

Planning Commission Agenda

August 1, 2007, 7:00 p.m.

1. Roll Call

2. Closed Session

3. Public Comment

4. Committee and Commission Reports

A. Development Review Committee (DRC) Report and (Report)

B. Other Committee/Commission Reports

5. Planning Commission Consideration

A. Initiating Resolution – Zoning Ordinance Amendment - Floodplain Ordinance

6 Public Hearings

A. SUP-12-07. Verizon Colocation at Brick Bat Road

B. Z-5-07. Ingram Road Rezoning

C. Z-10-06/MP-12-06/SUP-37-06. The Candle Factory

D. Z-6-07. Public Land District

7 Planning Director's Report

8. Adjournment

AGENDA

DEVELOPMENT REVIEW COMMITTEE

July 5, 2007
4:00 p.m.

JAMES CITY COUNTY GOVERNMENT COMPLEX

Conference Room, Building A

1. Roll Call

2. Minutes

A. May 30, 2007

3. Public Comment

4. Cases and DRC Discussion

A.	SP-47-07	Nicewood Building Expansion	Matt Smolnik
B.	SP-25-06	Prime Outlets Phase 7 (Deferral)	Kate Sipes
C.	C-87-07	Liberty Crossing MP Consistency	Kate Sipes
D.	C-47-07	Powhatan Plantation Phase 10	Kate Sipes
E.	SP-56-07	White Hall Club House	Ellen Cook
F.	C-86-07	Ironbound Sq. Redevelopment Project Phase 1	Jose Riberio

5. Public Comment

6. DRC Recommendations

7. Adjournment

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission of James City County, Virginia, is charged by Virginia Code §15.2-2223 to prepare and recommend to the Board of Supervisors various land development plans and ordinances, specifically including a zoning ordinance and necessary revisions thereto as seem to the Commission to be prudent; and

WHEREAS, on August 12, 2003, the Board of Supervisors adopted the 2003 Comprehensive Plan; and

WHEREAS, in order to make the Zoning Ordinance more consistent with the Comprehensive Plan, public review and comment of draft amendments is required, pursuant to Virginia Code §15.2-2285; and

WHEREAS, the Planning Commission is of the opinion that the public necessity, convenience, general welfare, or good zoning practice warrant the consideration of amendments.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of James City County, Virginia, does hereby request staff to initiate review of Article V. Districts Division 12. General Industrial District, M-2, for the consideration of adding the use of heavy equipment sales and service, with repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent properties. The Planning Commission shall hold at least one public hearing on the consideration of the amendment of said Ordinance and shall forward its recommendation thereon to the Board of Supervisors in accordance with law.

James Kennedy
Chair, Planning Commission

ATTEST:

O. Marvin Sowers, Jr.
Secretary

Adopted by the Planning Commission of James City County, Virginia, this 11th day of July, 2007.

SPECIAL USE PERMIT CASE NO. SUP-12-07 Verizon Tower Co-location at Brick Bat Road

Staff Report for the July 11, 2007 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

Building F Board Room; County Government Complex

Planning Commission:	May 2, 2007 (deferred)	7:00 PM
	June 6, 2007 (deferred)	7:00 PM
	July 11, 2007	7:00 PM
Board of Supervisors:	August 14, 2007 (tentative)	7:00 PM

SUMMARY FACTS

Applicant: Ms. Jessica Wright, Verizon Wireless

Land Owner: Ms. Donna M. Morgan

Proposal: To construct a 30 foot extension on an existing 185 foot tower-mounted wireless communication facility.

Location: 3470 Brick Bat Road

Tax Map/Parcel: (44-2)(1-18)

Parcel Size: 8.083 acres

Existing Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

STAFF RECOMMENDATION

The applicant has requested deferral of this case to the August 1, 2007 Planning Commission meeting. Staff concurs with the request.

Staff Contact: Leanne Reidenbach

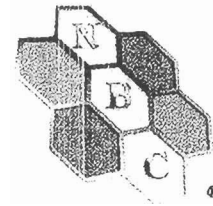
Phone: 253-6685

Leanne Reidenbach

ATTACHMENTS:

1. Deferral request letter

NETWORK
BUILDING &
CONSULTING, LLC



July 23, 2007

James City County
101-A Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23187
Attn: Lecanne Reidenbach

RE: SUP-12-07, Verizon Wireless Collocation at Brick Bat Rd/Amend JCC SUP-11-96

Dear Ms. Reidenbach,

Verizon Wireless respectfully requests that is case, JCC Case Number SUP-12-07, please be deferred indefinitely.

