes

Minutes from June 27, 2006 were approved on a motion by Mr. Ford and seconded by Ms. Smith.

3. Old Business

No old business was discussed.

4. New Business

A. Mr. Purse stated that the application period for new members was still open. Once the period was over Planning Staff would mail applications to members of the Committee for their review. A poll would be taken to nominate someone for the vacant position.

B. AFD Renewals

- 1.AFD-4-86 Pate's Neck
- 2.AFD-1-02 Carter's Grove

Mr. Icenhour asked if the Districts were being renewed for the same time frame as the previously renewed Districts. Ms. Reidenbach stated that the Carter's Grove District was being renewed for a time period of four years and one month in order to get on the same time frame as the others. Mr. Smolnik stated that Pate's Neck was not a part of the joint renewal process, as the District was on a six year term.

Mr. Ford introduced Mr. Daniels as the owner of the Pate's Neck District, and commended him for his long history of participation in the AFD program. Mr. Daniels stated that part of his property was a part of a nature preserve, and that he was working on getting his property protected in perpetuity as such.

Ms. Smith inquired about the land coming out of the Carter's Grove District, and asked if any specific plans were available for a project. Ms. Reidenbach stated that no plans had been submitted at that time.

Mr. Gilley requested a motion to vote on the approval for the two districts together. Mr. Ford motioned and Mr. Meadows seconded. A roll call vote was taken and the renewal was approved (6-0).

5. Adjournment

Mr. Gilley adjourned the meeting at 4:10 p.m.

Mr. R.E. Gilley, Chairman

Matt Smolnik, Planner

Jason Purse, Planner

Leanne Reidenbach, Planner

MEMORANDUM

DATE: August 8, 2006

TO: The Board of Supervisors

FROM: Michael D. Woolson, Senior Watershed Planner
Scott J. Thomas, Chief Engineer Stormwater

SUBJECT: Revisions to the Powhatan Creek and Yarmouth Creek Watershed Management Plans

Based upon direction given by the Board at the June 27 work session, staff has developed the following recommendations related to Priority Nos. 2, 3, 4, and 11 of the Powhatan Creek Watershed Management Plan.

Powhatan Creek

Priority No. 2 – RPA buffer expansion

The original language for the resolution for Priority No. 2 in the Powhatan Creek Watershed Management Plan states “Implement new RPA boundary based upon perennial streams.” Further clarification of this priority is given in the Aquatic Buffers section of the Watershed Management Plan which outlines six categories of buffer improvements to be undertaken. These are:

- a. RPA extensions.
- b. Inclusion of intermittent streams and unconnected wetlands within a buffer system.
- c. Buffer reclamation, widening, and revegetation (Including a 300-foot mainstem buffer).
- d. Buffer management criteria.
- e. Directing of required open space or natural areas derived from clustered development to riparian buffer areas.
- f. Watershed education on buffer management.

Staff proposes to eliminate references to RPA extensions. The Chesapeake Bay Preservation Ordinance was amended on January 1, 2004, and now includes a site-specific determination of perennial streams instead of the paper-based system using the United States Geological Survey 7.5-minute series quadrangle maps per the original Ordinance. Instead, staff proposes to substitute the phrase ‘riparian buffers,’ which would be beyond the regulatory buffer established with the Chesapeake Bay Preservation Ordinance.

Staff proposes to amend the James City County Guidelines for Design and Construction of Stormwater BMP’s manual (County BMP manual) where applicants can receive BMP point credit for providing intermittent stream and isolated pocket wetland (non-RPA wetland) buffers. To receive BMP point credit, the applicant would have to meet specific criteria as established in the County BMP manual. Staff is recommending a minimum intermittent stream and pocket wetland buffer width of 50-feet to receive BMP point credit.

