

AGENDA
JAMES CITY COUNTY PLANNING COMMISSION
January 6, 2016 – 7:00 p.m.

1. ROLL CALL

2. PUBLIC COMMENT

3. CONSENT AGENDA

A. Minutes from the December 2, 2015 Regular Meeting

4. REPORTS OF THE COMMISSION

A. Development Review Committee

B. Policy Committee

C. Other Commission Reports

5. PUBLIC HEARING

A. SUP-0007-2015. St. Olaf Catholic Church Special Use Permit (SUP) Amendment

6. PLANNING COMMISSION CONSIDERATION

A. Initiation of Amendments to the Subdivision Ordinance – Right-of-Way Vacations

7. PLANNING DIRECTOR'S REPORT

8. COMMISSION DISCUSSION AND REQUESTS

9. ADJOURNMENT

A REGULAR MEETING OF THE PLANNING COMMISSION OF THE COUNTY OF JAMES CITY, VIRGINIA, WAS HELD ON THE SECOND DAY OF DECEMBER 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
George Drummond
Heath Richardson

Staff Present:

Paul Holt, Planning Director
Jose Ribeiro, Senior Planner II
Robertta Sulouff, Planner
Maxwell Hlavin, Assistant County Attorney

Remote Participation:

John Wright

Absent:

Tim O'Connor

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

Mr. Paul Holt stated that a quorum was present. Mr. Holt stated that Mr. John Wright was attending to a personal matter out of town and has requested to participate in the meeting remotely from Durham, North Carolina, Mr. Holt further stated that per the policy adopted by the Commission and consistent with The Code of Virginia the members present must consider and approve a request for remote participation by a majority vote.

Mr. Heath Richardson moved to approve the request for remote participation.

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

Mr. John Wright 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 November 4, 2015 Regular Meeting

B. Development Review Committee

1. SP-0071-2015, St. Olaf Church Building SP Amend
(DRC Recommendation: Denial, 3-0)
2. SP-0097-2015, Chambrel at Williamsburg – Assisted Living Facility
(DRC Recommendation: Preliminary Approval, 3-0)

Mr. Rich Krapf moved to approve the Consent Agenda.

The consent agenda was approved by voice vote (6-0, Mr. O'Connor being absent)

4. REPORTS OF THE COMMISSION

A. Policy Committee

Mr. Wright stated that the Policy Committee met on November 12, 2015 to receive training on the new NOVUS Agenda process. Mr. Wright stated that the new process should yield both cost and time benefits to the County.

5. PUBLIC HEARINGS

A. Case No. SUP-0005-2015, Clara Byrd Baker Elementary Additional Parking

Mr. José Ribeiro, Senior Planner II, stated that Mr. Paul Tschiderer of AES Consulting Engineers, has applied on behalf of Williamsburg-James City County Schools for a Special Use Permit (SUP) to allow the reconfiguration and expansion of the parking area capacity from 101 to 152 parking spaces, drainage improvements and the construction of an internal sidewalk.

Mr. Ribeiro stated that Clara Byrd Baker did not require an SUP when it was opened in 1989; however, the school site was rezoned to Public Lands in 2007, where schools are a specially permitted use. Though the school is a legally nonconforming use, an SUP is required for any expansion. Approval of this SUP will also bring the existing school use into conformance with the zoning ordinance and permit necessary improvements to the site.

Mr. Ribeiro stated that the proposed expansion of the parking lot is not triggered by an increase in traffic; rather, the expansion would better accommodate current parking needs, allowing vehicles currently parking in areas not improved for parking to park in areas specifically designed for this purpose.

Mr. Ribeiro stated that the proposed increase in the number of parking spaces is consistent with WJCC schools plans to increase the availability of parking spaces at school sites to a range of 135 to 150 parking spaces. Mr. Ribeiro further stated that the Board of Supervisors has previously approved similar requests for D.J. Montague Elementary School and Toano Middle School.

Mr. Ribeiro stated that Staff finds the proposed use to be compatible with the surrounding zoning and development and consistent with the 2035 Comprehensive Plan Land Use Map. Mr. Ribeiro stated that staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors with the conditions listed in the staff report.

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

There were no questions.

Ms. Bledsoe stated that the public hearing was open and had been continued from the November 4, 2015 Planning Commission meeting.

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

Ms. Bledsoe called for disclosures from the Commissioners.

There were no disclosures.

Mr. Richardson moved to recommend approval of the application with the conditions in the staff report.

On a roll call vote the Commission voted to recommend approval of SUP-0005-2015, Clara Byrd Baker Elementary Additional Parking (6-0, Mr. O'Connor being absent).