If you should have any questions please let me know.

Sincerely,

Jessica Wright
Consultant to Verizon Wireless
Network Building & Consulting
1831 Rady Court
Richmond, VA 23222
804-201-3264

REZONING CASE NO. Z-0005-2007-Ingram Road

Staff Report for the August 01, 2007 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:

Board of Supervisors:

Building F Board Room; County Government Complex

August 01, 2007

7:00 p.m. (applicant deferral)

September 11, 2007

7:00 p.m. (tentative)

SUMMARY FACTS

Applicant:

Mr. Scott Evans, Scott Evans Contracting, LLC

Land Owner:

Evans Development Corporation

Proposal:

To rezone 0.37 acres from R-8, Rural Residential, to B-1, General Business, with proffers, for the construction of an approximately 3,978-square foot, three-unit office building with storage room

Location:

112 Ingram Road

Tax Map/Parcel:

(47-1)(1-23)

Parcel Size:

0.37 acres

Existing Zoning:

R-8, Rural Residential

Comprehensive Plan:

Mixed Use

Primary Service Area:

Inside

STAFF RECOMMENDATION

The applicant has requested deferral of this case to the September 12, 2007 Planning Commission meeting. Staff concurs with the request.

Staff Contact: Jose-Ricardo Linhares Ribeiro

Phone: 253-6685

Jose-Ricardo Linhares Ribeiro

ATTACHMENTS:

1. Deferral request letter



Scott Evans Contracting, Inc.

Industrial • Commercial • Residential

July 24, 2007

Mr. Jose Ribeiro, Planner
James City County
Department of Development Management
101-E Mounts Bay Road
P.O. Box 8784
Williamsburg, VA 23187

RE: Z-0005-2007, 112 Ingram Road Rezoning

Dear Mr. Ribeiro:

I would like to request a deferral on the submission of our rezoning application until the September Planning Commission meeting to allow us adequate time to address the changes to the proffers and conceptual plan as requested by your office.

Thank you for all you help on this project and I look forward to working with you further.

Sincerely,

Scott Evans
President

**REZONING CASE NO. Z-10-06/MASTER PLAN CASE NO. MP-12-06 The Candle
Factory**

SPECIAL USE PERMIT CASE NO. SUP-37-06 The Candle Factory

Staff Report for the August 1, 2007 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

Building F Board Room; County Government Complex

Planning Commission:	March 07, 2007	7:00 p.m. (Applicant deferral)
Planning Commission:	April 04, 2007	7:00 p.m. (Applicant deferral)
Planning Commission:	May 02, 2007	7:00 p.m. (Applicant deferral)
Planning Commission	June 06, 2007	7:00 p.m. (Applicant deferral)
Planning Commission	July 11, 2007	7:00 p.m. (Applicant deferral)
Planning Commission	August 1, 2007	7:00 p.m.
Board of Supervisors:	September 11, 2007	7:00 p.m. (Tentative)

SUMMARY FACTS – Z-10-06/MP-12-06 (Rezoning and Master Plan)

Applicant: Mr. Vernon Geddy, III, of Geddy, Harris, Franck & Hickman,
L.L.P. on behalf of Candle Development, LLC

Land Owner: Candle Development, LLC

Proposal: To rezone approximately 64.45 acres of land from A-1, General Agricultural District, M-1, Limited Business/Industrial District, and MU, Mixed Use zoning district to MU, Mixed Use zoning district, with proffers. The development proposed with this rezoning application will allow the construction of up to 180 residential units and up to 98,900 square feet of new non-residential uses.

Location: 7551 and 7567 Richmond Road

Tax Map/Parcel: 2321100001D and 2321100001E

Parcel Size: Approximately 64.45 acres

Existing Zoning: A-1, General Agricultural District, M-1, Limited Business/Industrial District, and MU, Mixed Use District

Comprehensive Plan: Low Density Residential, Mixed Use, and Limited Industry

Primary Service Area: Inside

SUMMARY FACTS – SUP-37-06 (Special Use Permit)

Applicant: Mr. Vernon Geddy, III, of Geddy, Harris, Franck & Hickman,
L.L.P. on behalf of KTP Development, LLC

Land Owner: KTP Development, LLC

Proposal: To allow the construction of two mixed use, commercial buildings totaling 44,690 square feet. The site contains 183,330 square feet of existing non-residential uses (the Soap and Candle Factory Commercial Complex.) The addition of the proposed two mixed-use buildings to the site will increase the total site's non-residential square footage to 228,020. Further, KTP Development, LLC also proposes to renovate the façade of the existing commercial buildings on the site.