Staff proposes to amend the County BMP manual where applicants can receive BMP credit for providing expanded-width riparian buffers. This expanded riparian buffer would consist of three zones. The first zone would be the regulatory RPA buffer. The second zone could vary in width and have similar maintenance requirements as the RPA zone, but would allow stormwater management facilities and passive recreation activities. The only requirements of the third zone (outer-most zone) would be no impervious cover or septic systems. The first and middle zones in the expanded riparian buffer would require conservation easements,

while the third zone could be delineated with a building setback line on a plat. Staff proposes a ratio for the middle and outer zones based upon the proposed width in the development application of 75 percent middle zone and 25 percent outer zone. The goal of the expanded riparian buffer is to preserve or restore a mature forest ecosystem along the areas near streams.

Staff proposes that they be given the authority to pursue expanded riparian buffers in legislative action development cases regardless of whether BMP point credit is proposed. The extent of the buffer will likely vary from among properties due to size and shape. Staff will document the rationale and the Board and Commission can review the reasonableness of the recommendations as part of their decision-making process. Staff does not propose to enforce expanded riparian buffers on existing development, including already-platted single-family lots, except as outlined below.

Staff would use the concept of expanded riparian buffers as one type of potential RPA encroachment mitigation when an applicant requests a waiver or exception to Chapter 23 of the James City County Code, Chesapeake Bay Preservation Ordinance.

To summarize, staff proposes the following changes to Priority No. 2 of the Powhatan Creek Watershed Management Plan:

- a. RPA extensions.
Eliminate, already covered in Chapter 23 of JCC Code.
- b. Inclusion of intermittent streams and unconnected wetlands within a buffer system.
Change to County BMP Manual; apply to legislative cases.
- c. Buffer reclamation, widening, and revegetation (Including a 300 foot mainstem buffer).
Change to County BMP Manual; apply to legislative cases. Use as a possible mitigation effort in CBPA exception/waiver requests.
- d. Buffer management criteria.
Keep, already covered in Chapter 23 of JCC Code.
- e. Directing of required open space or natural areas derived from clustered development to riparian buffer areas.
Keep, incentive to do so in County BMP Manual.
- f. Watershed education on buffer management.
Keep, already covered by existing PRIDE program.

Priority No. 3 – Prohibit rezonings which increase impervious cover in sensitive watersheds

Staff proposes that this priority not be adopted. Minimizing impervious cover will remain an important general consideration in all areas of the watershed.

Priority No. 4 – Cluster down, reducing lot sizes to create additional open space

Staff proposes adopting this priority, as there are mechanisms in place through the zoning ordinance to allow for this to occur. The Better Site Design process may recommend enhancements.

Priority No. 11 – Limiting impervious cover to 10% in select sub-watersheds

Staff proposes that this priority not be adopted. Minimizing impervious cover will remain an important consideration in all areas of the watershed.

Application to Yarmouth Creek

The Board of Supervisors adopted the Yarmouth Creek Watershed Management Plan by resolution dated October 14, 2003. The resolution adopted six goals and 14 priorities as outlined in the Yarmouth plan, except for Priority No. 3, Special Stormwater Criteria. At that time Special Stormwater Criteria was not developed; however, the Board authorized staff to proceed with a plan to formulate the special stormwater criteria in February 2003. This took about 14 months to complete by use of a locally formed task group. Upon completion, the group presented the criteria to the Board and it was adopted by resolution dated December 14, 2004.

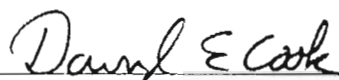
As it was always envisioned that tools for watershed protection could be easily transferred between County-prepared and adopted watershed management plans, staff proposes that the program as revised and outlined above in Priority No. 2 for Powhatan Creek be equally applied to Yarmouth Creek. It is proposed that this be done by revising Yarmouth Creek Priority No. 14 from its previous language of *"Continue to strengthen enforcement of existing RPA laws on new development and as stated in the law protect all perennial streams and connected wetlands"* to *"Implement riparian buffer and intermittent stream objectives as outlined in the memorandum dated August 8, 2006 entitled "Revisions to the Powhatan Creek and Yarmouth Creek Watershed Management Plans." Continue to strengthen enforcement of existing RPA laws on new development and as stated in the law protect all perennial streams and connected wetlands"* or by other similar language as desired by the Board.


Staff has prepared two cover memorandums and resolutions for the Board's consideration and action, if so desired, at this work session.