B. Case No. Z-0004-2015/SUP-0006-2015, Williamsburg Landing Proffer and SUP Amendment

Ms. Roberta Sulouff, Planner, stated that Mr. William Holt, of Kaufman and Canoles, P.C., has applied on behalf Williamsburg Landing, Inc. to amend existing SUP conditions and proffers. Ms. Sulouff stated that the request would allow for a net increase of four assisted living units over the total number of units currently permitted onsite. Ms. Sulouff further stated that the request also seeks to modify the design of previously approved facilities by combining three previously approved facilities into two buildings. Ms. Sulouff stated that the subject parcel is located at 5660 Williamsburg Landing Road and is zoned R-5, Multifamily Residential with proffers. Ms. Sulouff stated that under current proffer conditions, Board approval is required for any increase in living units and for any request to significantly alter the layout of the buildings as shown on the adopted master plan.

Ms. Sulouff stated that the subject parcel, along with the parcels to the south and east (5550 and 5700 Williamsburg Landing Road, respectively) comprise the Williamsburg Landing continuing care retirement community (CCRC).

Ms. Sulouff stated that in 1982, a portion of the Williamsburg Landing site was rezoned from A-1, Limited Agriculture, to R-5, Multifamily Residential without proffers. Ms. Sulouff further stated that the most recently approved proffers and SUP conditions, adopted in 2008, allow for a total of 100 nursing units, 100 assisted living units, and 87 independent units on the property, capping the total aggregate at 287. Ms. Sulouff stated that the applicant's request would shift the bulk of units to assisted living with no change to the assisted living units. Ms. Sulouff stated that the request would have few impacts other than those already approved under previous legislative cases and would result in a decrease in the amount of disturbed area, potentially reducing impacts anticipated in earlier cases.

Ms. Sulouff stated that 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 these applications to the Board of Supervisors.

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

There were no questions.

Ms. Bledsoe opened the public hearing.

Mr. Will Holt, Kaufman & Canoles, PC, 4801 Courthouse Street, stated that he represented the applicant and introduced the representative from Williamsburg Landing who were in attendance including Paul Gerhardt, General Counsel, Steve Montgomery, CEO, and Ben Puckett, Chief Operating Officer. Mr. Will Holt noted that he would be happy to answer questions from the Commission.

Mr. Krapf inquired about where the trend was heading regarding the demand for assisted living over nursing care.

Mr. Ben Puckett, Chief Operating Officer, Williamsburg Landing, stated that assisted living is an attractive alternative to skilled nursing care and the proposed change reflects what appears to be the right mix of facilities for the community.

Mr. Krapf inquired whether it seemed that people were remaining healthy longer.

Mr. Puckett stated that the preference is to remain in the least restrictive setting for as long as possible.

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

Ms. Bledsoe called for disclosures from the Commissioners.

There were no disclosures.

Mr. George Drummond moved to recommend approval of the application with the conditions in the staff report.

On a roll call vote the Commission voted to recommend approval of Z-0004-2015/SUP-0006-2015, Williamsburg Landing Proffer and SUP Amendment (6-0, Mr. O'Connor being absent).

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.

Ms. Bledsoe inquired if there were any questions from the Commission.

There were no questions.

6. COMMISSION DISCUSSION AND REQUESTS

There were no items for discussion or any requests from the Commission.

8. ADJOURNMENT

Ms. Bledsoe called for a motion to adjourn.

Mr. Krapf moved to adjourn.

The meeting was adjourned at approximately 7:18 p.m.

Robin Bledsoe, Chairwoman

Paul D. Holt, III, Secretary

MEMORANDUM

DATE: January 6, 2016

TO: Planning Commission

FROM: Jose Ribeiro, Senior Planner II

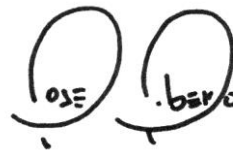
SUBJECT: SUP-0007-2015, St. Olaf Catholic Church SUP Amendment

Mr. Bob Cosby of AES Consulting Engineers has applied to amend the adopted conditions for SUP-0006-2008 to allow for revised architectural elevations for the expansion of the house of worship. The original SUP was part of a combined application (Z-0001-2008/MP-0001-2008/SUP-0006-2008/HW-0002-2008) approved by the Board of Supervisors on July 22, 2008. Following the recommendation of the Development Review Committee, on December 2, 2015, the Planning Commission found the revised proposed elevations (attachment 2) inconsistent with the elevations approved by the Board of Supervisors (attachment 3). An amendment to the special use permit conditions is therefore necessary in advance of site plan approval for a building with the new elevations.

St. Olaf Catholic Church is located within the Norge Community Character Area. The development standards listed in the 2035 Comprehensive Plan are intended to assist in the preservation of the integrity of the area, which includes, but it is not limited to *"The architecture, scale, materials, spacing and color of the buildings should complement the historic character of the area."* The project architect, Hopke & Associates, submitted a design narrative (attachment 4) which outlines the proposed building materials and compatibility with the above referenced standard.