Location: 7521 Richmond Road

Tax Map/Parcel: 2321100001C

Parcel Size: Approximately 14.34 acres

Existing Zoning: M-1, Limited Business/Industrial District

Comprehensive Plan: Mixed Use

Primary Service Area: Inside

STAFF RECOMMENDATION

The applicant has requested deferral of this case until the Planning Commission's next meeting on September 12, 2007, in order to resolve various issues associated with the case. Staff concurs with this request.

Staff Contact: Jose Ribeiro, Planner Phone: 253-6685

Attachments:

1. Letter of Deferral by the Applicant

REZONING Z-0006-2007. Public Land District
Staff Report for the August 1, 2007, 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:

Building F Board Room; County Government Complex

August 1, 2007

7:00 p.m.

Board of Supervisors:

September 11, 2007 (tentative)

7:00 p.m.

SUMMARY FACTS

Applicant:

James City County Board of Supervisors

Land Owner:

Commonwealth of Virginia, Division of Parks
Commonwealth of Virginia
Commonwealth of Virginia, College of William and Mary
Commonwealth of Virginia, Eastern State Hospital
Commonwealth of Virginia, Dept. Conservation and Recreation
Commonwealth of Virginia, Jamestown Foundation
Hampton Roads Sanitation District
Industrial Development Authority of James City
James City County
James City County and City of Williamsburg
James City Service Authority
Middle Peninsula Juvenile Detention Authority
Naval Weapons Station
Newport News Waterworks, Dept. Public Utilities
United States of America
Virginia Department of Transportation
Virginia Peninsula Regional Jail Authority
Williamsburg/James City County School Board

Proposal:

No land use changes or development plans are proposed for the 122 parcels during this rezoning.

Location:

None, 9340 Merrimac Trail, 9320 Merrimac Trail, 9451 Merrimac Trail, 9300 Merrimac Trail, 8901 Pocahontas Trail, 300 Ron Springs Drive, 1801 Treasure Island Road, 541 Neck O Land Road, 4768 Captain John Smith, 4772 Captain John Smith, 4776 Captain John Smith, 4780 Captain John Smith, 4784 Captain John Smith, 4792 Captain John Smith, 2049 Back River Lane, 2045 Back River Lane, 2041 Back River Lane, 2037 Back River Lane, 2031 Back River Lane, 2027 Back River Lane, 2023 Back River Lane, 2019 Back River Lane, 2015 Back River Lane, 2013 Back River Lane, 2009 Back River Lane, 2005 Back River Lane, 2001 Back River Lane, 4764 Captain John Smith, 1368 Colonial Parkway, None, 8421 Pocahontas Trail, 101 Mounts Bay Road, None, None, 1831 Jamestown Road, 5087 John Tyler Highway, 3131 Ironbound Road, 1348 Colonial Parkway, None, None, 2915 John Proctor Way, 4315 John Tyler Highway, 2751 Greensprings Plantation Drive, 2881 Greensprings Road, None, 2900 Greensprings Road, 3493 John Tyler Highway, 3501 Centerville Road, None, 3100 John Tyler Highway, 2860 John Tyler Highway, 5340 Palmer

Lane, 5320 Palmer Lane, 149 Tewning Road, 5231 Longhill Road, None, 5301 Longhill Road, 4601 Ironbound Road, 4545 Ironbound Road, 4451 Ironbound Road, 105 Tewning Road, None, 3793 Ironbound Road, 5231 Longhill Road, 4951 Longhill Road, 3201 Monticello Avenue, 4085 Centerville Road, 1350 John Tyler Highway, 5312 Olde Towne Road, 4460 Longhill Road, 5417 Olde Towne Road, 6450 Centerville Road, 5700 Warhill Trail, 5380 Centerville Road, 5535 Centerville Road, 5370 Centerville Road, None, 5981 Centerville Road, 5537 Centerville Road, None, 1204 Jolly Pond Road, 7311 Richmond Road, 597 Jolly Pond Road, 7090 Church Lane, 180 Lakeview Drive, None, 8501 York River Park Road, 8528 Croaker Road, 225 Meadowcrest Trail, 3651 Rochambeau Drive, 7817 Richmond Road, 3135 Forge Road, 151 Leisure Road, 180 Leisure Road, None, 5526 Riverview Road, 9200 Croaker Road, 9551 Diascund Reservoir Road, 4788 Captain John Smith, 544 Neck O Land Road, 112 Laurel Lane, 5077 John Tyler Highway, None, 2080 Jamestown Road, 3950 John Tyler Highway, 3751 John Tyler Highway, None, 2620 Two Rivers Road, 5324 Palmer Lane, 5304 Palmer Lane, 5300 Palmer Lane, None, 5255 Longhill Road, 5237 Olde Towne Road, 5249 Olde Towne Road, 5800 Seasons Trace, 990 Brickyard Road, None, 7770 Croaker Road, 7994 Richmond Road, 187 Industrial Boulevard.