Michael D. Woolson

Scott J. Thomas

CONCUR:


Darryl E. Cook

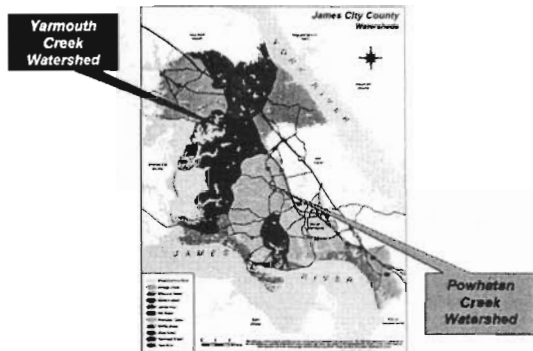

John T.P. Horne

MDW/SJT/gb
Powhatan_Yarmouth.mem

Powhatan & Yarmouth Creek
Watershed Management Plan Updates

Planning Commission Meeting

September 11, 2006



Powhatan & Yarmouth Creek
Watershed Management Plan Updates

- BOS Award of Contract, Powhatan and Yarmouth Study – June 2000
- Powhatan Creek Watershed Management Plan, adopted by Board resolution on February 26, 2002. 8/8 goals and 21/24 priorities adopted, in concept, at that time.
- Yarmouth Creek Watershed Management Plan, adopted by Board resolution on October 14, 2003. 6/6 goals and 13/14 priorities adopted at that time.

Powhatan Creek Watershed Management Plan

- Stakeholder meeting – November 2000
- Baseline watershed assessment – January 2001
- Stream & floodplain assessment – January 2001
- Conservation area report – January 2001
- Stakeholder meeting – April 2001
- Stormwater master plan – May 2001
- Watershed management plan – November 2001
- Adoption by resolution (8/8 goals, 21/24 priorities)

Powhatan Creek Watershed Management Plan

- 21 of 24 priorities
 - "Adopted in concept" (# 1, # 5, # 6, # 8, # 9, # 12, # 14 through # 24)
 - "Adopted in concept for further staff development" (# 7, # 10, # 13)
 - "Accepted for further review of potential implementation effects only" (# 2)
 - "Deferred, subject to further review" (# 3, # 4, # 11)

Yarmouth Creek Watershed Management Plan

- (process similar in nature to Powhatan)
- Baseline watershed assessment – January 2002
- Stakeholder's meeting – January 2002
- Draft watershed management plan – June 2002
- Stakeholder's Meeting – October 2002
- Watershed Management Plan – July 2003
- Adoption by resolution (6/6 goals, 13/14 priorities)

Yarmouth Creek Watershed Management Plan

- 13 of 14 priorities
 - "The only exception was Priority No. 3 (Special Stormwater Criteria)."

Special Stormwater Criteria

- Special Stormwater Criteria (SSC) was adopted by Board resolution on December 14, 2004. This followed a 14-month process in which the criteria was developed by a locally assembled stormwater task group and presented at a Board work session. Applies to select catchments in Powhatan and within the PSA in the Yarmouth watersheds.



Watershed Management Plans

Legislative Actions – Staff reviews rezoning and special Use permit applications for consistency with watershed management plan goals, priorities and recommendations from subwatershed maps.

- Examples: RTE species area; BMP retrofit locations; priority stream restoration sites; priority conservation areas; better site design; contiguous forest areas, special stormwater criteria; regional BMPs; target watershed education areas...

Watershed Management Plans

By-Right Development - Staff reviews plans of development to ensure it complies with special stormwater criteria, if applicable to the project.