STAFF RECOMMENDATION

Staff finds the proposed elevations to be compatible with the surrounding zoning and development and consistent with the 2035 Comprehensive Plan. Staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors with amended and restated conditions listed in the attachment below.

A handwritten signature in black ink, appearing to read "Jose Ribeiro", with a horizontal line underneath.

Jose Ribeiro, Senior Planner, II

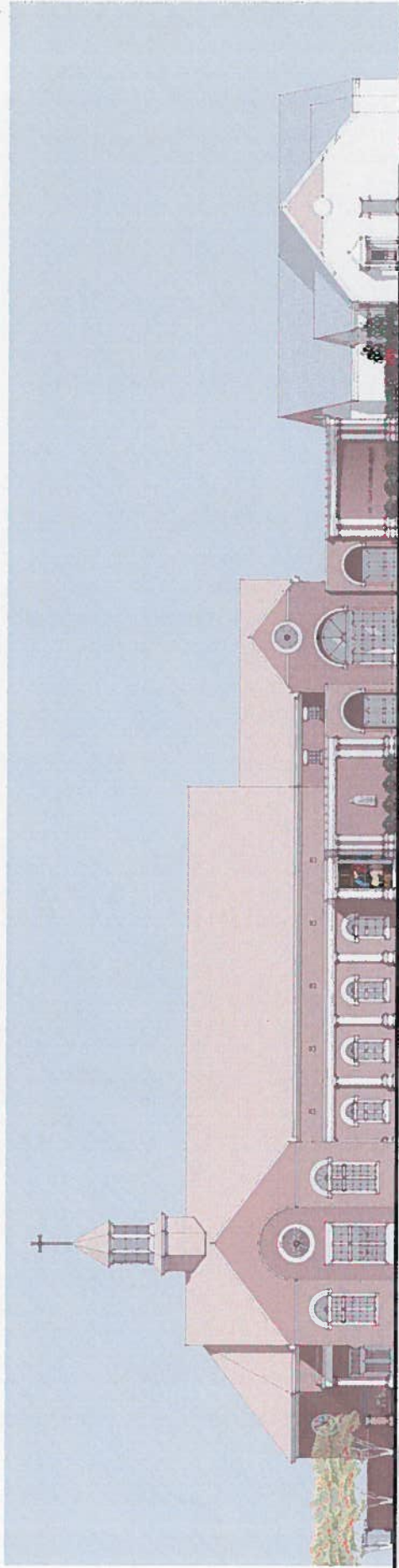
ATTACHMENTS:

1. Location map
2. Revised Proposed Architectural Elevations dated June 04, 2015
3. Adopted Architectural Elevations dated June 24, 2008
4. Design Narrative for St. Olaf Catholic Church dated November 9, 2015 by Hopke & Associates
5. Amended and Restated SUP conditions