Tax Map/Parcel Nos.:

6220100001, 6010100012, 6010100011, 6010100003, 5920100048, 5920100046, 5820100003, 5610100002, 5610100001, 5520200035, 5520200034, 5520200033, 5520200032, 5520200031, 5520200030, 5510300049, 5510300048, 5510300047, 5510300046, 5510300045, 5510300044, 5510300043, 5510300042, 5510300041, 5510300040, 5510300039, 5510300038, 5510300037, 5510300036, 5510100001, 5240100001, 5230100001, 5010100009, 4930100002, 4930100001, 4730100001, 4721500001, 4710100058, 4630100015, 4620100041, 4620100039, 4620100033, 4620100021, 4610100013, 4610100012, 4610100011, 4610100009, 4520100012, 4520100002, 4520100001, 4510100018, 4510100016, 3911300004, 3911300003, 3910100156, 3910100155, 3910100154, 3910100153, 3910100152, 3910100151, 3910100004, 3910100003, 3830100027, 3830100010, 3820100002, 3810100003, 3630100023, 3630100001, 3430100002, 3240100027, 3230100001, 3220100047, 3210100013, 3210100012, 3130100049, 3130100006, 3040100003, 3030100001, 3020100010, 3010100009, 3010100007, 3010100004, 2320100035, 2240100009, 2120100001, 2110100026, 1640100004, 1510100005, 1410100037, 1330100016, 1310100020, 1240100051, 1230100027, 1120100003, 1120100001, 0840100001, 0830100002, 0740100015, 0310100005, 5520200001A, 5510200011A, 4810600171A, 4720100001A, 4640500001A, 4640100009A, 4610100007A, 4610100002D, 4420100016E, 4420100016B, 3911300002B, 3911300001B, 3911300001A, 3840100038B, 3820100002A, 3240100029C, 3240100029A, 3210100001A, 1920100018A, 1410100013A, 1340100023A, 1240100017D, 1240100013A

Parcel Size:

13,224.242 acres

Existing Zoning:

A-1, General Agricultural; R-1, Limited Residential; R-2, General Residential; R-4, Residential Planned Community; R-8, Rural Residential; B-1, General Business; LB, Limited Business, M-1, Limited Business

Industrial; M-2, General Industrial; PUD, Planned Unit Development; MU, Mixed Use; and AA, Airport Approach Overlay

Proposed Zoning: PL, Public Land and PL/AA, Public Land/Airport Approach Overlay

Comprehensive Plan: Conservation, Park, Public, or Semi-Public Open Space, Rural Lands, Low-Density Residential, Federal, State, and County Land, General Industry, Mixed Use. (See attachment for complete listing of parcels and their Comprehensive Plan designation).

Primary Service Area: Inside and Outside

STAFF RECOMMENDATION

With the adoption of the Public Land District Ordinance staff believes it is necessary to rezone these 122 parcels to bring them into compliance with the new Public Land District, which was established for publicly owned parcels which are used for a public purpose. Staff recommends that the Planning Commission recommend approval of the rezoning of these 122 parcels to the James City County Board of Supervisors.

Staff Contact: Jason Purse and Leanne Reidenbach

Phone: 253-6685

PROJECT DESCRIPTION

During the past two months Planning staff, along with the County Attorney's office, has undertaken steps involved with establishing a Public Land District. The first step in the process was creating a Zoning Ordinance district, which was adopted on July 10, 2007 by the Board of Supervisors.

The purpose of this district is to establish a special classification for all significant publicly owned land which is used for a public purpose. Currently, publicly owned parcels are spread throughout all of the established zoning districts as either permitted or specially permitted uses. The Public Land District is more restrictive than the other districts in which these parcels are currently located. No use that was specially permitted in another district is now permitted in the Public Land District. In fact, many of the previously permitted uses would now require special use permits under the new designation.

