# A G E N D A JAMES CITY COUNTY PLANNING COMMISSION REGULAR MEETING

#### County Government Center Board Room 101 Mounts Bay Road, Williamsburg, VA 23185 August 3, 2016 7:00 PM

- A. CALL TO ORDER
- B. ROLL CALL
- C. PUBLIC COMMENT
- D. CONSENT AGENDA
  - 1. Minutes Adoption July 6, 2016 Regular Meeting
  - 2. Development Review Committee Action Item: Case No. SP-0052-2016, Williamsburg Memorial Park Ossuary
- E. REPORTS OF THE COMMISSION
- F. PUBLIC HEARINGS
  - SUP-0008-2015/SUP-0011-2016, J.S.G. Mineral Resource Management Expansion and SUP Amendment
  - 2. ZO-0008-2016, Article 1, Section 24-16, Proffer of Conditions
- G. PLANNING COMMISSION CONSIDERATIONS
- H. PLANNING DIRECTOR'S REPORT
  - 1. Planning Director's Report August 2016
- I. PLANNING COMMISSION DISCUSSION AND REQUESTS
- J. ADJOURNMENT

#### **AGENDA ITEM NO. D.1.**

#### **ITEM SUMMARY**

DATE: 8/3/2016

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes Adoption - July 6, 2016 Regular Meeting

#### **ATTACHMENTS:**

Description Type

Minutes of the July 6, 2016 Regular Minutes D

Meeting

#### **REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	7/25/2016 - 4:01 PM
Planning Commission	Holt, Paul	Approved	7/25/2016 - 4:02 PM
Publication Management	Burcham, Nan	Approved	7/25/2016 - 4:35 PM
Planning Commission	Holt, Paul	Approved	7/27/2016 - 8:52 AM

# M I N U T E S JAMES CITY COUNTY PLANNING COMMISSION REGULAR MEETING

#### County Government Center Board Room 101 Mounts Bay Road, Williamsburg, VA 23185 July 6, 2016 7:00 PM

#### VIDEO A. CALL TO ORDER

Mr. Tim O'Connor called the meeting to order at 7:00 p.m.

#### VIDEO B. ROLL CALL

#### **Planning Commissioners**

Present:

Tim O'Connor

Rich Krapf

Chris Basic

Robin Bledsoe

John Wright

Heath Richardson

Danny Schmidt

#### **Staff Present:**

Paul Holt, Planning Director Savannah Pietrowski, Planner Roberta Sulouff, Planner Adam Kinsman, County Attorney

Mr. O'Connor offered condolences to the Hipple family on the loss of Thomas J. Hipple, Jr. Mr. O'Connor noted that Mr. Hipple's influence on his family is seen in their service in the community.

#### VIDEO C. PUBLIC COMMENT

Mr. O'Connor opened the Public Comment.

As no one wished to speak, Mr. O'Connor closed the Public Comment.

#### VIDEO D. CONSENT AGENDA

- 1. Minutes Adoption June 1, 2016 Regular Meeting
- 2. Adoption of Updated 2016 Calendar
- 3. Development Review Committee Action Item: Case No. C-0045-2016. Williamsburg

Place, Farley Center Expansion

Mr. Rich Krapf made a motion to approve the Consent Agenda.

The consent agenda was approved by voice vote (7-0).

#### VIDEO E. REPORTS OF THE COMMISSION

Mr. Krapf stated that the Policy Committee met on June 16, 2016 to review Stage II updates to three Zoning Ordinance amendments.

Mr. Krapf stated that staff presented draft ordinances with possible changes to the A-1 and R-8 districts as well as possible changes to Article II, Special Regulations to allow privately-run for-profit event facilities on parcels designated as Rural Lands. Mr. Krapf noted that the meeting was attended by members of the public who live in rural lands or who have interest in establishing event facilities. Mr. Krapf noted that there was a good exchange regarding the potential economic benefits as well as concerns related to noise and traffic. Mr. Krapf further noted that concerns were also expressed over special use permits running with the land. Mr. Krapf stated that the Committee directed staff to make further changes to the draft language focusing on performance standards, by-right use for parcels located on arterial roads and special use permits for parcels on collector roads.

Mr. Krapf stated that the Committee also reviewed a draft ordinance to allow electrical vehicle charging stations as an accessory use to off street parking. Mr. Krapf noted that the Committee voted to forward the draft ordinance to the Planning Commission for consideration.

Mr. Krapf stated that the Committee also reviewed a draft ordinance to reduce minimum parking requirements. Mr. Krapf stated that the Committee requested that staff look specifically at the parking minimums for barber and beauty shops and to obtain feedback from other jurisdictions that have reduced parking minimums.

#### VIDEO F. PUBLIC HEARINGS

**VIDEO** 

 SUP-0008-2015/SUP-0011-2016, J.S.G. Mineral Resource Management Expansion and SUP Amendment

Ms. Roberta Sulouff, Planner, stated that the applicant has requested a deferral to the August 3, 2016 meeting. Ms. Sulouff stated that staff concurs with the deferral.

