

AGENDA
JAMES CITY COUNTY PLANNING COMMISSION
October 7, 2015 – 7:00 p.m.

1. ROLL CALL	Page #
2. PUBLIC COMMENT	
3. CONSENT AGENDA	
A. Minutes from the September 2, 2015 Regular Meeting.....	1
B. Development Review Committee	
1.C-0018-2015, New Town Shared Parking Update (DRC Recommendation: Deferral until January 27, 2016, 4-0)	
2.C-0067-2015, Lightfoot Marketplace -MP Consistency (DRC Recommendation: Approval, 4-0)	
3.SP-0049-2015, The Promenade at John Tyler –MP Consistency (DRC Recommendation: Approval, 4-0)	
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A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE FIFTH DAY OF AUGUST TWO-THOUSAND AND FIFTEEN, AT 7:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101-F MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

1. ROLL CALL

Planning Commissioners

Present:

Robin Bledsoe

Rich Krapf

Chris Basic

Tim O'Connor

George Drummond (Late)

John Wright, III

Staff Present:

Paul Holt, Planning Director

Jason Purse, Zoning Administrator

Christy Parrish, Deputy Zoning Administrator

Maxwell Hlavin, Assistant County Attorney

Scott Thomas, Director of Engineering & Resource Protection

Remote Participation

Heath Richardson

Ms. Robin Bledsoe called the meeting to order at 7:00 p.m.

Mr. Holt noted that Mr. Drummond had not yet arrived.

Mr. Paul Holt stated that a quorum was present. Mr. Holt stated that Mr. Heath Richardson was attending to a personal matter out of town and has requested to participate in the meeting remotely from the Mark Center Building in Alexandria, Virginia. Mr. Holt further stated that per the policy adopted by the Commission and consistent with state code the members present must consider and approve a request for remote participation by a majority vote.

Mr. Rich Krapf moved to approve the request for remote participation.

On a roll call vote the Commission approved the request 5-0.

Mr. Richardson joined the meeting via telephone.

2. PUBLIC COMMENT

Ms. Bledsoe opened the public comment.

As no one wished to speak, Ms. Bledsoe closed the public comment.

3. **CONSENT AGENDA**

A. **Minutes from the August 5, 2015 Regular Meeting**

B. **C-0041-2015, Windsormeade Hall Facility Addition MP Consistency**

Ms. Bledsoe reminded the Commission that they are approving the Minutes for the August 5, 2015 meeting which are also the Commission's written findings for the purposes of State Code Section 15.2-2232 which will be forwarded to the Board of Supervisors as such. Ms. Bledsoe noted that the Consent Agenda also included approval of the DRC findings related to masterplan consistency for the Windsor Meade Hall Facility Addition.

Mr. John Wright moved to approve the Consent Agenda.

Mr. Basic noted that he would abstain as he was absent at the August 5 meeting.

The consent agenda was approved by voice vote (5-0-1, Mr. Basic abstaining and Mr. Drummond not yet present)

4. **REPORTS OF THE COMMISSION**

A. **Policy Committee**

Mr. Wright stated that the Policy Committee met on August 13, 2015 to discuss the two ordinance amendments which are before the Commission for consideration on this agenda. Mr. Wright noted that after discussing the flood plain area regulations, the Committee recommended adopting the higher standards for the County's ordinance. Mr. Wright noted that having a stronger ordinance could result in a reduction in flood insurance rates.

B. **Development Review Committee**

Mr. George Drummond stated that the Development Review Committee reviewed the conceptual plan for the Windsor Meade Hall Facility Addition and found it to be consistent with the approved Master Plan.

5. **PUBLIC HEARING**

A. **ZO-0001-2015, Article VI, Division 3 – Floodplain Area Regulations**

Ms. Christy Parrish, Deputy Zoning Administrator, made a presentation to the Commission on the proposed changes to the Floodplain Ordinance. Ms. Parrish stated that in 2009 the Federal Emergency Management Agency (FEMA) initiated a coastal analysis and mapping study for communities along the mid-Atlantic coast to better estimate coastal flood hazards and more accurately define the limits of tidal flooding based on improved technology available. Changes included addition of and/or modifications to Base Flood Elevations, Base Flood Depths, Special Flood Hazard Areas (SFHAs), zone designations, and the regulatory floodway. Ms. Parrish clarified that SFHAs are the areas subject to inundation by the flood having a one-percent (1%) chance of being equaled or exceeded in any given year.

Ms. Parrish stated that as part of the public outreach effort regarding the flood map changes, staff mailed over 2,500 letters regarding the proposed map changes and along with FEMA representatives, held a public Coastal Flood Risk Open House on August 13, 2014, at Legacy Hall.

Ms. Parrish noted that FEMA published a public notice of the proposed flood hazard determinations in the Federal Register in September 2014 and in the Virginia Gazette in October 2014, which advertised a 90-day appeal period allowing individuals to appeal the proposed flood hazard determinations if that person believed his or her property rights would be adversely affected. Ms. Parrish stated that FEMA did not receive any appeals of the proposed flood hazard determinations. Ms. Parrish further stated that now that the 90-day appeal period is over, staff received a Letter of Final Determination from FEMA dated June 16, 2015. This letter states that the changes to the maps are final and will become effective as of December 16, 2015.

Ms. Parrish stated that James City County is required, as a condition of continued eligibility in the National Flood Insurance Program (also known as the “NFIP”), to adopt or show evidence of adoption of floodplain management regulations that meet the standards of the NFIP regulations prior to December 16, 2015. Ms. Parrish stated that James City County participates in the FEMA Community Rating System (“CRS”) which recognizes and rewards communities that carry out floodplain management activities beyond the minimum criteria of the NFIP by reducing flood insurance rates in the community. The County’s participation in the CRS has resulted in 15 percent lower flood insurance premiums than the national average.

Ms. Parrish stated that current special flood hazard areas in James City County are known as Zones A & AE and that these areas are subject to inundation by the 1% annual chance flood even also known as the 100-year flood. Ms. Parrish stated that the requirements for new construction and substantial improvements include that the lowest floor including basement or cellar must be two feet above the one percent annual chance flood; utilities and sanitary facilities including mechanical, plumbing and electrical systems and gas lines must be floodproofed up to the level of two feet above the one percent annual chance flood.

Ms. Parrish stated that as the James City County Floodplain ordinance was last updated in 2011 and that staff is not recommending large, wholesale changes. Ms. Parrish stated that the changes would include: additional definitions, authority to regulate by VA Code, abrogation and severability language per FEMA, terminology, effective date of map and study (December 16, 2015), ensure all federal and state permits be obtain when applicable, update permit titles, additional language to ensure all construction methods and materials minimize flood damage, clarifying floodproofing for nonresidential structures is up to the level of two feet freeboard, language to ensure enclosed space below the lowest floor is solely for parking, building access or storage and have permanent openings designed to allow the exit of floodwaters and clarifying that altering or repairing existing structures in the special flood hazard area to an extent of or amount of less than 50 percent of its market value be elevated to conform to the Virginia Uniform Statewide Building Code.

Ms. Parrish noted that James City County is required to incorporate two new floodplain designations that are reflected on the new maps:

Ms. Parrish stated that the first is the “AO” zones which are areas subject to inundation by one percent (1%) annual chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Ms. Parrish noted that regulations for new construction and substantial improvements in this zone would have the same freeboard requirements of two feet above the base flood elevation or depth as indicated on the maps; nonresidential structures may also use watertight

floodproofing in accordance with the Building Code; and adequate drainage paths around structures on slopes shall be provided to guide floodwaters around and away from proposed structures.

Ms. Parrish stated that the second is the “V” zones which are areas subject to inundation by the one percent (1%) annual chance flood event with additional hazards due to storm-induced velocity wave action of three feet or greater. Ms. Parrish stated that these parcels are generally located along the York River and James River. Ms. Parrish stated that staff has identified 213 parcels, including four (4) residential dwellings, that have portions of this designation. Ms. Parrish stated that new construction and substantial improvements in these zones will be required to be elevated two feet above the base flood elevation on pilings or columns which could include a breakaway foundation for aesthetic purposes.