Staff has identified all publicly owned parcels and has grouped them into three categories: 1) land over 5 acres; 2) land under 5 acres that has a significant public impact; and 3) land that does not constitute a notable impact, or land that is not meant for public purpose. Lands from the first two groups are included in this report to be rezoned into the Public Land District. Staff does not propose to rezone the parcels in the third group. The latter group includes uses such as well lots and pump stations that are accessory to residential or commercial uses and undeveloped parcels either under 5 acres in size or otherwise meant for economic development purposes, such as the parcel the County owns in the James River Commerce Center Industrial Park.

No use changes or development plans will be filed for any parcel as a part of this rezoning; this process is only meant to initially place all relevant land into the Public Land District. During this rezoning, the only changes to the parcels will be changing their underlying zoning to populate the newly-created Public Land District with lands that are consistent with its purposes. Additionally, there are no new requirements that adjacent property owners must comply with if they are adjacent to a parcel zoned to Public Land. The only new restrictions would be to the Public Land parcel itself.

COMPREHENSIVE PLAN

Land Use Map

Designation	Conservation (page 129), Park, Public, or Semi-Public Open Space (page 129), Rural Lands (page 119-120), Low-Density Residential (page 120), Federal, State, and County Land (page 130), General Industry (page 123-124), Mixed Use (page 124).
	Staff Comment: Publicly owned parcels used for a public purpose are often situated adjacent to and among other uses such as commercial, residential, and industrial uses. Public services are needed throughout the county, and because they are needed in a variety of different places many of the Comprehensive Plan designation descriptions reference these types of public uses. None of the parcels currently being considered for rezoning involve a change of use or development proposal that intensifies the use of the site, so will therefore continue to be compliant with the goals of the Comprehensive Plan. Under the Public Land District Ordinance, most use changes and more intensive uses will require a special use permit, which is more restrictive than most of the other districts in which these parcels are currently located. This will allow the County to ensure continued conformance to the Comprehensive Plan and mitigation of additional impacts. Rezoning these 122 parcels will allow the greatest certainty regarding the character of potential uses of those parcels based on the Comprehensive Plan and surrounding land uses. Staff believes these rezonings are in conformance with the goals of the Comprehensive Plan.

RECOMMENDATION

With the adoption of the Public Land District Ordinance staff believes it is necessary to rezone these 122 parcels to bring them into compliance with the new Public Land District, which was established for publicly owned parcels which are used for a public purpose. Staff recommends that the Planning Commission recommend approval of the Rezoning of these 122 parcels to the James City County Board of Supervisors.

Jason Purse, Senior Planner

Leanne Reidenbach, Planner

ATTACHMENTS:

1. Location Map
2. Parcel list and description

Tax Map ID	Address	Current Zoning	Proposed Zoning	Description	Comprehensive Plan Land Use
310100005	9551 Diascund Reservoir Road	A-1	PL	Undetermined/vacant	Conservation/ Park, Public, or Semi Public Open Space/ Rural Lands
740100015	9200 Croaker Road	A-1	PL	Undetermined/Vacant (Croaker Rd)	Rural Lands
830100002	5526 Riverview Road	A-1	PL	York River State Park	Park, Public, or Semi Public Open Space
840100001	None	A-1	PL	York River State Park	Park, Public, or Semi Public Open Space
1120100001	180 Leisure Road	A-1	PL	Upper County Park	Park, Public, or Semi Public Open Space
1120100003	151 Leisure Road	A-1	PL	Upper County Park	Rural Lands
1230100027	3135 Forge Road	B-1	PL	Fire Station #1	Federal, State, County Land
1240100013A	187 Industrial Boulevard	M-2	PL	JCC Convenience Center (Hankins)	General Industry
1240100017D	7994 Richmond Road	M-1	PL	Elevated Storage Tank/not buildable	Mixed Use
1240100051	7817 Richmond Road	A-1	PL	Toano Middle	Federal, State, County Land
1310100020	3651 Rochambeau Drive	A-1	PL	Stonehouse Elementary	Federal, State, County Land
1330100016	225 Meadowcrest Trail	R-1	PL	Undetermined/JCC owned	Low-Density Residential
1340100023A	7770 Croaker Road	A-1	PL	JCC Library	Federal, State, County Land
1410100013A	None	A-1	PL	JCC Vacant Land	Conservation
1410100037	8528 Croaker Road	A-1	PL	Undetermined/VDOT State owned	Rural Lands
1510100005	8501 York River Park Road	A-1	PL	York River State Park	Rural Lands
1640100004	None	A-1	PL	Camp Peary	Federal, State, County Land
1920100018A	990 Brickyard Road	A-1	PL	JCC Parks (Brickyard Rd)	Rural Lands
2110100026	180 Lakeview Drive	A-1	PL	Little Creek Reservoir Park	Park, Public, or Semi Public Open Space
2120100001	7090 Church Lane	A-1/R-1	PL	Little Creek Reservoir	Park, Public, or Semi Public Open Space
2240100009	597 Jolly Pond Road	A-1	PL	School Operations	Rural Lands
2320100035	7311 Richmond Road	R-2	PL	Norge Elementary	Federal, State, County Land
3010100004	1204 Jolly Pond Road	A-1	PL	Transfer Station	Federal, State, County Land
3010100007	None	A-1	PL	Transfer Station	Federal, State, County Land /Rural Lands
3010100009	5537 Centerville Road	A-1	PL	Freedom Park	Park, Public, or Semi Public Open Space
3020100010	5981 Centerville Road	A-1	PL	Freedom Park	Park, Public, or Semi Public Open Space
3030100001	None	A-1	PL	Transfer Station	Federal, State, County Land /Rural Lands
3040100003	5370 Centerville Road	R-4	PL	DJ Montague Elementary	Federal, State, County Land