Mr. O'Connor opened the public hearing. No one came forward to speak.

Mr. Chris Basic made a motion to defer the matter to the August Planning Commission meeting.

On a voice vote the Commission agreed to continue SUP-0008-2015/SUP-0011-2016, J.S.G. Mineral Resource Management Expansion and SUP Amendment to August 3, 2016 (7-0).

VIDEO 2. Z-0006-2016/SUP-0015-2016, Our Saviour's Lutheran Church

Ms. Savannah Pietrowski provided a report to the Commission on the request to rezone the subject property from R-2, General Residential, to LB, limited Business to allow the existing kitchen to be used for commercial catering and meal preparation and to obtain a Special Use Permit for an existing building over 5,000 square feet in an area designated Low Density Residential. Ms. Pietrowski further noted that the SUP would ensure the existing building would not become a non-conforming structure due to its size if the property is rezoned to LB. Ms. Pietrowski stated that staff finds the proposal to be consistent with the Comprehensive Plan given that the existing place of public assembly will remain the primary use and that the proposed catering use and previously approved day care would be limited commercial uses secondary in nature to the existing church. Ms. Pietrowski stated that staff recommends that the Commission recommend approval to the Board of Supervisors subject to the proposed conditions and acceptance of the voluntary proffers.

Mr. O'Connor opened the public hearing.

As no one wished to speak, Mr. O'Connor closed the public hearing.

Ms. Robin Bledsoe made a motion to approve the rezoning and the Special Use Permit.

On a roll call vote, the Commission voted to recommend approval of Z-0006-2016/SUP-0015-2016, Our Saviour's Lutheran Church (7-0).

A motion to Approve was made by Robin Bledsoe, the motion result was Passed.

AYES: 7 NAYS: 0 ABSTAIN: 0 ABSENT: 0

Ayes: Basic, Bledsoe, Krapf, O'Connor, Richardson, Schmidt, Wright III

#### VIDEO G. PLANNING COMMISSION CONSIDERATIONS

#### VIDEO H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - July 2016

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

#### VIDEO I. PLANNING COMMISSION DISCUSSION AND REQUESTS

#### VIDEO 1. Changes Related to New Residential Rezoning Applications

Mr. Adam Kinsman, County Attorney, stated that on June 28, 2016 the Board of Supervisors adopted a resolution to eliminate the acceptance of voluntarily proffered conditions as part of new applications for residential rezoning or zoning map amendment, or any residential component of a multi-use district rezoning or zoning map amendment. Mr. Kinsman further stated that the resolution also repealed a number of policies as they apply to new applications for residential rezonings.

Mr. Kinsman noted that since 1983, the County has adopted more than 190 proffer documents which have guided development in the County. Mr. Kinsman further noted that in 1978, when proffers first came about, they were requested by the developers in

order to address some of the impact that localities were seeing with residential development. Mr. Kinsman stated that initial proffer legislation was fairly broad; however, later amendments increased limitations on what localities could require for impact mitigation.

Mr. Kinsman stated that the most recent legislation, approved this year, instituted such substantial restrictions that the Board determined that the potential liabilities of accepting proffers far outweighed any benefits. Mr. Kinsman further stated that the limitations on cash proffers was such that most localities have ceased to accept cash proffers. Mr. Kinsman stated that once cash proffers are removed from the mix little remains that is substantive. Mr. Kinsman stated that, further, the state legislation provided that if at any time during case review an illegal proffer suggestion were made and the rezoning is denied, it would be assumed that the reason for denial was that the developer did not comply with the suggestion. Mr. Kinsman further noted that the term "illegal proffer suggestion" was not defined and could include even off hand comments such as noting a desire to see enhanced landscaping. Mr. Kinsman stated that if the matter were litigated, the required penalties would be substantial and the Board would be ordered to approve the rezoning. Mr. Kinsman stated by establishing that the County does not accept proffers for residential rezonings, it eliminates the potential for making a proffer suggestion.

Mr. Kinsman stated that the Commission will need to be very diligent in reviewing the information prepared by staff. Mr. Kinsman stated that the Commission would need to focus on the maximum development potential for the requested zoning and base the recommendation on whether what is being proposed is better than what is recommended by the Comprehensive Plan. Mr. Kinsman stated that without proffers there is no way to tie the developer to any promise.

Mr. Kinsman stated that this change is not all negative. Mr. Kinsman noted that many of the policies and guidelines have been in place for a number of years and would benefit from review and updating. Mr. Kinsman stated that the Board has directed staff to consider which proffer conditions should be incorporated in the Zoning Ordinance so that the development would not be by proffer but by ordinance.

Mr. Kinsman stated that in the interim a Zoning Ordinance amendment would be brought forward to specify that the County does not accept proffers for residential rezoning. Mr. Kinsman further stated that the County would continue to accept proffers for non-residential rezonings.

Mr. John Wright inquired if it was anticipated that these changes might eventually impact proffers for commercial development.