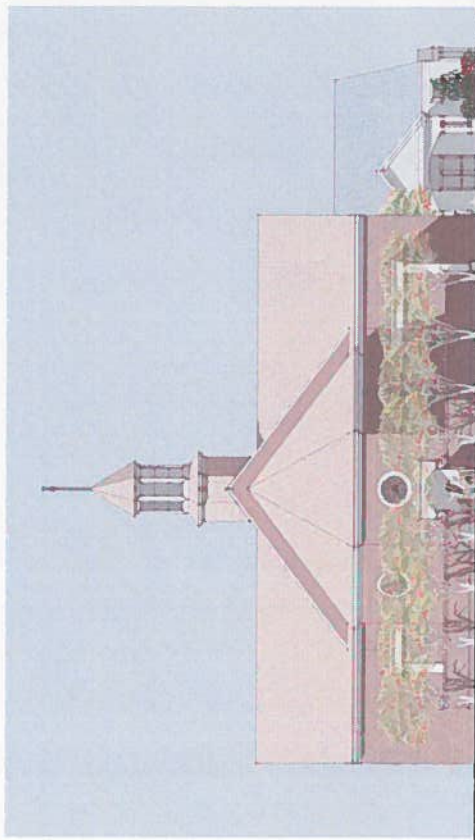
JCC-SUP-0007-2015

St. Olaf Catholic Church SUP Amendment

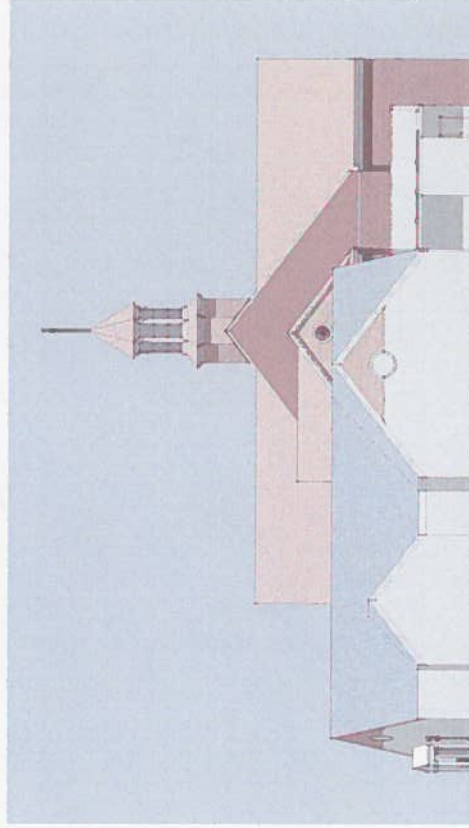




FRONT ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

DESIGN DEVELOPMENT ELEVATIONS for

ST. OLAF CATHOLIC CHURCH

JAMES CITY COUNTY VA

H & A 33054

SCALE: 3/32" = 1'-0"

04 JUN 2015

HORNE ASSOCIATES, INC.

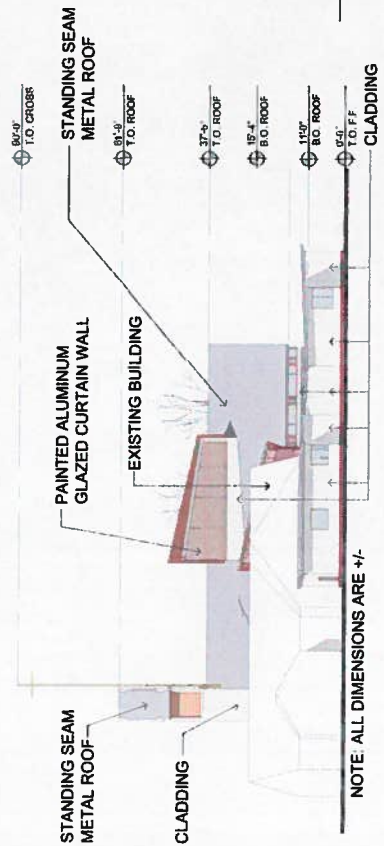
Revision	Date
1	8/1/2008
2	
3	
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REVISION / SUP SUBMISSION

0729
 04 JUNE 2008

CONCEPTUAL RENDERED
 ELEVATIONS (PERSPECTIVES +
 PHOTOS)

S2



CONCEPTUAL RICHMOND ROAD ELEVATION
 Scale 1/8"=1'-0"

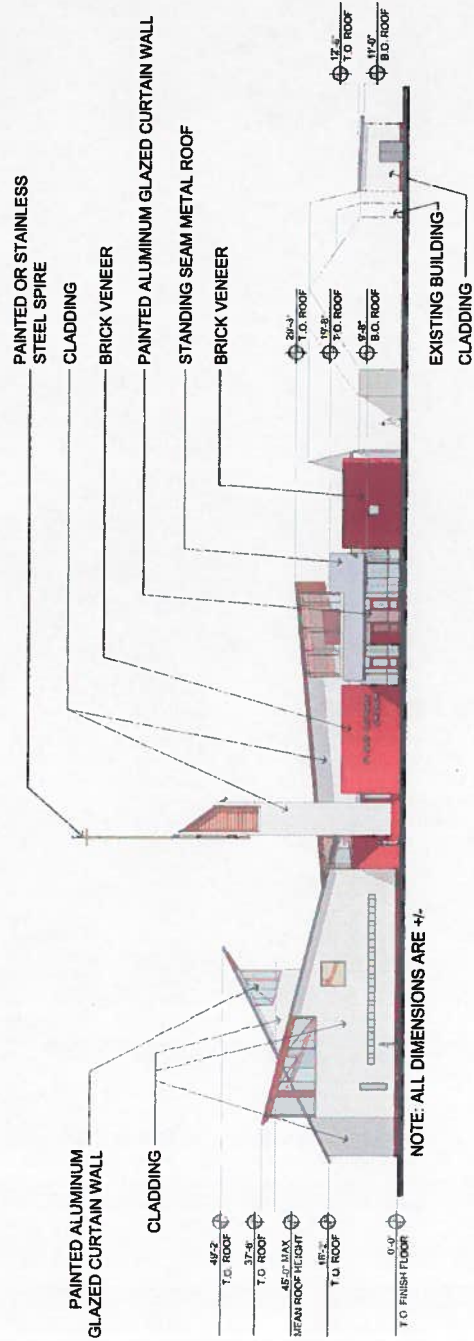


PERSPECTIVE FROM RICHMOND ROAD
 Scale NTS



PERSPECTIVE FROM NORGE LANE
 Scale NTS

EXTERIOR FINISHES SCHEDULE:	
BRICK VENEER	
1) FLEMISH BOND PATTERN	
OR	
2) RUNNING BOND PATTERN	
CLADDING	
3) CEDAR (NATURAL FINISH)	
OR	
4) PAINTED FIBER CEMENT BOARD	
OR	
5) PAINTED ALUMINUM CLADDING	