Tax Map ID	Address	Current Zoning	Proposed Zoning	Description	Comprehensive Plan Land Use
3130100006	5535 Centerville Road	LB	PL	Freedom Park	Park, Public, or Semi Public Open Space
3130100049	5380 Centerville Road	R-4	PL	DJ Montague Elementary	Federal, State, County Land
3210100001A	5800 Seasons Trace	R-2	PL	Elevated Storage Tank	Park, Public, or Semi Public Open Space/Low-Density Residential
3210100012	5700 Warhill Trail	R-8	PL	District Sports Complex	Park, Public, or Semi Public Open Space
3210100013	6450 Centerville Road	PUD-C	PL	Warhill High	Mixed-Use
3220100047	5417 Olde Towne Road	R-2	PL	Greenspace- Scott's Trust	Low-Density Residential
3230100001	4460 Longhill Road	R-2	PL	Lafayette High	Federal, State, County Land
3240100027	5312 Olde Towne Road	R-4	PL	Fire Station #4	Federal, State, County Land
3240100029C	5237 Olde Towne Road	R-2	PL	Lafayette High	Federal, State, County Land
3240100029A	5249 Olde Towne Road	LB	PL	Human Services Building	Federal, State, County Land
3430100002	1350 John Tyler Highway	A-1	PL	Chickahominy Riverfront Park	Park, Public, or Semi Public Open Space
3630100001	4085 Centerville Road	A-1	PL	Matoka Elementary	Rural Lands
3630100023	3201 Monticello Avenue	R-4	PL	Fire Station #5	Federal, State, County Land
3810100003	4951 Longhill Road	R-2	PL	Residual Eastern State Hospital	Federal, State, County Land
3820100002	5231 Longhill Road	R-2	PL	Community Center	Park, Public, or Semi Public Open Space
3820100002A	5255 Longhill Road	R-2	PL	Elevated Storage Tank	Park, Public, or Semi Public Open Space
3830100010	3793 Ironbound Road	R-4	PL	Mid-County Park	Park, Public, or Semi Public Open Space
3830100027	None	R-4	PL	Mid-County Park	Park, Public, or Semi Public Open Space
3840100038B	None	B-1	PL	Undetermined/JCC Vacant Land (Strawberry Plains)	Low-Density Residential
3910100003	105 Tewning Road	M-1	PL	JCSA (Tewning Road Offices)	Federal, State, County Land
3910100004	4451 Ironbound Road	M-1	PL	VDOT Offices	Federal, State, County Land
3910100151	4545 Ironbound Road	R-2	PL	W&M (Plumet Park)	Federal, State, County Land
3910100152	4601 Ironbound Road	R-2	PL	Eastern State Hospital	Federal, State, County Land
3910100153	5301 Longhill Road	R-2	PL	Community Center	Park, Public, or Semi Public Open Space
3910100154	None	R-2	PL	Residual Eastern State Hospital	Federal, State, County Land
3910100155	5231 Longhill Road	R-2	PL	Residual Eastern State Hospital	Federal, State, County Land
3910100156	149 Tewning Road	M-1	PL	Recycle Center	Federal, State, County Land
3911300001B	5304 Palmer Lane	MU	PL	Ironbound Village Offices	Low-Density Residential