Mr. Kinsman stated that he does not believe that it will. Mr. Kinsman noted that the legislation most likely provided more than what the Home Builder's Association anticipated and that he is not certain the outcome is what they expected. Mr. Kinsman further stated that due to timing for introducing new legislation for the General Assembly, there would probably not be any changes in the coming year.

Ms. Bledsoe inquired if it would be items such as infrastructure that would be incorporated in the Zoning Ordinance.

Mr. Kinsman stated that there is potential to bring in a number of various policies and

requirement.

Mr. Holt noted that there are limitations on what can be done with impact fees. Mr. Holt stated that impact fees will most likely not be equivalent to what the cash proffers were.

Ms. Bledsoe noted that this would impact the County's budget.

Mr. Danny Schmidt noted that the localities will not be able to provide the same level of amenities because of the budget impact.

Mr. Kinsman noted that there is the potential to revisit impact fees with the General Assembly. Mr. Kinsman further stated that this may move Virginia toward an impact fee system.

Mr. Krapf inquired about a scenario where a residential development was proposed but the developer is not offering any mitigation for traffic impacts; would staff include information on the impact to level of service and would the Commission be able to potential recommend denial based on determining that the degradation of level of service is unacceptable. Mr. Krapf further requested clarification on whether the staff comment about level of service would taint the decision.

Mr. Kinsman stated that because the County will not be accepting any residential proffers, there would be no possibility of making a proffer suggestion. Mr. Kinsman stated that he would expect the Commission to look at the Zoning Ordinance, look at the Comprehensive Plan and look at the potential impacts as identified by staff for any residential development and determine whether the anticipated impacts are within levels to allow the Commission to recommend approval or of a magnitude that the Commission would determine that it is not good for the County.

Mr. Holt stated that, going forward, the staff report would speak more to the development potential for the project which, if approved, would become by right zoning. Mr. Holt further stated that agency comment letters would be attached to the staff report so that the Commission could see where triggers are met and specific improvements are warranted.

Mr. Krapf further inquired about how an amended plan from the developer, based on agency review and staff analysis, would be viewed.

Mr. Holt stated that it would not be possible to tie the improvement to a specific trigger such as level of service or issuance of building permits.

Mr. Kinsman stated that the County would need to rely on VDOT to require the improvement as a condition of obtaining permits or approvals.

Mr. O'Connor noted, for example, that if the proposal is to build six units per acre but the maximum allowable density for the zoning is ten units per acre, the Commission must keep in mind that the developer could ultimately build ten units per acre by-right.

Mr. Kinsman stated that, going forward, staff will provide the maximum development potential is for the proposed zoning. Mr. Kinsman further stated that the applicant may present something less but there is no way to make the proposal binding.

Mr. Heath Richardson inquired about the status of previously approved developments and whether those proffers are still in effect.

Mr. Kinsman stated that the legislation is prospective and does not affect previously approved developments. Mr. Kinsman further stated that amendments to previously approved applications would be treated in accordance with the law in existence prior to July 1, 2016.

Mr. Richardson noted that the DRC would need to approach certain applications a bit differently.

Mr. Holt stated that if the plan is being reviewed for master plan consistency and there are historical proffers in place, those proffers would remain in place. Mr. Holt further stated that if there are other ordinance triggers that apply to by-right development, the DRC would continue to review those as well.

Mr. O'Connor inquired how this legislation would affect mixed use zoning.

Mr. Kinsman stated that the County would not accept proffers for any residential component.

Mr. Schmidt inquired how these changes came about and whether any of them were tied to action by the Supreme Court.

Mr. Kinsman stated that these changes were related to General Assembly legislation. Mr. Kinsman noted that the County did litigate a proffer case at the Supreme Court level; however, it had no bearing on this legislation.

Mr. Schmidt noted that many localities have expressed concerns over the impact of the legislation.

Mr. O'Connor inquired about the Housing Opportunities Policy.

Mr. Kinsman stated that the Board has directed staff to see how the Housing Opportunities Policy and other policies can be brought into the Zoning Ordinance.

Mr. O'Connor welcomed Mr. Kevin Onizuk, Board of Supervisors and Mr. Bryan Hill, County Administrator.

Mr. O'Connor reminded the Commission that there would be a joint work session with the Board of Supervisors on July 26, 2016 at 4:00 p.m.

#### VIDEO J. ADJOURNMENT

Mr. Krapf made a motion to adjourn to the joint work session on July 26.

The meeting was adjourned at approximately 7:29 p.m.

#### **AGENDA ITEM NO. D.2.**

#### **ITEM SUMMARY**

DATE: 8/3/2016

TO: The Planning Commission

FROM: Savannah Pietrowski, Planner

SUBJECT: Development Review Committee Action Item: Case No. SP-0052-2016,

Williamsburg Memorial Park Ossuary

The applicant has submitted a site plan proposing the construction of an ossuary vault in the existing memorial park.

This site plan requires DRC review per conditions associated with SUP-0014-1989, Williamsburg Memorial Park/Ewell Hall - Cemetery.