CONCEPTUAL NORGE LANE ELEVATION
 Scale 1/8"=1'-0"

SUP-0007-2015

**DESIGN NARRATIVE for
PHASE 2 EXPANSION to
ST. OLAF CATHOLIC CHURCH
NORGE, VIRGINIA**

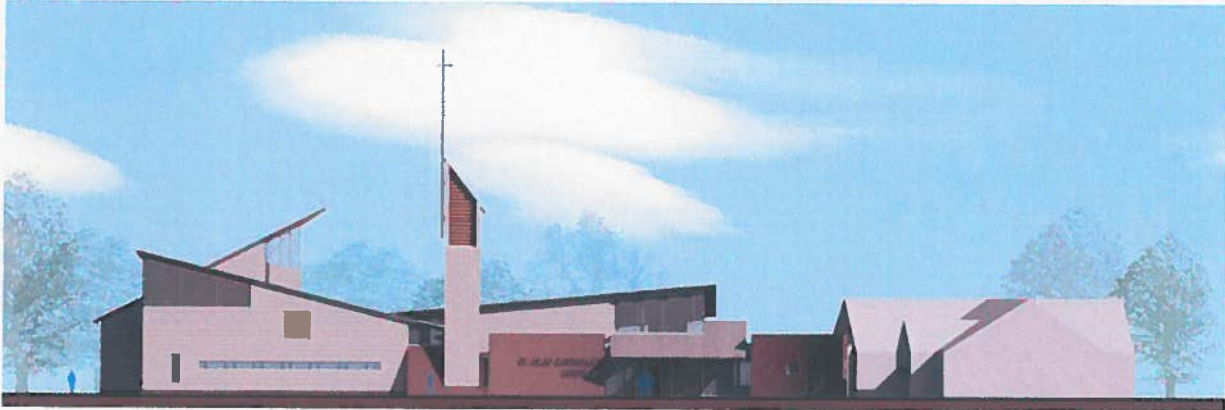
PLANNING DIVISION

DEC 02 2015

RECEIVED

November 9, 2015

The graphic below represents the front elevation of the County approved expansion to St. Olaf Catholic Church in Norge.



The approved expansion was to be constructed in two phases: Phase 1 – the Commons, and Phase 2 – the Worship Space. Phase 1 was completed in 2012 and the photograph at right shows the addition with the existing building in the background.



Currently, the Church is prepared to undertake Phase 2 of the expansion. However, in the interim, there was a change in thinking at both the local and Diocese level as to the architectural character that the expansion should take. While remaining in keeping with the Norge village sense of scale and materiality, it was desired that the building forms take on a traditional reference in lieu of the contemporary vocabulary originally envisioned. HOPKE & ASSOCIATES was engaged to re-plan the Phase 2 expansion to achieve that goal. Below is the proposed new front elevation.



The new proposed design draws upon features of the original building (e.g. fish-scale siding in simple gable forms, ocular windows, decorative columns, etc...) translating them into more substantial elements (e.g. herringbone brickwork in simple gable forms, rosette windows, true Tuscan columns, etc...). The existing contemporary Phase 1 expansion will be transformed to be complementary, with a pronounced gable and tri-part triumphal arch entrance motif. The existing curved sculptural wall, built as part of Phase 1, will be enlivened with classical detailing to achieve a more human scale. A matching wall will also be built, creating something of a curved entrance logia. As an allusion to St. Peter's in Rome, they will reach out and embrace you almost like a hug as you approach the entrance.



The proposed plan, programmatically, does not change. However, the layout of the Worship space is changed from a "cluster" organizational pattern to a traditional cruciform plan. The seating capacity will be nearly the same as the original master plan.

In summary, the proposed new design represents no significant changes programmatically, no significant changes to the site plan and arguably, achieves an architectural effect that is more in keeping with the Norge village character.