- *(Other than SSC, recommendations from the watershed management plans are not typically applied to by-right developments.)*

Watershed Management Plans

In addition to legislative and plan of development reviews, JCC staff actively pursues a wide-array of recommendations from the watershed management plans and associated subwatershed & catchment maps...some examples include:

- Priority stream restorations
- Priority land & conservation area acquisition
- Priority regional BMPs & stormwater BMP retrofits
- Better Site Design (BSD) & stormwater utility initiatives
- PRIDE program/watershed education
- Coordination with College of William & Mary

Powhatan and Yarmouth Creek Watershed Management Plan Updates

- **June 27, 2006:** Staff presentation to the BOS at a work session. Overviewed implementation of the Powhatan Creek WMP to date and those priorities which the Board deferred or did not adopt in concept in 2002.
- Board asked staff to formulate ideas and return with specific recommendations as it pertained to Priorities # 2, # 3, # 4 and # 11 of the Powhatan Creek Watershed Management Plan.

Powhatan & Yarmouth Creek Watershed Management Plan Updates

■ **August 8, 2006:** Staff returned to BOS for a 2nd work session

- Memorandum dated August 8, 2006.
- Powerpoint presentation.
- Board ask staff to make a presentation at a PC meeting to obtain input & feedback.

Staff's Recommendations - Summary:

Powhatan Creek WMP

- Revise Priorities # 2, # 3, # 4 and # 11 per the attached memorandum. See next slide for summary.

- Formally adopt those priorities which were adopted "in concept" back in 2002.
- No ordinance revisions unless otherwise directed.
- Revise previous adopted resolution.

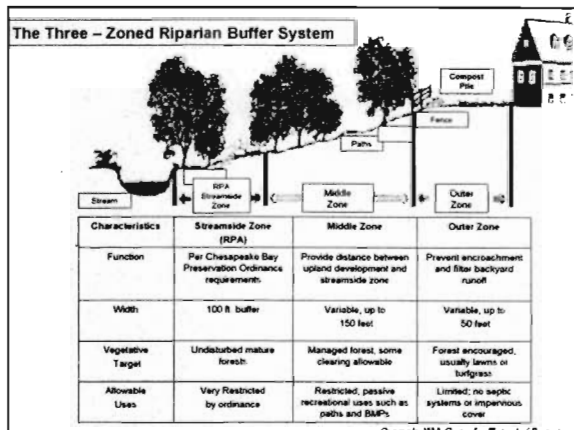
Yarmouth Creek WMP

- Adopt Priority # 3 for Special Stormwater Criteria.

- Revise Priority # 14, per the attached memorandum.
- No ordinance revisions unless otherwise directed.
- Revise previous adopted resolution.

Powhatan Creek WMP – Priority # 2

- Eliminate references to RPA extension.
- Intermittent stream and unconnected wetland buffer program.
- Riparian buffer program.
- Develop BMP point credit program for Intermittent streams and unconnected wetland buffers.
- "Three-tiered" riparian buffer approach.
- Buffer management criteria.
- NOS in clustered areas.
- Riparian buffers applied to legislative cases and for Chesapeake Bay Exception purposes.
- Buffer management education.



Yarmouth Creek WMP – Priorities # 3 and # 14

- Adopt Priority # 3 as Special Stormwater Criteria (SSC) was adopted by resolution in December 2004.
- Revise Priority # 14 to include language for riparian buffer and intermittent stream program, consistent with the attached memorandum.

Powhatan and Yarmouth Creek Watershed Management Plans

In addition to staff recommendations, the following was discussed and suggested by the Board at the August 8th work session:

- Combine, adjust language and adopt Priorities # 3 and # 11 rather than "not adopting" as recommended by staff.
- For Priority # 2, eliminate the "outer zone" for a wider middle zone.
- Update impervious cover estimates.

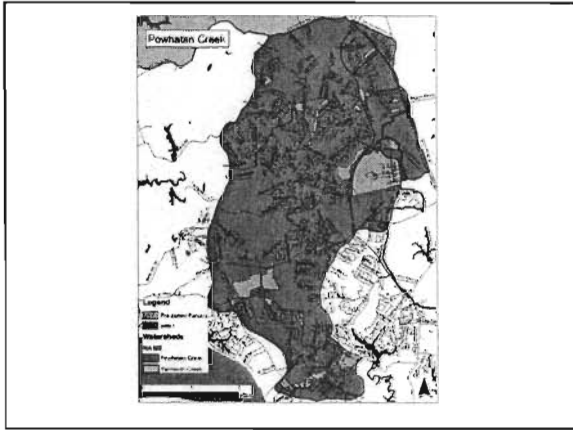
**Powhatan & Yarmouth Creek
Watershed Management Plan Updates**

**Discussion and Feedback
by the Planning Commission**

Watershed / Parcel Information

The following maps are provided for discussion purposes should an ordinance option be considered, within both Powhatan and Yarmouth Creek watersheds.