Link to DRC Agenda and Staff Report: http://jamescity.novusagenda.com/AgendaPublic/CoverSheet.aspx? ItemID=1763&MeetingID=321

DRC Recommendation: Approval (3-0)

#### **REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	7/27/2016 - 4:06 PM
Planning Commission	Holt, Paul	Approved	7/27/2016 - 4:06 PM
Publication Management	Burcham, Nan	Approved	7/27/2016 - 4:10 PM
Planning Commission	Holt, Paul	Approved	7/27/2016 - 4:10 PM

#### **AGENDA ITEM NO. F.1.**

#### **ITEM SUMMARY**

DATE: 8/3/2016

TO: The Planning Commission

FROM: Roberta Sulouff, Planner

SUBJECT: SUP-0008-2015/SUP-0011-2016, J.S.G. Mineral Resource Management

Expansion and SUP Amendment

#### **ATTACHMENTS:**

Description	Type
Staff Report	Staff Report
Location Map	Backup Material
Proposed SUP Conditions for SUP-0008-2015	Backup Material
Proposed Amendment to SUP- 0026-1991 (with condition to be removed, highlighted)	Backup Material
Master Plan Exhibit	Backup Material
Photos of Wood Processing Equipment	Backup Material
	Staff Report Location Map Proposed SUP Conditions for SUP-0008-2015 Proposed Amendment to SUP- 0026-1991 (with condition to be removed, highlighted) Master Plan Exhibit Photos of Wood Processing

#### **REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	7/27/2016 - 8:58 AM
Planning Commission	Holt, Paul	Approved	7/27/2016 - 8:58 AM
Publication Management	Burcham, Nan	Approved	7/27/2016 - 9:00 AM
Planning Commission	Holt, Paul	Approved	7/27/2016 - 9:35 AM

#### Staff Report for the August 3, 2016, Planning Commission Public Hearing

#### **SUMMARY FACTS**

Applicant: Ms. Caitlin King, J.S.G. Corporation

Land Owner: Mr. Gary Massey, J.S.G. Corporation

Request Summary: To permit the manufacture and sale of

wood products, the operation of a contractors' office, the storage of petroleum and the storage and repair of heavy equipment on property which is already being used as an active borrow pit. The applicant is also requesting to amend the adopted Special Use Permit (SUP) conditions for the properties to remove a condition regarding a limitation on

disturbed area.

Location: 5701, 5977 and 5979 Centerville Road

Tax Map/Parcel Nos.: 3110100079A, 3020100006A,

3020100007 and 3020100006

Project Acreage: +/- 170.4 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands, however a small area of the

entrance road is designated Low Density

Residential

Primary Service Area: Outside

#### **PUBLIC HEARING DATES**

Planning Commission: July 6, 2016, 7:00 p.m. (deferred by

applicant)

August 3, 2016, 7:00 p.m.

Board of Supervisors: August 9, 2016, 6:30 p.m. (tentative)

Staff Contact: Roberta Sulouff, Planner

#### **FACTORS FAVORABLE**

1. With the recommended conditions, and given the large size of the parcel and historic use of the subject properties, staff finds that the proposal will not negatively impact surrounding zoning and development.

- 2. The proposal is consistent with the recommendations of the Comprehensive Plan adopted in 2015, "Toward 2035: Leading the Way."
- 3. The proposed expansion would not bring the limits of intense industrial uses, such as mining operations and the production of wood products, closer to surrounding residential development than what is currently disturbed or being actively mined.
- 4. The Virginia Department of Mines, Minerals and Energy (DMME) monitors use of the site with more stringent monitoring and reporting requirements than what is required by the original SUP.
- 5. The request would bring the current storage of civil construction heavy equipment and vehicles into conformance.

#### Staff Report for the August 3, 2016, Planning Commission Public Hearing

6. The applicant estimates that the proposed uses would create approximately 20 new jobs at the site.

#### FACTORS UNFAVORABLE

- 1. An increase in heavy equipment traffic to and from the site.
- 2. An increase in the intensity of uses in an area designated Rural Lands.

#### SUMMARY STAFF RECOMMENDATION

Approval, subject to the conditions in the attached resolution.

#### PROJECT DESCRIPTION

Ms. Caitlin King has applied on behalf of J.S.G. Corporation to allow for four specially permitted uses - the manufacture and sale of wood products, the operation of a contractors' office, the storage of petroleum and the storage and repair of heavy equipment - on approximately 170.4 acres of land currently in use as an active borrow pit. During the course of staff's review of this application, it was determined that the adopted conditions of the original mining SUP (James City County Case No. SUP-0026-1991), needed to be amended to clarify the limitation on disturbed area.

The request includes plans for the following buildings and corresponding uses:

Manufacture and Sale of Wood Products: Approximately 10 acres of previously disturbed area to be used for the seasonal production of mulch, using a special type of grinder as pictured in Attachment No. 5, from materials cleared from local projects.

Per the applicant, customers will be able to view samples of the mulch at the contractors' office. The applicant anticipates limited customer pick-up, with a focus on bulk delivery.