Tax Map ID	Address	Current Zoning	Proposed Zoning	Description	Comprehensive Plan Land Use
3911300001A	5300 Palmer Lane	MU	PL	Ironbound Village Offices	Low-Density Residential
3911300002B	5324 Palmer Lane	MU	PL	Ironbound Village Offices	Low-Density Residential
39113000003	5320 Palmer Lane	MU	PL	Ironbound Village Offices	Low-Density Residential
39113000004	5340 Palmer Lane	MU	PL	Ironbound Village Offices	Low-Density Residential
4420100015B	2620 Two Rivers Road	R-4	PL	Undetermined/JCC Vacant Land	Rural Lands
4420100015E	None	A-1	PL	Undetermined/Gov. Land Buffer	Rural Lands
4510100016	2860 John Tyler Highway	A-1	PL	Undetermined/JCC Vacant Land (JTH)	Rural Lands
4510100018	3100 John Tyler Highway	R-4	PL	Undetermined/JCC Vacant Land (JTH)	Rural Lands
4520100001	None	R-8	PL	Greensprings National Historic Park	Park, Public, or Semi Public Open Space
4520100002	3501 Centerville Road	R-8	PL	Greensprings National Historic Park	Park, Public, or Semi Public Open Space
4520100012	3493 John Tyler Highway	LB	PL	Greenspace- Exxon Property	Low-Density Residential
4610100002D	3751 John Tyler Highway	R-1	PL	Jamesstown High	Federal, State, County Land
4610100007A	3950 John Tyler Highway	R-4	PL	Undetermined/JCC Vacant Land (Around HRSD)	Low-Density Residential
4610100009	2900 Greensprings Road	R-8	PL	Greensprings Trail	Park, Public, or Semi Public Open Space
4610100011	None	R-1	PL	Undetermined/Greensprings Trail	Park, Public, or Semi Public Open Space
4610100012	2881 Greensprings Road	R-8/R-2	PL	Mainland Farm	Low-Density Residential
4610100013	2751 Greensprings Plantation Drive	R-4	PL	Undetermined/Federal Open Space	Conservation/Low-Density Residential
4620100021	4315 John Tyler Highway	R-8	PL	Greenspace- Nixon/Clara Byrd Baker	Conservation Area
4620100033	2915 John Proctor Way	R-8	PL	Greenspace- Williamsburg Homes/Chanco's Grant	Conservation Area
4620100039	None	R-1	PL	Undetermined/Greensprings Trail	Park, Public, or Semi Public Open Space
4620100041	None	R-2	PL	Undetermined/Greensprings Trail	Park, Public, or Semi Public Open Space
4630100015	1348 Colonial Parkway	R-8	PL	Jamesstown	Park, Public, or Semi Public Open Space
4640100009A	2080 Jamestown Road	B-1	PL	Jamesstown Parking Area	Mixed-Use
4640500001A	None	R-1	PL	Undetermined/Greensprings Trail	Public, or Semi Public Open Space
4710100058	3131 Ironbound Road	R-8	PL	Clara Byrd Elementary	Federal, State, County Land
4720100001A	5077 John Tyler Highway	B-1	PL	Fire Station #3	Federal, State, County Land
4721500001	5087 John Tyler Highway	B-1	PL	Law Enforcement Center	Federal, State, County Land

Tax Map ID	Address	Current Zoning	Proposed Zoning	Description	Comprehensive Plan Land Use
4730100001	1831 Jamestown Road	LB	PL	Canoe Access	Park, Public, or Semi Public Open Space
4810600171A	112 Laurel Lane	R-2/AA	PL/AA	Rawls Byrd Elementary	Federal, State, County Land
4930100001	None	R-8/AA	PL/AA	Colonial Parkway	Park, Public, or Semi Public Open Space
4930100002	None	R-8	PL	Colonial Parkway buffer	Conservation
5010100009	101 Mounts Bay Road	R-4	PL	County Government Complex	Federal, State, County Land
5230100001	18421 Pocahontas Trail	R-2	PL	Fire Station #2	Federal, State, County Land
5240100001	None	M-1	PL	Weapons Station	Federal, State, County Land
5510100001	1368 Colonial Parkway	R-8	PL	Jamestown	Park, Public, or Semi Public Open Space
5510200011A	544 Neck O Land Road	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300036	4764 Captain John Smith	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300037	2001 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300038	2005 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300039	2009 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300040	2013 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300041	2015 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300042	2019 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300043	2023 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300044	2027 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300045	2031 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300046	2037 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300047	2041 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300048	2045 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5510300049	2049 Back River Lane	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5520200001A	4788 Captain John Smith	R-2	PL	Colonial Parkway buffer	Conservation/Low-Density Residential
5520200030	4792 Captain John Smith	R-1	PL	Colonial Parkway buffer	Conservation/Low-Density Residential
5520200031	4784 Captain John Smith	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5520200032	4780 Captain John Smith	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5520200033	4776 Captain John Smith	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5520200034	4772 Captain John Smith	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5520200035	4768 Captain John Smith	R-1	PL	Colonial Parkway buffer	Low-Density Residential
5610100001	541 Neck O Land Road	R-8	PL	Jamestown	Park, Public, or Semi Public Open Space
5610100002	1801 Treasure Island Road	R-8	PL	Colonial Parkway	Park, Public, or Semi Public Open Space