Ms. Parrish stated that FEMA has also added a Limit of Moderate Wave Action (LiMWA) line to the FIRMs that primarily follow the shoreline to indicate the potential for moderate waves that may cause damage to structures. Ms. Parrish further stated that the area in front of the LiMWA line is also referred to as the “Coastal AE” zone which is defined as areas that have been delineated as subject to wave heights between 1.5 feet and 3 feet and identified on the FIRM as AE areas that are seaward of the LiMWA line.

Ms. Parrish stated that while this line will not impact flood insurance rates, FEMA along with DCR recommends that localities adopt the “Coastal AE” zone in its ordinance to help reduce risk of structural damage from moderate wave action. Ms. Parrish further stated that if adopted, construction standards for new construction and substantial improvements would be the same as the “VE” zones. Ms. Parrish noted that staff has identified 284 parcels, including four residential dwellings and three non-residential structures other than sheds and water-dependent structures that have portions of this “Coastal AE” designation.

Ms. Parrish stated that York County, Gloucester County and the City of Norfolk have adopted the “Coastal AE” zone as a higher standard in their floodplain ordinances. Ms. Parrish further stated that adopting the “Coastal AE” zone as part of the zoning ordinance will be beneficial to our CRS rating and could provide additional savings to insurance as well as protect new and substantially improved structures from wave impacts.

Ms. Parrish stated that the floodplain ordinance has been considered by the Policy Committee at its July 16 and August 13 meetings. After discussion, the Committee agreed that promoting safe construction now and for future events was most important and approval of the “Coastal AE” as a higher standard and require all new construction and substantial improvements to be elevation as if located in “VE” zones.

Ms. Parrish stated that staff recommends that the Planning Commission recommend approval of the ordinance amendments to the Board of Supervisors.

Ms. Parrish noted that Scott Thomas, Director of Engineering & Resource Protection was also on hand for technical questions.

Ms. Bledsoe opened the floor for questions from the Commission.

Mr. Wright inquired what the effect of the changes would be on a property owner in an existing floodplain if the property were damaged.

Ms. Parrish stated that if totally destroyed, the property would have to be rebuilt to the higher standard. If damage was less than 50% of the value, they could rebuild to the building code requirements.

Mr. Wright inquired if building back to the higher standard would improve their insurance rates.

Ms. Parish stated that they would likely see a reduction in the insurance rate.

Mr. Tim O'Connor inquired if the 300 CRS points obtained by adopting the higher standards would bring the County half-way to the next CRS rating level.

Ms. Parrish confirmed.

Mr. O'Connor noted that the benefits of obtaining the 300 CRS points was a large factor for the Policy Committee in recommending adoption of the higher standards.

Mr. O'Connor further noted that most of the parcels affected by the new Coastal AE standards are already subject to RPA limitations.

Ms. Parrish stated that many of the parcels may not be developable.

Mr. Rich Krapf stated that endorsement of the higher standards by the Williamsburg Area Association of Realtors was a significant factor in was an important factor for the Policy Committee in making its recommendation.

Mr. Heath Richardson stated that he supports adopting the higher standards and recommending approval to the Board of Supervisors.

Ms. Bledsoe thanked staff for their efforts in bringing these amendments forward.

Ms. Bledsoe inquired if there had been any citizen input.

Ms. Parrish stated that no specific input had been received by staff to date as part of the ordinance update process; however, many citizen did attend the public meeting to learn more about the changes and to learn about their risk.

Ms. Bledsoe opened the public hearing.

As no one wished to speak Ms. Bledsoe closed the public hearing.

The Commission commended staff on their efforts to present very technical ordinance changes in a concise and understandable format.

Mr. Krapf moved to recommend approval of adopting the Coastal AE standards and to recommend approval of the revised ordinance.

On a roll call vote, the Commission voted to recommend approval of ZO-0001-2015, Article VI, Division 3 – Floodplain Area Regulations with incorporation of the Coastal AE standards (7-0)

B. ZO-0005-2015, Article VIII-Appeals

Mr. Purse stated that the Virginia State Code sections pertaining to variances were amended during the 2015 legislative session and went into effect July 1, 2015.

Mr. Purse stated that unlike rezonings and special use permits, a consideration of applications for variances are reviewed by the Board of Zoning Appeals (BZA), instead of the Planning Commission and Board of Supervisors; however, the new changes must be reflected in our Zoning Ordinance, which requires Policy Committee, Planning Commission, and Board of Supervisors approval. Mr. Purse stated that State Code empowers the BZA to hear and decide appeals of determinations made by the Zoning Administrator, as well as the ability to grant a variance.

Mr. Purse stated that a variance is permission to depart from the literal requirements of a zoning ordinance, as they relate to height, area and size of a structure. The State Code further provides guidelines that must be met in order for the BZA to grant a variance, and since they are a quasi-judicial body the scope of their approvals must strictly follow those requirements.

Mr. Purse stated that the definition of “variance” would be amended to “... in the application of the zoning ordinance, a reasonable deviation from those provisions regulating the shape, size, or area of a lot or parcel of land, or the size, height, area, bulk, or location of a building or structure when the strict application of the ordinance would unreasonably restrict the utilization of the property...” Mr. Purse stated that the unreasonable restriction clause pertained to whether any structure can be built or any use on the property can take place.

Mr. Purse stated that the other change pertains to the criteria for granting a variance which include unreasonable restriction and hardship not shared by other property owners in the same zoning district.

Mr. Purse further stated that the burden would now be on the applicant to prove that they met all the criteria to receive a variance.

Mr. Purse noted that the BZA is only empowered to act in accordance with the standards prescribed by statute and that variance may only be granted to achieve parity with other properties in a zoning district due to the special characteristics of the property.

Mr. Purse stated that Staff recommends that the Commission recommend approval of the ordinance changes to the Board of Supervisors.

Ms. Bledsoe opened the public hearing.

As no one wished to speak, Ms. Bledsoe closed the public hearing.

Mr. Chris Basic moved to recommend approval of the ordinance amendments to the Board of supervisors.

On a roll call vote, the Commission voted to recommend approval of ZO-0005-2015, Article VIII-Appeals (7-0).

6. PLANNING DIRECTOR’S REPORT

Mr. Holt stated that there was nothing more to add other than what was submitted in the Planning Commission packet.

Mr. O'Connor inquired about the next steps in funding for the Skiffes Creek Connector/Route 60 Relocated project.

Mr. Paul Holt stated that by the end of September staff intends to submit an application for HB 2 funding. Mr. Holt stated that this is an annual funding cycle and that HB 2 is a program put in place by the General Assembly to help prioritize transportation projects throughout the Commonwealth. Mr. Holt further stated that this is a highly competitive program; however, with the amount of funding needed to complete the project it is the County's best option to obtain funding.

Mr. Richardson stated that he appreciated staff's efforts to allow remote participation in this meeting.

7. **COMMISSION DISCUSSION AND REQUESTS**

Ms. Bledsoe reminded Mr. Richardson that he is the Planning Commission representative to the Board of Supervisors meeting for the month of September.

8. **ADJOURNMENT**

Ms. Bledsoe called for a motion to adjourn.

Mr. Wright moved to adjourn.

The meeting was adjourned at approximately 7:43 p.m.

Robin Bledsoe, Chairwoman

Paul D. Holt, III, Secretary

**Development Review Committee Report
September 30, 2015**

C-0018-2015 New Town Shared Parking Update

DRC Action: This case required the review of the DRC as part of the regular review of shared parking in Section 2&4 of New Town. Per the applicant's request, the DRC recommended that the review be deferred to the January 27, 2016 meeting.

C-0067-2015 Lightfoot Marketplace Building 5

DRC Action: The applicant submitted a conceptual plan for Building 5 of the Lightfoot Marketplace development. In accordance with special use permit condition #1, the conceptual plan was before the DRC for a master plan consistency determination following a finding by the Planning Director that the proposal significantly affects building location and open spaces as shown on the master plan. By a vote of 4-0, the DRC voted to recommend approval of the plan as consistent with the master plan.

SP-0049-2015 The Promenade at John Tyler

DRC Action: The site plan was before the DRC for master plan consistency following a finding by the Planning Director that the proposed grading into the 50 foot buffer along the Winston Terrace subdivision was not consistent with the buffer shown on the master plan. By a vote of 4-0, the DRC voted to recommend approval of the plan as consistent with the master plan, with an agreement from the applicant that additional landscaping will be provided by tenplexes 8 and 9.