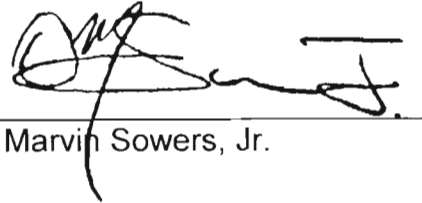
PLANNING DIRECTOR'S REPORT

September 2006

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

- Rural Lands Study. The Rural Lands Technical Committee met twice during the month of August. The first meeting served as an orientation and provided committee members an opportunity to discuss all ideas on the table. The second meeting focused on deliberating the key decisions needed to be made prior to writing narrative ordinances.
- New Town. The New Town Design Review Board reviewed 4 projects, two of which were resubmissions of previously reviewed projects and two which were new projects, and one sign application. The new projects included two new mixed use buildings. The Planning Commission held a work session on New Town on August 17, 2006 and offered several suggestions to New Town representatives. The New Town DRB discussed the Commission's suggestions at its April 17th meeting and requested that the Commission's suggestions be addressed.
- Ironbound Road Widening. Discussions with VDOT on various design changes including pedestrian facilities continued throughout August. VDOT will be conducting a charette to address ways to make the intersections more pedestrian-friendly this fall.
- Virginia Capital Trail. County staff continued to assist VDOT in the acquisition of the necessary easements and right of way for the VCT project, including working toward securing Board of Supervisors approval on land owned by the County.
- 2030 Regional Transportation Plan. County staff continued to work with the Hampton Roads Planning District Commission on the update of the Regional Transportation Plan. The Plan serves as a starting point for the County's update of its transportation plan which is done in conjunction with the Comprehensive Plan update. During August local governmental staff including the CAO's met with HRPDC to select projects to be included in the 2030 Plan.
- Corridor Enhancement Program. The Jamestown Road Enhancement Demonstration Project has just completed accepting a second round of applications for beatification grants for the first phase of Jamestown Road. For Fiscal year 2007 the committee is working on hiring a consulting firm to design a master plan for phase 2 of Jamestown Road and establish a grant program for this section as well. The committee's long term goal is to pick a multi-jurisdictional corridor in which to establish another grant program, involving businesses and neighborhoods located in Williamsburg, James City County, and York County.
- Better Site Design. The Better Site Design Implementation Committee has continued to meet every two weeks to work on the recommendations of the Better Site Design Roundtable. In the last few weeks the Committee has worked in conjunction with the PRIDE program to implement the distribution of materials aimed at educating nursery and home owners as to proper turf management practices, native plant lists, and open space management. This collaborative effort has accomplished the implementation of six principles. Other recent achievements include the creation of a standard shared driveway agreement and the framework for a porous paving systems manual.
- Online Comment Database. Planning staff continues to work with Information Technology to develop a new version of our case tracking software that will make certain case information available to citizens from the County website. An added feature that will be available is the ability of County agencies to upload their comments to the website so that comments can be viewed by case applicants. The projected launch date is this fall.

- Residential Zoning Ordinance Revisions. The Policy Committee has held two meetings regarding updates to the residential portions of the Zoning Ordinance. The purpose of these meetings is to target areas of the Ordinance that do not align with specific goals set forth in the 2003 Comprehensive Plan and to revise the Ordinance accordingly. The next meeting is scheduled for Wednesday, **September 20** at 9:30 a.m. in Building A of the JCC Government Complex.
- Board Action Results August 8. Case No. SUP-20-06. Wythe Will Commercial Expansion
Adopted 4-0

A handwritten signature in black ink, appearing to read "O. Marvin Sowers, Jr.", is written over a horizontal line.

O. Marvin Sowers, Jr.