Tax Map ID	Address	Current Zoning	Proposed Zoning	Description	Comprehensive Plan Land Use
5820100003	300 Ron Springs Drive	R-2	PL	HRSD Wastewater Treatment Facility	Federal, State, County Land
5920100046	8901 Pocahontas Trail	R-8/M1	PL	James River Elementary	Federal, State, County Land
5920100048	9300 Merrimac Trail	R-8	PL	Juvenile Detention Center	Federal, State, County Land
6010100003	9451 Merrimac Trail	- -	PL	Skiffes Creek Reservoir	None - Water
6010100011	9320 Merrimac Trail	R-8	PL	Regional Jail	Federal, State, County Land
6010100012	9340 Merrimac Trail	R-8	PL	Undeveloped parcel near jail	Federal, State, County Land
6220100001	None	M-2	PL	Fort Eustis/Islands in Skiffes Creek	Federal, State, County Land/Conservation

PLANNING DIRECTOR'S REPORT
August 2007

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

- Rural Lands Study. Staff has been working with the consultant to translate the narrative ordinance into specific ordinance language for the Planning Commission's and Board of Supervisor's consideration later this year. Staff reviewed a draft ordinance and is working on revisions for the consultant to incorporate into a second draft.
- New Town. The Design Review Board reviewed five cases in July. Three site plans were reviewed for BMP #53, Buildings 1200 and 1300 behind the theater and Roadway infrastructure plans for the initial phase of Section 7 & 8. The site layout and elevations for both the Circuit City store and "National Supermarket and Pharmacy" for the DRC retail portion of Settler's Market were also reviewed at the July DRB meeting.
- Better Site Design. The Committee is forwarding final items to the Committee Chair. The Committee has discussed sending the final document to the Planning Commission and Board as a reading file item with following up as needed.
- Direct Discharge Septic Systems. Staff has developed a set of proposed performance measures and is working with the Health Department and County Attorney's office on several unresolved questions regarding enforcement and workload. Staff plans to present the additional research to the Policy Committee for a recommendation later this month.
- Public Land District. The Board of Supervisors adopted the PL, Public Land District ordinance text at their meeting on July 10, 2007 with a unanimous vote. At the same meeting, they unanimously initiated the rezoning of 122 parcels owned by various public entities from their current zoning districts to PL, Public Land. The Planning Commission was presented the staff report for this comprehensive rezoning at this evenings meeting.
- Adequate Public Facilities: Cumulative Development Impact to Schools Project. This project got underway in mid-July. Staff has been working to develop and refine the database that will be employed in the project. Once the database is fully developed, Staff will be able to accurately estimate what the cumulative impact of new development approved in the County will be for each individual school in the Williamsburg-James City County School District. Staff estimates that initial reports should be available by mid-August.
- Board Action Results July 10 & 24.
 1. Case No. Z-3-07. 3435 Old Stage Road **Adopted 4-0**
 2. Case No. SUP-14-07. Anderson's Corner Animal Care Facility **Adopted 4-0 as amended**
 3. Case No. SUP-15-07. Precious Moments Playhouse, Inc. SUP Renewal **Adopted 5-0 (without Sunset clause)**
 4. Case No. Z-09-06/MP-10-06. Ironbound Square Redevelopment Phase II (Continued from June 26, 2007) **Adopted 5-0**
 5. Case No. ZO-4-07. Zoning Ordinance Amendment-Public Land Ordinance **Adopted 4-0 as amended**

O. Marvin Sowers, Jr.