MEMORANDUM

DATE: October 7, 2015

TO: The Planning Commission

FROM: Christopher Johnson, Principal Planner

SUBJECT: Case No. MP-01-2015. Greensprings Plantation Master Sign Plan Amendment

Greensprings Plantation is a master planned community generally located off of John Tyler Highway, Centerville Road, and Greensprings Plantation Drive, and it encompasses the following developments: Greensprings West Subdivision, Williamsburg National Golf Course, Greensprings Vacation Resort, Patriot's Colony Retirement Community, Fairway's Villas, Greensprings Plantation Office park, Braemar Creek, Governor's Ridge and other areas.

Master planned communities which are zoned R-4, such as Greensprings Plantation, are permitted to have unique signing systems, as may be approved by the Planning Commission and Board of Supervisors. The intent of the master sign plan is to allow the developer and builder to distinguish the various sections of large communities by their respective locations, while at the same time serving to maintain a uniform and consistent appearance within the project as a whole.

Accordingly, Greensprings obtained an initial Master Sign Plan in 1996 for various subdivision identification and directional signs throughout the community. A subsequent amendment was last approved by the Board in 2001 for additional signage for the golf course and for Greensprings West.

Mr. C.J. Jones of Berkeley Property Management, agent for the Greensprings Plantation Governor's Ridge Homeowners Association has applied for an amendment to the Greensprings Plantation Master Sign Plan to add two additional signs, specifically to identify the Governor's Ridge portion of the development.

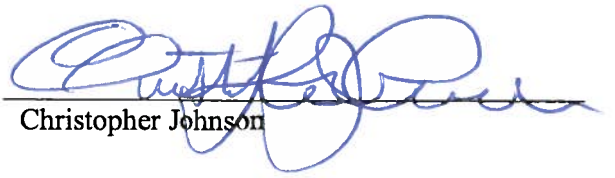
An amendment to the plan is required since the location of the two proposed signs is not identified on the currently adopted master sign plan.

As shown on the attached graphic, two brick columns, each measuring 2' x 2' x 5½' tall, would be added on Phillip Ludwell, just past the entrance to the golf course parking lot, to better identify the area as the transition to the single family home area.

Recommendation

Staff recommends the Planning Commission recommend approval of the requested master sign plan amendment with the following conditions:

1. Up to two additional signs may be permitted as part of the Greensprings Master Sign plan to identify the Greensprings Plantation Governor's Ridge residential area.
2. The two additional signs shall be generally consistent with the design, materials and size as those shown in Attachment 2, as determined by the Planning Director. Signs shall not be internally illuminated.
3. The two additional signs shall be generally located as shown in Attachment 3, as determined by the Planning Director.



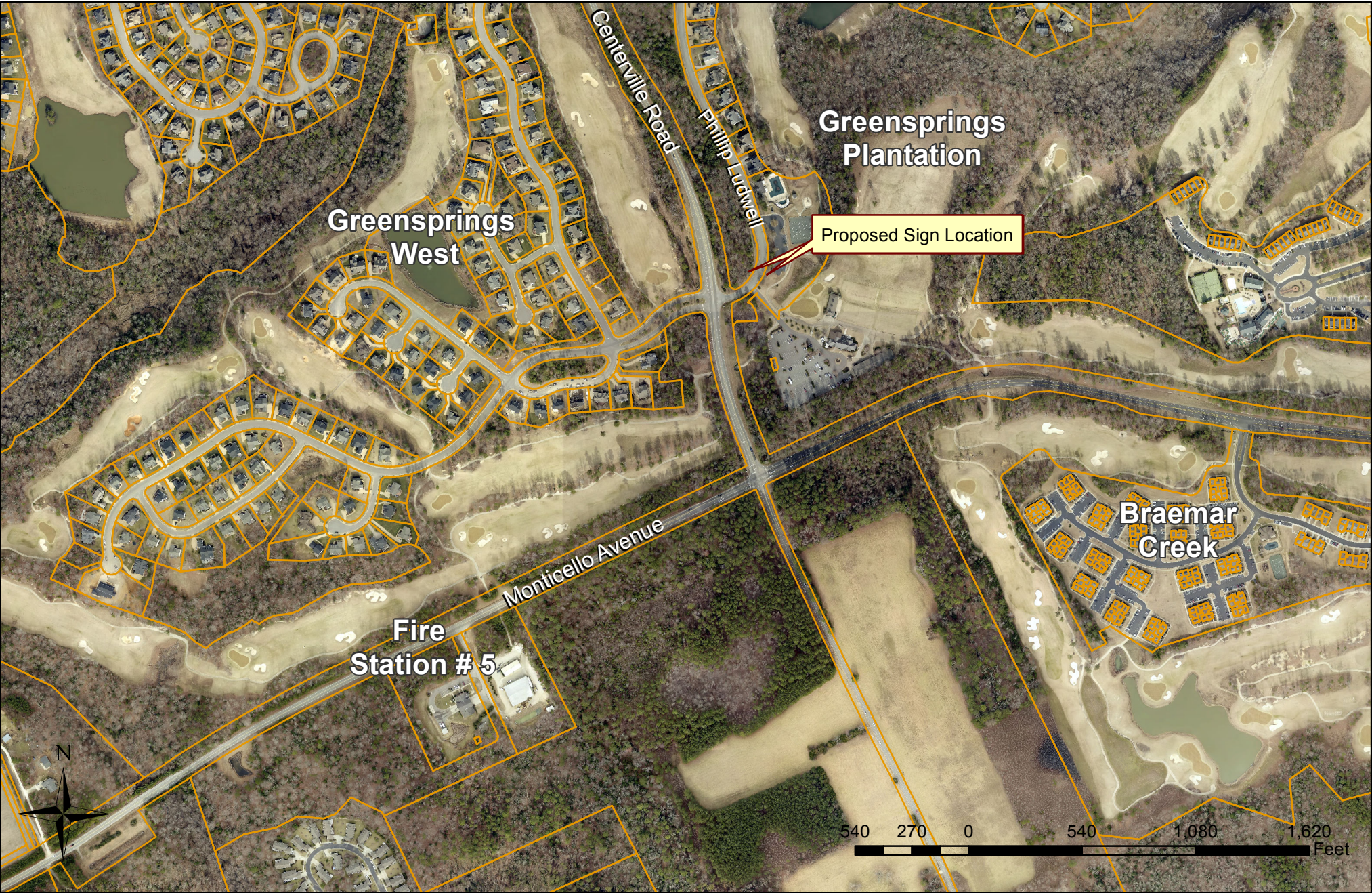
Christopher Johnson

Attachments

1. Location Map
2. Proposed sign design
3. Proposed sign locations

MP-0001-2015 Greensprings Plantation Master Sign Plan Amendment

Attachment 1



2'x2'x66" column



APPROVED _____ APPROVED AS NOTED _____
NEW PROOF WILL BE SENT

SALESPERSON: _____
DESIGNER: _____
DATE / MODIFIED: _____

JOB NAME: _____
JOB ADDRESS: _____
CONTACT: _____
FILE NAME: _____

PROPERTY OF

757.490.7766
757.490.6971. FAX

123 PENNSYLVANIA AVENUE
VIRGINIA BEACH, VA 23462



Greensprings Plantation Governor's Grove proposed signs



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.

SUP-0003-2015: Colonial Heritage Deer Lake Estates Utility Extension
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conditions also prohibited connections to JCSA public facilities, as the property was located outside of the PSA at that time.

In 2015, as part of the Comprehensive Plan update process, the applicant filed a request to change the land use designation of the ±220 acre, 50-lot rural cluster portion of the BSA property from Rural Lands to Low Density Residential. They also requested an extension of the PSA to include the area of the 50-lot cluster into the PSA. The request was approved and the new land use designation and PSA lines were adopted by the Board of Supervisors as part of the 2035 Comprehensive Plan Land Use Map.

PROJECT DESCRIPTION

Mr. William Holt, of Kaufman and Canoles, has applied on behalf of Colonial Heritage LLC, to allow for the extension of approximately 7,500 linear feet of 8" sanitary sewer force main from the existing JCSA pump station located within Colonial Heritage, Section VI and an extension of approximately 6,660 linear feet of water main to connect the existing JCSA water main on Jolly Pond Rd. to an existing water main within Colonial Heritage. The subject area of the property is zoned A-1, General Agriculture, with proffers.

If approved, the application will also amend the adopted conditions of Case No. SUP-0021-2004, as more fully described below.