HOPKE & ASSOCIATES, Inc.
1156 Jamestown Road, Suite C
Williamsburg, VA 23185

Amended and Restated SUP Conditions for SUP-0007-2015

1. This Special Use Permit (SUP) shall be valid for operation of a house of worship and accessory uses thereto as shown on the Master Plan prepared by AES Consulting Engineers date stamped July 15, 2008. Expansion and renovation activities shall result in no more than 23,000 square feet of additional building area. No school use shall be permitted as part of this SUP.
2. Only one entrance shall be allowed onto Norge Lane, and this entrance shall line up with the entrance to the Norge Shopping Center. There shall be no entrances to the site from Richmond Road.
3. Any new exterior site lighting shall be limited to fixtures which are horizontally mounted on light poles not to exceed 25 feet in height and/or other structures and shall be recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher shall extend outside the Property lines. Limited lighting of the church building and the spire (no more than 20 percent of the overall facade) shall be permitted in such a manner that all light will be directed upward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher shall extend outside the Property lines.
4. Prior to final site plan approvals, the planning director shall review and approve the final architectural design of the building and any future expansion. Such building, and any future expansion, shall be reasonably consistent, as determined by the planning director, with the architectural elevations titled "St. Olaf Catholic Church" submitted with this special use permit application, dated June 4, 2015, and drawn by Hopke and Associates, Inc."
5. The owner shall be responsible for developing and enforcing water conservation standards to be submitted to and approved by the James City Service Authority prior to final development plan approval. The standards shall include, but not be limited to such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought resistant native and other adopted low water use landscaping materials and warm season turf where appropriate, and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.
6. Installation of parking spaces on the site may be phased in step with the building phasing so long as all spaces needed to meet Zoning Ordinance requirements for any particular phase have been installed prior to issuance of a Certificate of Occupancy for that phase.
7. For those areas on the Master Plan where the "Evergreen Screen" is indicated, a continuous evergreen buffer designed to screen the parking lot from the adjacent properties and comprised of a mixture of evergreen ornamental trees, evergreen trees that will reach the height of at least 40 feet at maturity and evergreen shrubs shall be planted which, at planting, are 125 percent of the size requirements listed in the Zoning Ordinance, and shall be generally as shown on the "St. Olaf Catholic Church Planning Board Commission Exhibit No. 1 Landscape Buffer Intent Adjacent to Residential Properties" prepared by AES and dated June 4, 2008. A landscape plan for the entire Property (to include the "Evergreen Screen" and the Route 60 Community Character Corridor buffer area, as specifically requested by the Planning Commission, and other areas of the site as required by the Zoning Ordinance) shall be submitted for review and approval by the Development Review Committee with the initial plan of development for the Property. All landscaping on this

plan shall be installed or bonded prior to the issuance of a final Certificate of Occupancy for the building expansion area shown on the initial plan of development.

8. Within six months of issuance of a Certificate of Occupancy (C.O.) for the Phase I portion of the building expansion, the owner shall be responsible for determining the maximum percent utilization (queue length/storage length) of the left turn lanes at the Richmond Road/Norge Lane intersection just prior to and just after the Sunday mass meeting, and providing this information in a report to VDOT for their approval so that VDOT can make any adjustments to the signal timings as may be necessary. If determined necessary by VDOT, additional reports shall be done within six months of C.O. for the other Phases: the need for any additional reports shall be determined prior to site plan approval of each of the Phases.
9. In implementing stormwater management improvements on the Property, the owner shall make use of low impact design measures as outlined in the Community Impact Statement date stamped July 15, 2008, and approved by the environmental director.
10. Prior to issuance of the first Certificate of Occupancy for any portion of the building expansion, a sidewalk shall be constructed along the Richmond Road frontage of the Property. The sidewalk shall extend to adjoining property lines and have handicapped accessible ramps at any driveways or street intersections.
11. If construction has not commenced on this project within 36 months from the issuance of a special use permit, the special use permit shall become void. Construction shall be defined as obtaining permits for building construction and footings and/or foundation has passed required inspections.
12. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

MEMORANDUM

DATE: January 6, 2016

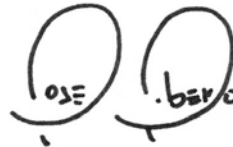
TO: Planning Commission

FROM: Jose Ribeiro, Senior Planner II

SUBJECT: Initiation of Consideration of an Amendment to the Subdivision Ordinance, Article I, General Provisions, Section 19-12, Vacation of Recorded Plat

Section 19-12 of the Subdivision Ordinance establishes that any recorded plat, or part thereof, may be vacated by the governing body pursuant to Code of Va., §15.2-2271 through §15.2-2276. An amendment to this section is proposed in order to clarify the references to the Code of Virginia for plats vacated for the purpose of extinguishing property lines and/or removing a property designation and for plats vacated for the purpose of abandoning a public right-of-way dedicated to the County.

Staff recommends the Planning Commission adopt the attached resolution to initiate consideration of such amendments to the Subdivision Ordinance and refer this matter to the Policy Committee.

A handwritten signature in black ink, appearing to read "Jose Ribeiro", written over a horizontal line.