- Contractors' Office/The Storage and Repair of Heavy Equipment: A ±14,200-square-foot office and maintenance facility will replace the existing office, which is currently considered an accessory structure to the mining operation. The new office would also be the headquarters for J.S.G.'s civil construction operation. The building will also feature a large, attached maintenance facility for repair and maintenance of J.S.G.'s fleet vehicles and heavy equipment.
- The Storage and Repair of Heavy Equipment: Two ±8,000-square-foot sheds to store vehicles and heavy equipment used both for the mine and for J.S.G.'s civil construction operations.
- <u>The Storage of Petroleum</u>: ±12,000-gallon-petroleum storage facility for fleet and heavy equipment use on-site.
- The applicant has stated that the following fleet vehicles associated with the newly proposed uses will be stored on-site:
  - o Three dump trucks.
  - o Two lowboy tractor-trailer.
  - o Two logging dump trailers.
  - o Three crew trucks.
  - Five miscellaneous field trucks (including a flatbed, a utility truck and a van).
  - o Three blower trucks for mulching.
  - Four pick-up trucks.
  - One attenuator two-axle trailer.

#### Staff Report for the August 3, 2016, Planning Commission Public Hearing

Staff has included a condition, accounting for potential growth of the business, which will allow a limited increase in the number of vehicles permitted to be stored on-site.

• Amendment to Case No. SUP-0026-1991: The original SUP for the mine operation, Case No. SUP-0026-1991, included conditions which limit the disturbed area of the project to 40 acres. Though the operation is currently in compliance with this condition, the original conditions do not account for the newly proposed uses. To account for the new activities, the applicant is proposing to remove the disturbed area restriction from the original SUP. Staff is recommending a condition be added to the current SUP which limits total disturbed area on site to 66 acres total.

J.S.G. Corporation has an active mining permit from the DMME for the mine. All operational activities associated with the mine are regulated by the DMME. The mining activity produces topsoil, dirt and clay to be sold to third parties.

#### PLANNING AND ZONING HISTORY

The Board of Supervisors approved Case No. SUP-0026-1991 on February 18, 1992. The permit allowed for the operation of a borrow pit on the property included in the current application. The conditions of that SUP limited the disturbed area to 40 acres and limited activity to two "cells" per the adopted master plan for the mine.

#### SURROUNDING ZONING AND DEVELOPMENT

• The properties are located on Centerville Road, adjacent to Freedom Park, the Blayton/Hornsby school site and the

Windmill Meadows subdivision.

- Surrounding Zoning Designations include:
  - o PL, Public Lands, to the south and northwest (Freedom Park and Blayton/Hornsby school site).
  - o A-1, General Agricultural, to the north and east (single-family homes).
  - o R-2, General Residential, to the northeast (Windmill Meadows subdivision).

#### COMPREHENSIVE PLAN

- The properties are primarily designated Rural Lands on the Comprehensive Plan Land Use Map, however a small section of the entrance road is designated as Low Density Residential.
- While the proposed uses are not considered primary uses for the Rural Lands designation, the Comprehensive Plan states that "certain uses which require very low intensity settings relative to the site in which it will be located may be considered on the basis of a case-by-case review... These uses should be located in a manner that minimizes effects on agricultural and forestal activities, and located where public services and facilities, especially roads, can adequately accommodate them."
- Staff finds that this proposal is consistent with Comprehensive Plan as a secondary use and is unique in comparison to other similar requests in Rural Lands for the following reasons:
  - o The site is already home to an intense industrial use (borrow

#### Staff Report for the August 3, 2016, Planning Commission Public Hearing

- pit/mine).
- The proposed uses would also encompass a very small area relative to the size of the site, roughly 20 additional acres out of a total of approximately 170 acres.
- The existing SUP imposes a 100-foot and 50-foot buffer in areas directly adjacent to neighboring residences, as well as 50-foot buffers in areas adjacent to Resource Protection Areas (RPA).
- Existing right- and left-turn-in lanes to the site on Centerville Road adequately accommodate additional traffic created by this request.
- Surrounding Comprehensive Plan designations include:
  - o Public Lands to the south and the west (Freedom Park).
  - o Rural Lands to the north (family homes).
  - Low Density Residential (Windmill Meadows and adjacent single-family homes).

#### **PUBLIC IMPACTS**

- 1. Anticipated impact on public facilities and services:
  - a. *Streets*. Per the most recent Historic Triangle Comprehensive Transportation Study, Centerville Road is a minor arterial road with an annual average daily traffic count of 8,400. This portion of Centerville Road currently operates at acceptable Levels of Service (i.e. Levels of Service (LOS) A-C).

The applicant has estimated that the current mining operation, including employees, generates 70 vehicle trips per day. The applicant also estimates that the newly proposed uses, again including employees, will produce up to an additional 144 trips per day, and is requesting a vehicle storage area allowance to permit up to 50% growth.

The Regional Transportation Study anticipates that this potion of Centerville Road will continue to operate at a LOS A-C with a weekday volume of 17,000 vehicle trips per day, therefore staff finds that the newly proposed uses and request for additional growth potential would not have significant impacts on the LOS of Centerville Road.