Previous SUP Conditions Amended By the Approval of This Proposal

The conditions of this application would amend and restate the adopted conditions of the previously adopted SUP conditions for the 50-lot rural cluster (JCC Case No. SUP-0021-2004). The majority of changes amend the language of the conditions to more accurately describe the 50 lot rural cluster, specifically to reflect that it is now inside the PSA. Other principal changes are as follows:

- *Condition #2* amended to adjust the timing of the dedication of a ±282 acre conservation easement to align with the final approval of any development plan at Deer Lake Estates.
- *Condition #5*, which originally prohibited connection of public utilities to the property, is to be replaced with a condition regarding the construction of public facilities, as is allowed and required by the Ordinance and the Comprehensive Plan now that the property is within the PSA.
- *Condition #6*, updated with most current water conservation language used for the Colonial Heritage development as a whole.

SURROUNDING ZONING AND DEVELOPMENT

Colonial Heritage is located along Richmond Road across from the Pottery Factory and adjacent to the Colonial Towne Plaza shopping center. The Deer Lake portion of this development extends from the intersection of Jolly Pond Road and Centerville Road down Cranston's Mill Pond across the street from the School Operations Center. Adjacent properties are zoned A-1, General Agriculture; PL, Public Land (WJCC School Operations Center); and MU, Mixed-Use with proffers (Colonial Heritage).

PUBLIC IMPACTS

Environmental

Watershed: Yarmouth Creek

Staff Comments: The Engineering and Resource Protection (ERP) Division has reviewed the proposal and concurs with the conditions as proposed below. Staff notes that the exact alignment of transmission lines will likely be subject to Chesapeake Bay Board review during the development plan review phase. ERP staff notes that the dam embankment is currently undergoing remediation for seepage, and that the Deer Lake dam is currently under a safety review by the Virginia Department of Conservation and Recreation.

Public Utilities

Given the recent adoption of the 2035 Comprehensive Plan, the site is now located inside the Primary Service Area. Section 19-59 of the Subdivision Ordinance states that major subdivisions within the PSA must connect to public water and sewer, thus the extension of public water and sewer facilities would conform to the

utilities requirement in the Ordinance. Staff finds that this extension would also be in conformance with the Utility Policy as stated in the 2035 Comprehensive Plan, which is discussed in more detail below. Staff also notes that the proposed utilities extensions would effectively create a more efficient “looped” water system, connecting with an existing main on Jolly Pond Road.

Staff Comments: The James City Service Authority has reviewed the proposal and concurs with conditions as proposed below.

COMPREHENSIVE PLAN

The subject property is designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map and is located inside the PSA. The Utility Policy, found in the Land Use section of the 2035 Comprehensive Plan, states that “...inside the PSA development is connected to public water and sewer, and new development must connect if it is a major residential subdivision or within 1,000 feet of a water or sewer main.” The proposed condition amendments and utilities extension would bring the existing SUP and any future development within the area of the 50-lot rural cluster into conformance with the 2035 Comprehensive Plan.

RECOMMENDATION

Staff finds the proposal to be compatible with surrounding zoning and development and consistent with the 2035 Comprehensive Plan. Staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the conditions below.

The proposed conditions can be divided into three categories: several conditions of SUP-0021-2004 are being carried-over “as-is” (*restated*); a number of SUP-0021-2004 conditions have been *amended*, as referenced above; and several conditions have been added (*new*) specifically in reference to the extension, construction, and operation of public facilities on the subject property.

In addition to the conditions which are carrying-over from the original, rural cluster SUP, conditions for the new specially permitted use (public water/sewer facilities) must address Board approved policies which were not in place during the application process for SUP-0021-2004. The Pedestrian Accommodations Map and the Regional Bicycle Facilities Plan, both of which were adopted and included as transportation resources in the 2035 Comprehensive Plan, indicate that a sidewalk and a shoulder bike lane are planned for the Jolly Pond Road frontage of the property. As the development of this property occurs, staff has applied these policies and added conditions accordingly.

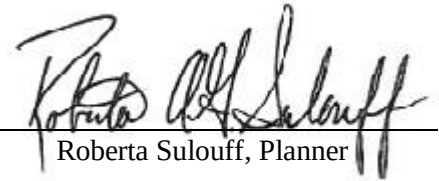
Proposed Conditions:

1. **(Amended) Development Limitation.** No more than fifty residential lots shall be platted on the 50-lot rural cluster portion of the Boy Scout of America (“BSA”) known as “Deer Lake Estates”, as shown on the plan “Deer Lake Estates Utility Extension-Water/Sewer SUP Exhibit” dated September 17, 2015, and prepared by AES Consulting Engineers (“the Exhibit”). Any residential lots developed on the BSA property shall be subject to the 2,000-residential-unit density cap.
2. **(Amended) Conservation Easement.** The conservation easement of ±282 acres shall be dedicated to James City County or an agency acceptable to the County and recorded prior to final subdivision approval by the County for any lot within the 50 lot rural cluster, as shown on the Exhibit. The area within the conservation easement shall be available and the owners shall retain the right to utilize the open space and conservation area for stormwater management structures and facilities, required open space, required impervious/pervious cover calculations, and watershed protection measures for the Colonial Heritage development and the 50-lot rural cluster. The conservation easement shall clearly state that no clearing, land disturbing, or development shall occur on the ± 282 acres unless otherwise approved by the Planning Director.
3. **(Restated) Buffers.** A minimum 150-foot buffer shall be maintained along Jolly Pond Road and Cranston’s Mill Pond Road. That buffer shall remain undisturbed with the exception of breaks for any entrance road, pedestrian connections, utilities, walking, hiking, and biking trails, any required clearing

necessary to create adequate sight distance, and other uses specifically approved by the Planning Director. The Planning Director shall approve the design of such features located within the required buffer.

4. **(Restated) Vehicular Access.** Access to the 50-lot cluster development shall be from a single entrance road onto Jolly Pond Road unless a second entrance road is approved by the Planning Commission following the review of the Development Review Committee.
5. **(New) Public Utilities.** Construction and operation of utilities shall be subject to the following conditions:
 - a. *Commencement:* Construction on this project shall commence within thirty-six (36) months from the date of approval of this special use permit or this permit shall be void.
 - b. *Construction Management:*
 - i. Construction, operation, and maintenance of the water and sewer extensions shall comply with all local, State, and Federal requirements.
 - ii. Adequate dust and siltation control measures, as determined by the Director of Engineering and Resource Protection, shall be taken to prevent adverse effects the adjacent properties.
 - iii. All construction activity on the water and sewer extensions shall occur between 7:00 a.m. and 5:00 p.m., Monday thru Friday.
 - c. *Regulatory Requirements.* All state and local permits and easements shall be acquired prior to the issuance of a land disturbing permit for any lot within the previously approved 50-lot rural cluster known as Deer Lake Estates.
 - d. *Erosion and Sediment Control.* The project shall comply with all Virginia erosion and sediment control regulations as specified in the 1992 Virginia Erosion and Sediment Control Handbook as amended.
 - e. *Construction Access:* Vehicular access to all residences along the affected right-of-ways, including Jolly Pond Road and Cranstons Mill Pond Road, shall be maintained at all times.
 - f. *Vegetation Protection:* The applicant shall avoid removing trees and bushes within the 150' Jolly Pond Road vegetative buffer and along the water and sewer extension corridors, except as shown on the approved site plan. Trees and bushes damaged during construction shall be replaced with a tree or bush of equal type as approved by the Planning Director or his designee.
6. **(Amended) Water Conservation.** The Water Conservation Regulations for Residential properties applicable to the Colonial Heritage development shall be implemented and enforced for the 50-lot rural cluster known as Deer Lake Estates.
7. **(Amended) Archaeology.** Prior to issuance of a land-disturbing permit for any portion of the BSA property, the applicant shall provide written evidence to the Planning Director which demonstrates that the recommendations of a professional archaeologist have been implemented in a manner consistent with the preservation objectives of the Board of Supervisors Archaeological Policy, as determined by the Planning Director or his designee.
8. **(Amended) Master Stormwater Plan.** A Master Stormwater Plan shall be submitted with the development plan for the alternative which is submitted for review and approval by the Director of Engineering and Resource Protection. The Master Stormwater Plan should specifically address how Deer Lake will be utilized as a primary Best Management Practices (BMP) (by use of drawings/narratives), whether additional onsite structural or non-structural practices are necessary and whether there is a better site design/low- impact development component proposed for stormwater compliance.
9. **(Amended) Steep Slopes.** Any plan of development for Deer Lake Estates shall maintain a separation of at least 35 feet between the top of 25 percent and steeper slopes and any structure and a 20-foot separation from the limits of grading to the top of 25 percent and steeper slopes. This is intended to apply to the larger, contiguous areas of steep slopes, not isolated areas, as determined by the Director of Engineering and Resource Protection. The Director of Engineering and Resource Protection shall have the ability to grant variances from this criteria to provide flexibility in application of this condition.