Jose Ribeiro, Senior Planner, II

ATTACHMENTS:

1. Initiating Resolution

RESOLUTION

INITIATION OF CONSIDERATION OF AMENDMENT TO THE SUBDIVISION ORDINANCE

ARTICLE I, GENERAL PROVISIONS, SECTION 19-12. VACATION OF RECORDED PLAT

WHEREAS, Virginia Code §15.2-2253 and County Code §19-10 permit the Planning Commission of James City County, Virginia (the “Commission”) to prepare and recommend to the Board of Supervisors a subdivision ordinance and amendments thereto as the Commission finds to be prudent; and

WHEREAS, Section 19-12 of the subdivision ordinance states that recorded plats may be vacated by the governing body pursuant to Code of Virginia §15.2-2271 through §15.2-2276, as amended; and

WHEREAS, an amendment to Section 19-12 of the subdivision ordinance is proposed in order to make specific references to the Code of Virginia for plats vacated for the purpose of extinguishing property lines and/or removing a property designation on a plat and for plats vacated for the purpose of abandoning a public right-of-way; and

WHEREAS, the Commission is of the opinion that the public necessity, convenience, general welfare, and the orderly subdivision of land and its development warrant the consideration of the amendment to the subdivision ordinance.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of James City County, Virginia does hereby initiate review of the subdivision ordinance to amend James City County Code, Chapter 19, Subdivision, Article I, General Provisions, Section 19-12, Vacation of Recorded Plat in order to clarify references to the Code of Virginia for vacating plats for the purpose of extinguishing property lines and/or removing a property designation and for the purpose of abandoning public right-of-ways dedicated to the county. The Planning Commission shall hold at least one public hearing on the consideration of amendment of said ordinance and shall forward its recommendation thereon to the Board of Supervisors in accordance with law.

Robin Bledsoe
Chair, Planning Commission

ATTEST:

Paul D. Holt, III
Secretary

Adopted by the Planning Commission of James City County, Virginia, this 6th day of January, 2016.

PLANNING DIRECTOR'S REPORT
January 2016

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

- **New Town:** The New Town Design Review Board did not meet in December. The DRB did electronically review several sign permits, an awning for Foundation Square and an amendment for the WindsorMeade Retirement Community.
- **Capital Improvements Program (CIP):** Staff is in the process of reviewing County department applications and anticipates receiving applications from WJCC Schools soon. The Policy Committee will begin evaluating the requests at their February 2016 meeting.
- **Floodplain Ordinance:** On December 16, 2015, the new FEMA Flood Insurance Rate Maps became effective.
- **Monthly Case Report:** For a list of all cases received in the last month, please see the attached documents.
- **Board Action Results:**
 - December 8, 2015
 - Adoption of the Mooretown Road Extended Corridor Study Report
Approved (5-0)
 - LU-0002-2014, 8491 Richmond Rd. (Taylor Farm)
Deferred to March 8, 2016 (5-0)