Additionally, the Virginia Department of Transportation (VDOT) has reviewed this application and did not identify any concerns beyond those that may be addressed at the site plan stage of development. Staff also notes that many recent SUP requests for commercial uses in Rural Lands have been located on smaller, rural-collector roads which are less well equipped to accommodate additional, more-intense traffic. Based on VDOT's review and existing traffic infrastructure, no significant traffic impacts are anticipated in association with the newly proposed uses.

- b. Schools/Fire/Utilities. No impacts anticipated.
- 2. <u>Environmental</u>: There is RPA located on these properties, however the limits of this SUP fall outside of the RPA. A condition is also proposed for spill prevention in the area of the wood processing and petroleum storage. The DMME addresses environmental concerns associated with the borrow pit through the applicant's mining permit and operational plan.

#### Staff Report for the August 3, 2016, Planning Commission Public Hearing

3. <u>Cultural/Historical</u>: Condition No.5 of SUP-0026-1991 required a Phase I Archaeological Study to be submitted for approval prior to the commencement of work in any area of the site. A Phase I Archaeological Study was conducted on this site in 1992 which identified six sites which were recommended for Phase II studies. All of these areas are outside the scope of work for the newly proposed uses.

#### 4. Nearby and Surrounding Properties:

- a. *Visual Impacts*: There is minimum of a 50-foot-wooded buffer, which is increased to 100 feet in some areas, between the site and all neighboring properties.
- b. Auditory Impacts: Staff conducted a sound test of the wood grinder on June 13, 2016, taking decibel readings at 200 feet from the grinder as well as from the site entrance on Centerville Road, the nearest residence in the Windmill Meadows subdivision, inside Freedom Park, at the Blayton/Hornsby school sites and at a location on Jolly Pond Road. The highest decibel readings beyond the direct work site were located at the school site and were most likely associated with children playing at the time of the sound testing. Decibel readings within the Windmill Meadows subdivision were equal to readings taken at the entrance to the site and to readings taken on Jolly Pond Road.

Site	Reading (in decibels, dB)
200 feet from equipment (on-site)	82 dB
Entrance road	53 dB (note: ambient volume measured at 51dB while the equipment was not in use)
Within Windmill Meadows	50 dB
Botanical Garden at Freedom Park	45 dB
School Site	55 dB (note: children playing at recess may have increased volume at this site)
Residence at Jolly Pond	50 dB

#### PROPOSED SUP CONDITIONS

- The full text of the proposed conditions for the four new specially permitted uses, associated with James City County Case No. SUP-0008-2015 are attached. The general intent of these conditions is to limit the level of intensity of commercial operations, given that the properties are designated Rural Lands by the adopted Comprehensive Plan.
- Regarding the proposed SUP amendment, given the size of the site and the binding master plan submitted with this application, staff is comfortable with a potential minor increase in mining activity, as removing the language regarding disturbed area would help to make both SUPs more easily understood and readily enforceable.

Staff Report for the August 3, 2016, Planning Commission Public Hearing

STA	$\mathbf{FF}$	RE	COI	AMEN	JD 4	TI	$\mathbf{ON}$

Approval, subject to the proposed draft conditions and amendments.

RS/ab SUP08-15-SUP11-16JSGMinRes

#### Attachments:

- 1. Location Map
- 2. Proposed SUP Conditions for SUP-0008-2015
- 3. Proposed Amendment for SUP-0026-1991 (with condition to be removed highlighted)
- 4. Master Plan Exhibit
- 5. Photos of wood processing equipment