10. **(Amended) RPA/Perennial Stream.** The applicant shall conduct a perennial stream evaluation which shall receive approval from the Director of Engineering and Resource Protection prior to preliminary approval being granted for any plan of development for Deer Lake Estates. If perennial streams are present on the site, a 100-foot buffer shall be required around them and any wetlands contiguous to and connected by surface flow to the stream. Any plan of development for Deer Lake Estates shall also maintain a structural separation of 35 feet from any Resource Protection Area (RPA) on the property.
11. **(New) Pedestrian Accommodations.** In accordance with the adopted Pedestrian Accommodations Master and Regional Bicycle Facilities plans, sidewalk and a shoulder bike lane shall be provided along the Property's Jolly Pond Road frontage. This requirement may be waived by the Planning Director should the Owner demonstrate that existing pavement width or section, drainage, or other engineering constraints would restrict the ability of the Owner to install the bike lane in a manner that would meet Virginia Department of Transportation (VDOT) requirements. Such analysis shall be submitted prior to or concurrent with the initial site plan submission. If a bike lane can be installed, it shall be completed prior to the issuance of a Certificate of Occupancy for any of the 50 lots approved under JCC Case No. SUP-21-04, unless otherwise approved by the Planning Director. In the event that the Planning Director disapproves the waiver, the applicant may appeal the decision to the Development Review Committee, which shall forward a recommendation to the Planning Commission.
12. **(Restated) Severability.** This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



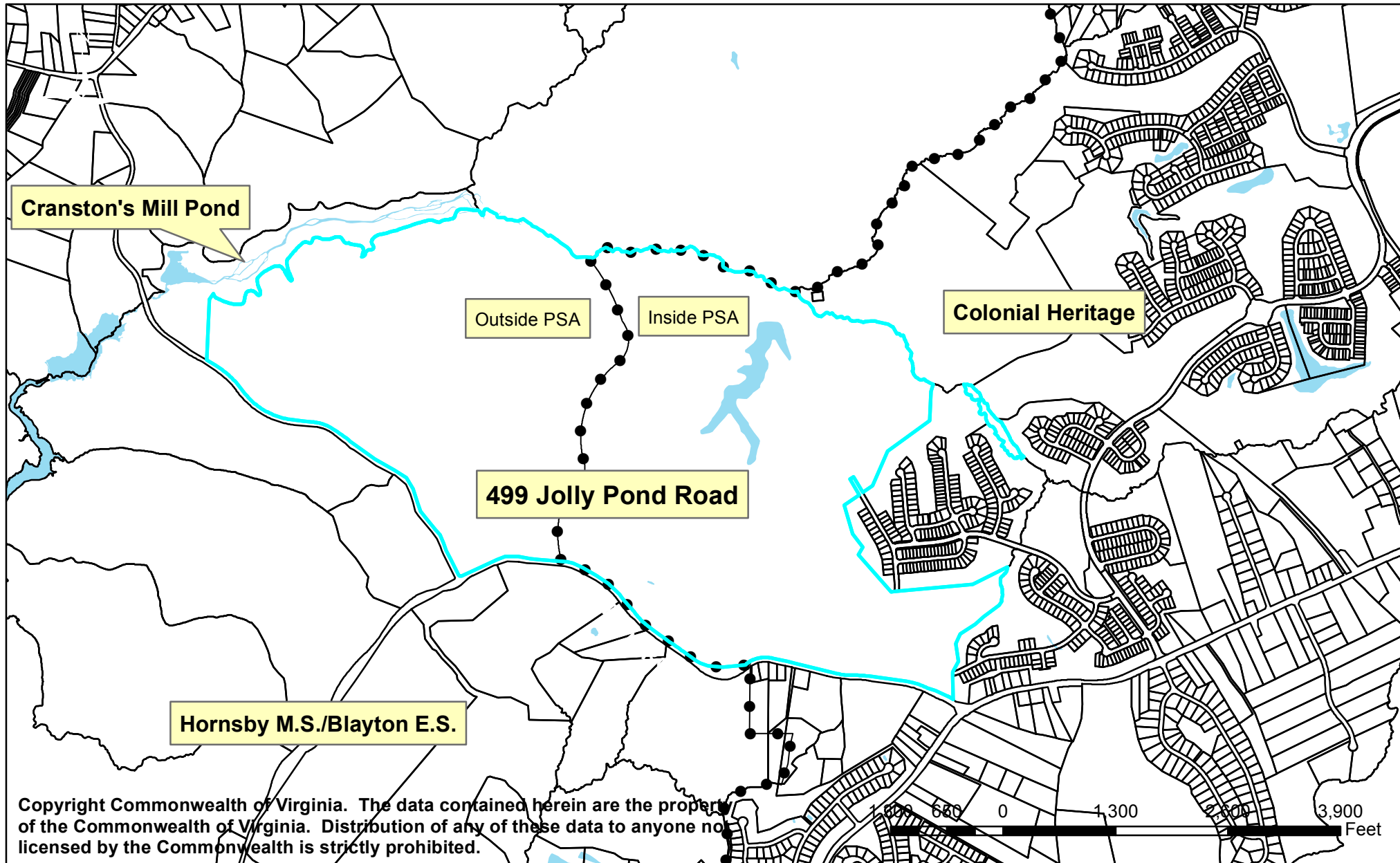
Roberta Sulouff, Planner

ATTACHMENTS:

1. Location Map
2. Adopted Conditions for JCC Case No. SUP-0021-2004, Boy Scout Property Rural Cluster
3. Exhibit Titled "Deer Lake Estates Utility Extension" dated September 17, 2015 by AES Consulting Engineers

JCC-SUP-0003-2015

Colonial Heritage Deer Lake Estates Utility Extension



RESOLUTION

CASE NO. SUP-21-04. U.S. HOME - COLONIAL HERITAGE,

BOY SCOUT PROPERTY RURAL CLUSTER

WHEREAS, the Board of Supervisors of James City County has adopted, by Ordinance, specific land uses that shall be subjected to a special use permit process; and

WHEREAS, Mr. Alvin Anderson and Mr. Gregory Davis of Kaufman & Canoles have applied on behalf of Colonial Heritage, LLC, for a special use permit to allow a 50-lot rural cluster development in accordance with the provisions of Section 24-214(c) of the Zoning Ordinance on the portion of the Boy Scout Property located outside the Primary Service Area (PSA); and

WHEREAS, the properties are located at 6175 Richmond Road, zoned MU, Mixed-Use, with proffers, and further identified as Parcel No. (1-21) on James City County Real Estate Tax Map No. (23-4); 6799 Richmond Road, zoned MU, Mixed-Use, with proffers, and further identified as Parcel No. (1-32) on James City County Real Estate Tax Map No. (24-3); 6993 Richmond Road, zoned MU, Mixed- Use, with proffers, and further identified as Parcel No. (1-11) on James City County Real Estate Tax Map No. (31-1); and 499 Jolly Pond Road, zoned A-1, General Agricultural, and further identified as Parcel No. (1-7) on James City County Real Estate Tax Map No. (22-4); and

WHEREAS, the Planning Commission of James City County, following its Public Hearing on November 1, 2004, recommended approval of this application by a vote of 4 to 1.