New Cases for January						
Case Type	Case Number	Case Title	Address	Description	Planner	District
Conceptual	C-0079-2015	New Town Sec. 12 Virginia Least Trillium Monitoring Report	3950 WINDSORMEADE WAY	Report submitted in compliance with proffer for Section 12 for monitoring invasive species, Virginia least trillium and shallow groundwater wells to get data on health of wetlands systems.	Leanne Pollock	04-Jamestown
	C-0080-2015	The Foxes Stream Restoration	3323 RUNNING CEDAR W	Conceptual plan for restoration of 655 linear feet of degraded stream channels in The Foxes and Graylin Woods subdivisions.	Roberta Sulouff	04-Jamestown
	C-0081-2015	Cooley Road Stream Restorations	130 COOLEY ROAD	Conceptual plan for restoration of 510 linear feet of degraded stream channels below two storm drainage outfalls from Cooley Road.	Roberta Sulouff	04-Jamestown
	C-0082-2015	JCC Recreation Center Stormwater Retrofits	5301 LONGHILL ROAD	Conceptual plan for upgrade of two stormwater management facilities at JCC Rec Center.	Roberta Sulouff	04-Jamestown
	C-0083-2015	Woodland Farms Regenerative Stormwater Conveyance and Stream Restoration Plan	4 DEERE CIRCLE	Conceptual plan for regenerative sotrmater conveyance and stream re	Roberta Sulouff	01-Stonehouse
	C-0084-2015	Wilderness Lane Stream Restoration and Regenerative Stormwater Conveyance Plan	115 WILDERNESS LANE	Conceptual plan for project for a regenerative stormwater conceyance in an existing drainage easement on Wilderness Lane.	Roberta Sulouff	01-Stonehouse
	C-0085-2015	5939 Richmond Rd. Subdivision	5939 RICHMOND ROAD	Possible subdivision of one lot into two lots in Forest Heights area	Ellen Cook	02-Powhatan
	C-0086-2015	7765 Newman Rd. BLA	7765 NEWMAN ROAD	Proposed boundary line adjustment to correct accessory structure that is located over a property line.	Savannah Pietrowski	01-Stonehouse
	C-0087-2015	6692 Richmond Rd. Change of Use	6692 RICHMOND ROAD	Change of use from a ceramics storage building on the east side of the CSX railroad at the Williamsburg Pottery Factory to Phan's Landscaping	Chris Johnson	01-Stonehouse
	C-0088-2015	7147 Richmond Rd. Retail	7147 RICHMOND ROAD	Proposed construction of a 9,100 SF retail building for a Dollar General store	Savannah Pietrowski	01-Stonehouse
	C-0089-2015	104 Lexington Drive BLA	104 LEXINGTON DRIVE	Proposed subdivision to vacate a platted right of way and create one additional lot	Savannah Pietrowski	04-Jamestown
Height Waiver	HW-0002-2015	Patriot's Colony Expansion	3400 JOHN TYLER HGWY	Request for four 5-story independent living apartment buildings in Patriot's Colony not to exceed 79 feet in height.	Leanne Pollock	03-Berkeley
Master Plan	MP-0002-2015	Patriot's Colony Expansion	3400 JOHN TYLER HGWY	Request to amend the number and type of units permitted in Land Bay M-10 of the Greensprings Master Plan (Patriot's Colony) to add 158 assisted living and nursing beds and 90 independent living apartments.	Leanne Pollock	03-Berkeley
Subdivision	S-0046-2015	Colonial Heritage, Deer Lake Estates	499 JOLLY POND ROAD	Construction drawings for a 50-lot rural cluster subdivision.	Roberta Sulouff	01-Stonehouse
	S-0047-2015	Greensprings Plantation Multi Family Apartment Extinguishment	3700 WELCOME CENTER DRIVE	Application to extinguish property interests in 3 approved time share buildings to gain approval for a maintenance building that would replace the three approved buildings.	Scott Whyte	03-Berkeley
	S-0048-2015	135 Indigo Dam Rd.	135 INDIGO DAM ROAD	Application to subdivide parcel into two lots.	Roberta Sulouff	04-Jamestown
Site Plan	SP-0107-2015	Braemar Creek SP Amend. Parking Expansion	3401 MONTICELLO AVENUE	Application to amend previous plan SP-0027-2004 to add 3 previously constructed parking areas along Braemar Ave.	Scott Whyte	03-Berkeley
	SP-0108-2015	Patriot's Colony Buildings and Garden Expansion	3400 JOHN TYLER HGWY	Adds a maintenance building and dining expansion to existing facility and relocates community garden to make it larger with adjacent parking.	Leanne Pollock	03-Berkeley
	SP-0109-2015	Verizon Richmond Road Tower SP Amend.	6487 RICHMOND ROAD	Antenna modifications on an existing tower.	Savannah Pietrowski	01-Stonehouse
	SP-0110-2015	Jacobs Industrial Center Parcel 7 Lighting Amend.	251 INDUSTRIAL BLVD	Application to add previously install building mounted lights to the site plan. Plan has been approved.	Scott Whyte	00-Unknown
	SP-0111-2015	Creative Critters SP Amend.	3701 ROCHAMBEAU DR	Amend site plan to match as-built conditions in order to receive a permanent Certificate of Occupancy.	Leanne Pollock	01-Stonehouse
	SP-0112-2015	St. Georges Hundred Sidewalk Connection	236 ROBERTSON ST	Construction of a 75' sidewalk connecting to the existing sidewalk in Jamestown Hundred	Savannah Pietrowski	03-Berkeley
	SP-0113-2015	Governor's Grove at Five Forks, SP Amend. 2	1300 PROSPERITY CT	Amends site plan to remove small segments of sidewalk	Ellen Cook	03-Berkeley
Special Use Permit	SUP-0007-2015	St. Olaf Catholic Church SUP Amendment	104 NORGE LANE	Replace the architectural elevations from the previously approved elevations in 2008 with the current elevations planned for construction.	Jose Ribeiro	01-Stonehouse
	SUP-0008-2015	JSG Mineral Resource Management Expansion	5701 CENTERVILLE RD	Application for a special use permit to permit four different specially permitted uses in the A-1 district: manufacture of mulch/wood products; a contractor's office; petroleum storage; and the storage/repair of heacy equipment.	Roberta Sulouff	02-Powhatan
Rezoning	Z-0005-2015	Patriot's Colony Expansion	3400 JOHN TYLER HGWY	Request to amend the number and type of units permitted in Land Bay M-10 of the Greensprings Master Plan (Patriot's Colony) to add 158 assisted living and nursing beds and 90 independent living apartments and to amend a proffer restricting certain buildings to 45 feet tall.	Leanne Pollock	03-Berkeley