# SUP-0008-2015/SUP-0011-2016 J.S.G. Mineral Resource Management Expansion





#### SUP-0008-2015, JSG Mineral Resource Management Expansion

#### **Draft SUP Conditions**

- 1. <u>Master Plan and Use:</u> This Special Use Permit (the "SUP") shall be valid for the operation of a contractor's office, the manufacture of wood and/or wood products, storage of petroleum, and storage and/or repair of heavy equipment (the "Project") on property located at located at 5701, 5977 & 5979 Centerville Road, further identified as JCC Real Estate Tax Map Nos. 3110100079A, 3020100006A, and 3020100007, respectively, and one parcel without an address identified as JCC Real Estate Tax Map No. 3020100006 (collectively, the "Property"), which includes an existing borrow pit. The Project shall be in accordance with the "Conceptual Plan for Special Use Permit, Manufacture of Wood Products, Contractors Office and Storage Shed, Owner: JSG Corporation" prepared by AES Consulting Engineers, and dated November 17, 2015 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
- 2. <u>Hours of Operation for Transportation and Wood Grinding</u>: Hours of operations for transportation of equipment to and from the site, and for the grinder and all associated equipment shall be limited 7:00 a.m.-7:30 p.m., Monday through Saturday, except for occasional afterhours and Sunday transportation related to storm cleanup work.
- 3. <u>Hours of Retail Operations:</u> Retail sale of wood and wood products shall be limited to 7AM-6PM, Monday-Saturday, with all transactions occurring at the locations identified as "Office and Maintenance" and "Site 2" on the Master Plan, or at the existing on-site scale-house.
- 4. <u>Disturbed Area:</u> No more than sixty-six (66) acres of the Property shall be disturbed for any specially permitted use at one time.
- 5. <u>Material and Equipment Storage:</u> All contractor's material and equipment storage shall be limited to the areas designated as "Shed" and "Office & Maintenance" on the Master Plan. Materials and equipment associated with the manufacture of wood and wood products shall be stored in the area identified as "Site 2" on the Master Plan.
- 6. <u>Wood Grinder</u>: The wood grinder and all associated equipment shall be located so as to minimize the potential adverse impacts on adjacent properties. When in operation, this equipment shall be placed in the locations identified as "Site 2: Area of Manufacture and Sale of Wood Products" on the Master Plan.
- 7. <u>Perimeter Buffer:</u> A buffer shall be maintained surrounding the Property as shown on the Master Plan. This buffer shall remain undisturbed with the exception of any required clearing necessary for the office and maintenance infrastructure as approved by the Planning Director in the area labeled on the Master Plan as "Office and Maintenance". Any approved disturbance must include a replanting plan with equivalent screening approved by the Planning Director.

- 8. <u>Resource Protection Areas:</u> A fifty (50) foot undisturbed buffer shall be provided on all Resource Protection Areas (RPA) as defined in Section 23-3 of the James City County Code.
- 9. <u>Lighting</u>: A lighting plan shall be reviewed and approved by the Director of Planning or his designee prior to final approval of the site plan. Any exterior site or building lighting shall be shielded and directed downward. No glare defined as 0.1 foot-candle or higher shall extend outside the property lines. The applicant may install security lighting at the entrance to the Property, at the existing gate, and adjacent and/or mounted to buildings in accordance with Section 24, Article II, Division 7 of the James City County Code. All other outdoor lighting shall be operated by a motion detector or be able to be turned on as needed and shall not be routinely illuminated at night. No lighting shall be installed on structures at a height greater than sixteen (16) feet above finished grade. This condition shall not apply to any lighting required by federal or state regulations.
- 10. <u>Operational Mitigation Plan</u>: An operational mitigation plan shall be reviewed and approved by the Director of Planning or his designee prior to final site plan approval. The plan shall address:
  - a. Dust mitigation, such as water trucks, mulch, or similar methods.
  - b. Smoke mitigation, such as containment or similar methods.
  - c. Noise mitigation, such as the enforcement of hours of operation.
- 11. <u>Material Decomposition</u>: The use of chemicals to aid in the decomposition of material shall be prohibited. No materials shall be burned on the Property.
- 12. <u>Stormwater Management:</u> A stormwater management plan shall be submitted to the Director of Engineering and Resource Protection or his designee for review and approval prior to preliminary site plan approval. The stormwater management plan shall demonstrate that adequate measures have been taken for the Project, post-development, to achieve the same degree of pre-development water quality. The development of the Property shall utilize the applicable best management practices as outlined in the Virginia Department of Environmental Quality Stormwater BMP Clearinghouse.
- *13. Entrances:* Access to the Project shall be limited to the existing entrance from Centerville Road.
- 14. <u>VPDES Industrial and Spill Prevention:</u> Prior to issuance of preliminary site plan approval, the Owner must determine if a general Virginia Pollutant Discharge Elimination System (VPDES) Permit for Discharges of Stormwater Associated with Industrial Activity will be required from the Virginia Department of Environmental Quality. If a VPDES permit is required, the owner must provide evidence of having obtained the permit prior to issuance of final site plan approval. If a VPDES permit is not required, an operational phase stormwater pollution prevention plan/spill prevention and control plan to address the outdoor vehicle and material storage, including but not limited to oil, diesel and gasoline, shall be submitted to the Director of Engineering and Resource Protection and the Fire Chief for their respective review and approval.

- 15. <u>Wood Product Stock Piles</u>: Stockpiles associated with the manufacture of wood products shall not exceed twenty (20) feet in height from the existing grade.
- 16. <u>Vehicle Storage</u>: In an effort to limit the intensity and scale of the contractor's operation, the number of vehicles associated with the Project shall be shall be limited to those which could be parked within a 16,100 square foot area within "Site 1" on the Master Plan.
- 17. <u>Site Plan Approval</u>: A site plan shall be required for the Project. Final approval of the site plan for all or a portion of the Project shall be obtained within thirty-six (36) months of issuance of this SUP, or the SUP shall become void.
- 18. <u>Severance Clause:</u> This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