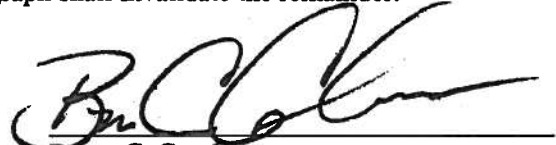
NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit No. SUP-21-04 as described herein with the following conditions:

1. Development Limitation. No more than fifty residential lots shall be platted on the portion of the Boy Scout of America (BSA) property located outside the PSA. Any residential lots developed on the BSA property located outside the PSA shall be subject to the 2,000-residential-unit density cap.
2. Conservation Easement. A conservation easement shall be submitted for review and approved by the County Engineer prior to issuance of a land-disturbing permit for any related plan of development of the portion of the BSA property located outside the PSA. The conservation easement shall be dedicated to James City County or an agency acceptable to the County prior to final site plan or subdivision approval for any plan of development or subdivision of lots for the ±282 acres shown on the plan "Special Use Permit Plan on a Portion of Colonial Virginia Council, Boy Scouts of America, a Virginia Corporation" prepared by AES Consulting Engineers, September 24, 2004. The area within the conservation easement shall be available and the Owners shall retain the right to utilize the open space and conservation area for stormwater management structures and facilities, required open space, required impervious/pervious cover calculations, and watershed protection measures for the

Colonial Heritage development and the 50-lot rural cluster. The conservation easement shall clearly state that no clearing, land disturbing, or development shall occur on the ±282 acres unless otherwise approved by the Planning Director.

3. Buffers. A minimum 150-foot buffer shall be maintained along Jolly Pond Road and Cranston's Mill Pond Road. That buffer shall remain undisturbed with the exception of breaks for any entrance road, pedestrian connections, utilities, walking, hiking, and biking trails, any required clearing necessary to create adequate sight distance, and other uses specifically approved by the Planning Director. The Planning Director shall approve the design of such features located within the required buffer.
4. Vehicular Access. Access to the 50-lot cluster development shall be from a single entrance road onto Jolly Pond Road unless a second entrance road is approved by the Planning Commission following the review of the Development Review Committee.
5. Central Well. An independent central well shall be required for the proposed cluster development. Connection into existing JCSA facilities shall not be permitted from outside the PSA. The independent well shall be designed to provide the necessary fire flow, peak water demands, and irrigation requirements for the development. A hydraulic analysis shall be submitted in accordance with JCSA standards for review and approval prior to final approval being granted for any plan of development or subdivision of lots of the property located outside the PSA.
6. Water Conservation. The applicant shall be responsible for developing water conservation standards to be submitted to and approved by the JCSA. The applicant shall be responsible for enforcing these standards. The standards shall address such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping design and materials and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of water resources. The JCSA shall approve the standards prior to final approval for any plan of development on the non-PSA portion of the Boy Scout property.
7. Archaeology. Prior to issuance of a land-disturbing permit for any portion of the BSA property located outside the PSA, the applicant shall provide written evidence to the Planning Director which demonstrates that the recommendations of a professional archaeologist have been implemented in a manner consistent with the preservation objectives of the Board of Supervisors Archaeological Policy, as determined by the Planning Director or his designee.
8. Master Stormwater Plan. A Master Stormwater Plan shall be submitted with the development plan for the alternative which is submitted for review and approval by the Environmental Director. The Master Stormwater Plan should specifically address how Deer Lake will be utilized as a primary Best Management Practices (BMP) (by use of drawings/narratives), whether additional onsite structural or non-structural practices are necessary and whether there is a better site design/low-impact development component proposed for stormwater compliance.

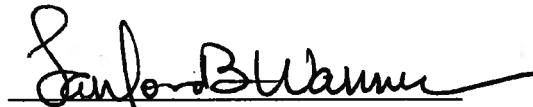
9. Steep Slopes. Any plan of development for the portion of the BSA property located outside the PSA shall maintain a separation of at least 35 feet between the top of 25 percent and steeper slopes and any structure and a 20-foot separation from the limits of grading to the top of 25 percent and steeper slopes. This is intended to apply to the larger, contiguous areas of steep slopes, not isolated areas, as determined by the Environmental Director. The Environmental Director shall have the ability to grant variances from this criteria to provide flexibility in application of this condition.
10. RPA/Perennial Stream. The applicant shall conduct a perennial stream evaluation which shall receive approval from the Environmental Director prior to preliminary approval being granted for any plan of development of the portion of the BSA property located outside the PSA. If perennial streams are present on the site, a 100-foot buffer shall be required around them and any wetlands contiguous to and connected by surface flow to the stream. Any plan of development for the portion of the BSA property located outside the PSA shall also maintain a structural separation of 35 feet from any Resource Protection Area (RPA) on the property.
11. Severability. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



Bruce C. Goodson
Chairman, Board of Supervisors

<u>SUPERVISOR</u>	<u>VOTE</u>
BRADSHAW	AYE
HARRISON	AYE
BROWN	AYE
MCGLENNON	NAY
GOODSON	AYE

ATTEST:

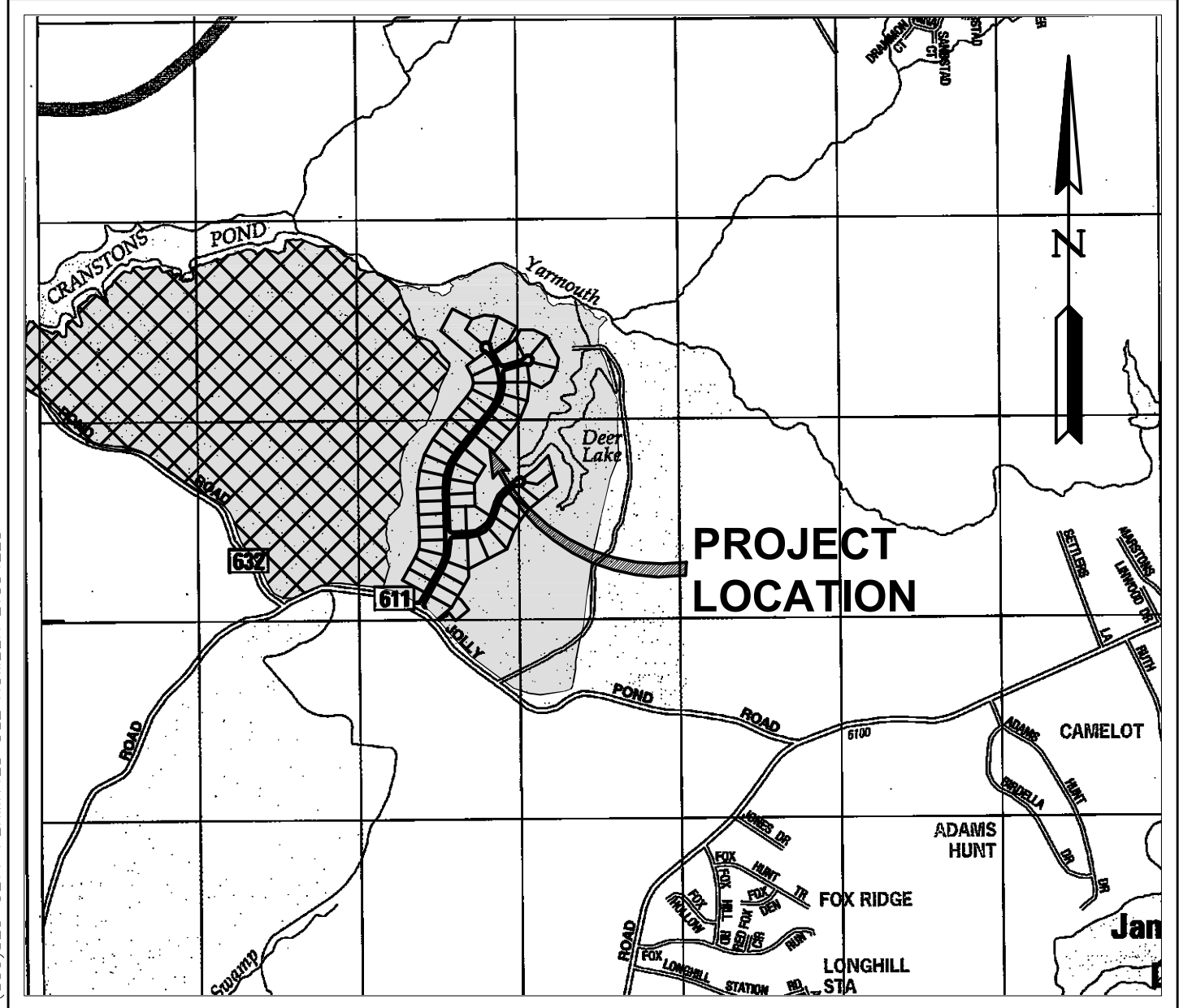
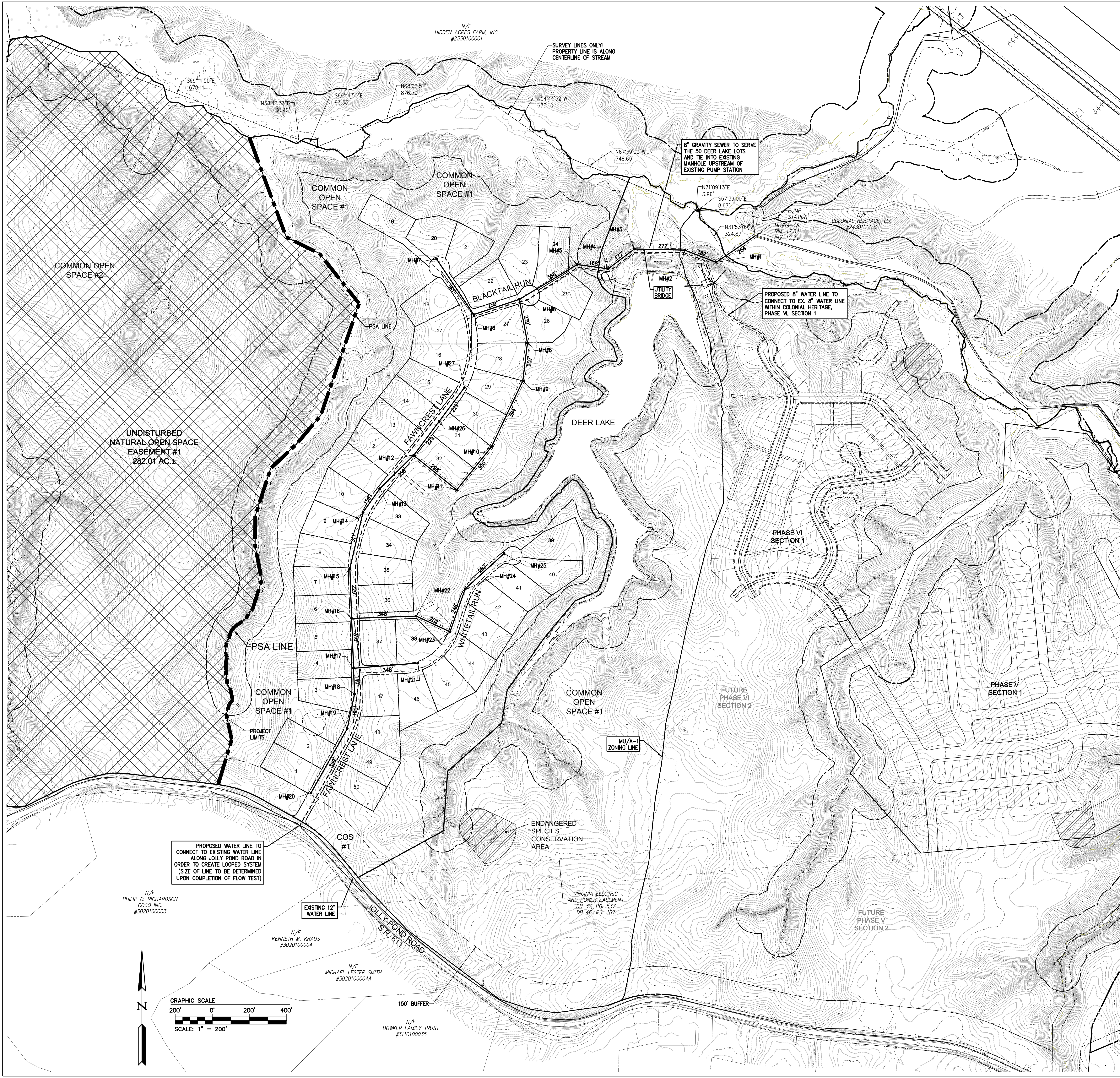


Sanford B. Wanner
Clerk to the Board

Adopted by the Board of Supervisors of James City County, Virginia, this 14th day of December, 2004.

sup2104_2.res

S:\085\9625\03-DeerLake 2012\Engineering\Plans\Overall Concept Plan\W962500-C03 Utility Extension SLP.dwg, 9/17/2015 3:31:33 PM, PDF-XChange for Acrobat Pro.pcl



Stonehouse District James City County Virginia

JCC Case No.: SUP-0003-2015

OWNER/DEVELOPER INFORMATION:

COLONIAL HERITAGE, LLC
CONTACT: MR. BRYAN HURST
COLONIAL HERITAGE, LLC
7591 COPPERMINE DRIVE
MANASSAS, VIRGINIA 20109
TELEPHONE NO.: (703) 961-0130

GENERAL NOTES:

1. PROPERTY AS SHOWN IS A PORTION OF TAX MAP PARCEL ID#2240100007, INSTRUMENT #040024552.
2. PROPERTY ADDRESS: 499 JOLLY POND ROAD, WILLIAMSBURG, VA 23188.
3. TAX MAP PARCEL ID#2240100007 IS CURRENTLY ZONED 'MU' - MIXED USE WITH PROFFERS.
4. THIS CASE AMENDS THE ADOPTED CONDITIONS OF JCC CASE NO. SUP-0021-2004. PLEASE REFER TO JCC CASE NO. Z-03-02/Z-04-02 AS WELL AS LU-03-14 FOR ADDITIONAL INFORMATION.
5. THE MAXIMUM ALLOWABLE UNITS IS 2,000 PER THE COLONIAL HERITAGE MASTER PLAN PROFFERS Z-03-02/Z-04-02.
6. ACTUAL ROUTES FOR THE WATER AND SEWER UTILITIES ARE SUBJECT TO CHANGE BASED ON VERIFICATION OF FIELD CONDITIONS, HOWEVER ANY ALIGNMENT WHICH SIGNIFICANTLY VARIES FROM THE LOCATION SHOWN ON THIS PLAN MAY BE SUBJECT TO ADDITIONAL LEGISLATIVE APPROVAL.
7. TOTAL WATER LINE PROPOSED: 6,662 L.F. ±
TOTAL SANITARY SEWER PROPOSED: 7,497 L.F. ±

Rev.	Date	Description	By

6504 Chesapeake Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 235-5940
Fax: (757) 235-5944
www.aesva.com

AES
CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

DEER LAKE ESTATES
UTILITY EXTENSION

OWNER/DEVELOPER: COLONIAL HERITAGE LLC.

STONEHOUSE DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: HWP/TRS
Project Number: 9625-03
Scale: 1"=200'
Date: 09/17/15

Sheet Title:
WATER / SEWER
SUP EXHIBIT

Sheet Number
1 of 1

PLANNING DIRECTOR'S REPORT
October 2015

This report summarizes the status of selected Planning Division activities during the past month.

- **New Town.** The Design Review Board did not meet in September. They electronically reviewed plans to enclose a portion of the outdoor seating area at Paul's Deli. The DRB's next meeting is November 12. Staff is also working with the developer to identify outstanding proffers and remaining density for all sections of New Town.
- **Transportation Funding Applications.** Applications for transportation funding through VDOT's HB2 process for Construction District Grant Program (CDGP) and High-Priority Projects Program funds were prepared for evaluation. The applications were submitted for Longhill Road improvements between Route 199 and the Olde Towne Road intersection, Route 60 (Pocahontas Trail) Reconstruction project and the Route 60 Relocation/Skiffes Creek Connector project.
- **Historical Commission.** The Norge Depot Association and Staff for the Jamestown Rediscovery Project have been selected by the James City County Historical Commission as the winners of the 2015 Historic Preservation Awards. The Norge Depot Association is recognized for efforts to enhance the Norge Train Depot including fundraising, securing the donation of a caboose, locating train memorabilia, collaborating to build a model train and designing and staffing the museum in the Depot. Staff for the Jamestown Rediscovery Project is recognized for more than 20 years of work to uncover new information about the early settlement at Historic Jamestowne. Representatives of the Norge Depot Association and Jamestown Rediscovery Project staff accepted their awards at the September 22 Board of Supervisors meeting.
- **Rural Economic Development Committee (REDC).** The REDC sponsored a photography competition over the summer to highlight James City County's rural lands and rural economy. Winners and runners-up were displayed at an exhibit on September 19 along with floral arrangements and glass art pieces inspired by the winning photographs. All of the entries can be viewed on the County's Flickr page (<https://www.flickr.com/photos/jamescitycounty/albums>) and winning entries will be displayed in an exhibit in Building E of the County Government Center this winter.
- **Monthly Case Report.** For a list of all cases received in the last month, please see the attached documents.
- **Board Action Results:**
 - o September 8, 2015
 - The Virginia Department of Transportation Revenue Sharing Program: Revision to Cost Estimate for an Active Project in the Williamsburg West Subdivision and Contingency Transfer – Special Project Grants Fund - \$66,500 – **Approved, 5-0**
 - Resolution of Support for House Bill 2 Transportation Funding Applications – **Approved, 5-0**

New Cases for October						
Case Type	Case Number	Case Title	Address	Description	Planner	District
AFD	AFD-01-02-02-2015	Carter's Grove, Carter's Grove Addition	8797 POCAHONTAS TR	An application to add approximately 83 acres to the Carter's Grove AFD. This application was withdrawn on 9/22/2015.	Roberta Sulouff	05-Roberts
	C-0054-2015	3703 Brick Bat Rd. Private Event Space	3703 BRICK BAT ROAD	Possible tourist home (B&B) or event space for weddings	Ellen Cook	02-Powhatan
Conceptual Plan	C-0055-2015	Shepherds Ridge Subdivision	2579 LITTLE CREEK DAM ROAD	A subdivision plat for 6 lots which also proposes the dedication of a public road to serve future residents.	Roberta Sulouff	01-Stonehouse
	C-0056-2015	Simply Uniques T-Shirts & Portraits, LLC	7505 RICHMOND ROAD	a conceptual plan to verify the adequacy of parking at the Poplar Creek complex for a proposed t-shirt production/design illustrated portraits and music lessons business.	Jose Ribeiro	01-Stonehouse
	C-0057-2015	Patriot's Colony Master Plan Amend	3400 JOHN TYLER HGWY	Proposal to increase the number of assisted living units and skilled nursing beds over what's permitted by current master plan.	Leanne Pollock	03-Berkeley
	C-0058-2015	Kingsmill, East Tazewell Drainage Improvements	512 E TAZEWELLS WAY	A conceptual plan showing improvements to a failed drainage system located off of East Tazewell's Way, Kingsmill	Jose Ribeiro	05-Roberts
	C-0059-2015	Patriot's Colony - Maintenance Building and Garden Expansion	3400 JOHN TYLER HGWY	Relocate existing community garden and add a maintenance building with parking and some material storage.	Leanne Pollock	03-Berkeley
	C-0060-2015	8864 & 8856 Richmond Rd. Parking Improvements	8864 RICHMOND ROAD	Proposal for expansion of two separate parking lots to be served by a shared access. Also includes expansions for each business and a boundary line adjustment.	Savannah Pietrowski	01-Stonehouse
	C-0061-2015	Colonial Heritage Ph. 3 Sec. 2, Land Bays 2B and 4B	6799 RICHMOND ROAD	Conceptual land bay plans for Colonial Heritage. These plans require planning director evaluation of master-plan consistency.	Roberta Sulouff	01-Stonehouse
	C-0062-2015	Wendy's - Toano	9210 OLD STAGE ROAD	3,500 square foot Wendy's fast food restaurant near Exit 227.	Leanne Pollock	01-Stonehouse
	C-0063-2015	Horse Riding Arena 314 Stonehouse Rd.	314 STONEHOUSE ROAD	A conceptual Plan for a horse riding arena of approximately 60 feet wide and 180 feet long.	Jose Ribeiro	01-Stonehouse
	C-0064-2015	Candle Factory - Commercial Complex Parking Verification	7521 RICHMOND ROAD	A conceptual plan to verify the adequacy of parking at the Candle Factory Commercial Complex with the addition of a recreational/GYM use	Jose Ribeiro	01-Stonehouse
	C-0065-2015	Hankin's Industrial Park Parcel 4-A-3	8019 HANKINS INDUSTRIAL PARK RD	A conceputal plan to demolish an existing building and construct two others.	Roberta Sulouff	01-Stonehouse
	S-0034-2015	Village at Candle Station, Phase 2, Lots 1-9 & 23-30	7551 RICHMOND ROAD	A plat and BLA for 17 single family lots	Jose Ribeiro	01-Stonehouse
	S-0035-2015	Stonehouse Glen, Phase 2 Boundary Line Adjustment Lots 44 & 45	9344 STONEHOUSE GLEN	Adjusts property line to match built location of driveway	Ellen Cook	01-Stonehouse
Subdivision	S-0036-2015	The Village at Candle Station 33 SF Homes	7567 RICHMOND ROAD	A construction plans for 33 new single-family homes	Jose Ribeiro	01-Stonehouse
Site Plan	SP-0076-2015	Greensprings Vacation Resort Parking and Accessibility SP Amend.	3700 WELCOME CENTER DRIVE	Plan to improve sidewalks, entry ways, parking, and accessibility in the area of buildings 20 & 21.	Roberta Sulouff	03-Berkeley
	SP-0077-2015	Busch Gardens - France Bistro Renovations	7851 POCAHONTAS TR	Construction of additional seating area for France Bistro.	Savannah Pietrowski	05-Roberts
	SP-0078-2015	New Town Block 2 Parcel J Blaze Pizza Outdoor Seating	5134 MAIN STREET	Adds patio and fenced in outdoor seating area on Main Street across from American Family Fitness.	Leanne Pollock	04-Jamestown
	SP-0079-2015	WindsorMeade Hall Expansion SP Amend.	3975 WINDSORMEADE WAY	A site plan for two building expansions for memory care at WindsorMeade Hall. Conceptual plan received master-plan consistency approval earlier this year.	Roberta Sulouff	04-Jamestown
	SP-0080-2015	Williamsburg Landing 5803 College Creek Place Sunroom SP Amend	5700 WILLIAMSBURG LANDING DR	Construction of a sunroom on existing multifamily structure	Ellen Cook	05-Roberts
	SP-0081-2015	JCSA Lift Station 4-7 Control Building Replacement SP Amend.	4604 JOHN TYLER HGWY	A site plan amendment application for a new staging and storage area	Jose Ribeiro	04-Jamestown
	SP-0082-2015	6333 Centerville Rd., Detached Garage	6333 CENTERVILLE RD	Addition of an approx. 600 sf detached garage	Chris Johnson	01-Stonehouse
	SP-0083-2015	Grove Heights Park, Playground Improvements	111 GROVE HEIGHTS AVE	Replacement of playground equipment	Chris Johnson	05-Roberts
	SP-0084-2015	Greensprings Mobile Home Park Sanitary Sewer Upgrade SP Amend.	4131 CENTERVILLE RD	Realignment of sanitary sewer force main between Brick Bat Rd. and Manor Gate Dr. to avoid utility conflicts along eastern side of Centerville Rd.	Chris Johnson	02-Powhatan
	SP-0085-2015	Skiffes Creek Switching Station	8964 POCAHONTAS TRAIL	Site plan for Dominion Virginia Power switching station in Skiffes Creek.	Leanne Pollock	05-Roberts
	SP-0086-2015	Paul's Deli New Town - Patio Roof Enclosure	4345 NEW TOWN AVENUE	Encloses an area of existing outdoor seating adjacent to New Town Ave. at Paul's Deli	Leanne Pollock	04-Jamestown
	SP-0087-2015	Settlement at Powhatan Creek- Ph. 3 SP Amend.	SOUTH SQUARE	Drainage improvements for lots 252-256.	Savannah Pietrowski	03-Berkeley
	SP-0088-2015	Busch Gardens Woods Maze SP Amend.	7851 POCAHONTAS TR	A site plan for a seasonal maze attraction at Busch Gardens.	Roberta Sulouff	05-Roberts
Special Use Permit	SUP-0003-2015	Colonial Heritage Deer Lake Estates Utility Extension	499 JOLLY POND ROAD	Special Use Permit application to extend public water and sewer service to a section of Colonial Heritage. The section is now inside the PSA.	Roberta Sulouff	01-Stonehouse
	SUP-0004-2015	Hankins Resource Recovery Facility	8212 CROAKER ROAD	Special Use Permit application for a resource recovery facility. Activities include processing of wood and stone and operation of a borrow pit.	Savannah Pietrowski	01-Stonehouse