#### RESOLUTION

#### CASE NO. SUP-26-91. JACK L. MASSIE CONTRACTOR, INCORPORATED

- 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, the Planning Commission of James City County, following its public hearing on December 10, 1991, voted 8-1 and recommended approval of Case No. SUP-26-91 to permit a borrow pit in the A-1, General Agricultural district, on property identified as Parcel (1-79A) on James City County Real Estate Tax Map No. (31-1) and Parcels (1-6), (1-6A) and (1-7) on James City Real Estate Tax Map No. (30-2).
- 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-26-91 as described herein with the following conditions:
  - All erosion and sedimentation control measures shown on the Land Disturbing Permit shall be installed prior to any clearing or grading of any cell.
  - 2. No more than 2 cells, as identified on the Master Plan prepared by AES and dated July 1991, shall be open at one time. No more than 40 acres of the site shall be disturbed at one time.
  - 3. Inert materials such as broken concrete, bricks, blocks, broken roadway, and unsuitable soil removed from Jack L. Massie job sites may be used to refill the cells. Non-inert materials shall not be disposed of on this site. If it is determined that non-inert materials are being disposed of on site, the special use permit shall become void.
  - A 50-foot undisturbed buffer shall be provided on all Resource Management Area (RMA) wetlands as defined in Section 198-3 of the James City County Code.
  - 5. Prior to the commencement of any work within a cell, a Phase I Archaeological Study for that cell shall be submitted to the Director of Planning for his review and approval. The study shall meet the guidelines set forth in the Virginia Department of Historic Resource's <u>Guidelines for Preparing Archaeological Resource Management Reports</u> and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's <u>Professional Qualification Standards</u>. The developer shall undertake a Phase II and/or a Phase III Study of archaeological sites identified in the Phase I Study, if identified by the Phase I Study as warranting Phase II or Phase III Study. Such studies shall be submitted to and approved by the Planning Director prior

to any land disturbing on or adjacent to such sites. The recommendations of such studies shall be incorporated into the plan of development for the site and the clearing, grading or construction activities thereon. If as a result of a Phase II Study, the Planning Director determines the site is eligible for inclusion in the National Register of Historical Places based on the Criteria established by the Department of the Interior, the developer shall develop and implement a plan for inclusion of the site on the National Register of Historic Places and for the mitigation of potential adverse impacts on the site.

- 6. A right- and left-turn lane shall be installed to VDOT standards at the proposed entrance of the site within 18 months from the date of issuance of this permit in the location shown on the Master Plan prepared by AES and dated July 1991. The existing entrance to the site as identified on the Master Plan shall be abandoned when the new entrance is completed. The location of this entrance may be shifted; however such a shift shall be approved by the Planning Director.
- 7. A gate shall be provided on the proposed entrance road no further than 200 feet from Centerville Road. The Planning Director may waive this requirement if evidence is presented that due to topographic and safety constraints the entrance must be placed further than 200 feet from Centerville Road.
- 8. A 100-foot undisturbed buffer shall be provided on the eastern boundary of that area shown as Cell 8 on the Master Plan prepared by AES and dated July 1991. An undisturbed buffer shall be provided along Centerville Road as shown on the Master Plan. A 50-foot undisturbed buffer shall be provided on the perimeter of the remainder of the site.
- 9. The hours of operation shall be limited to daylight hours (6:00 a.m. to 9:00 p.m. in the summer, 6:00 a.m. to 6:00 p.m. in the winter), Monday through Saturday.
- 10. A reforestation plan for each cell on the site shall be approved by the Virginia Department of Forestry Area Forester prior to the commencement of land disturbing on the next cell. A mixture of hardwoods and softwoods to reflect the current species ratic shall be provided. All restored areas shall be returned to a condition adequate to support and encourage the growth of trees. A minimum of 800 seedlings an acre shall be planted during the reclamation of the cell.
- 11. The buffer areas shall be staked in the field prior to clearing so the operators know the limits of their work.
- 12. The maximum side slope of all reclaimed areas shall be 3:1 or flatter.

- 13. Berms and sediment traps shall be provided to protect wetlands above Dry Ponds 1 and 3 as shown on the Master Plan prepared by AES and dated July 1991. These facilities shall be placed around the perimeter of all disturbed areas adjacent to these wetlands. The design of these facilities shall be incorporated into and approved by the Director of Code Compliance as part of the site plan for the project.
- 14. All property along Centerville Road, necessary for the 4 laning of the road, shall be dedicated to the County at its request.

### 2. <u>Case No. ZO-11-91. Zoning Ordinance Amendment/ Residential Cluster</u> Development

Mr. Jeffrey J. Mihelich, Planner, reiterated that the proposed Residential Cluster Development Ordinance was reviewed by a three-person subcommittee of the Planning Commission, who recommended a number of significant changes which would implement many of the provisions of the updated Comprehensive Plan.

Mr. Mihelich further stated that the case was deferred at the February 3, 1992, Board of Supervisors meeting to allow time to consider open space requirements and gross acreage (density transfer) calculations.

In concurrence with staff, the Planning Commission by a vote of 9-1 recommended approval of the ordinance.

Mr. DePue asked for clarification of the current procedures regarding private roads.

Mr. John T. P. Horne, Manager, Development Management, stated that private roads were not approved in routine development and were rare in our community.

Staff emphasized the proposed ordinance was workable with the current private roads policy.

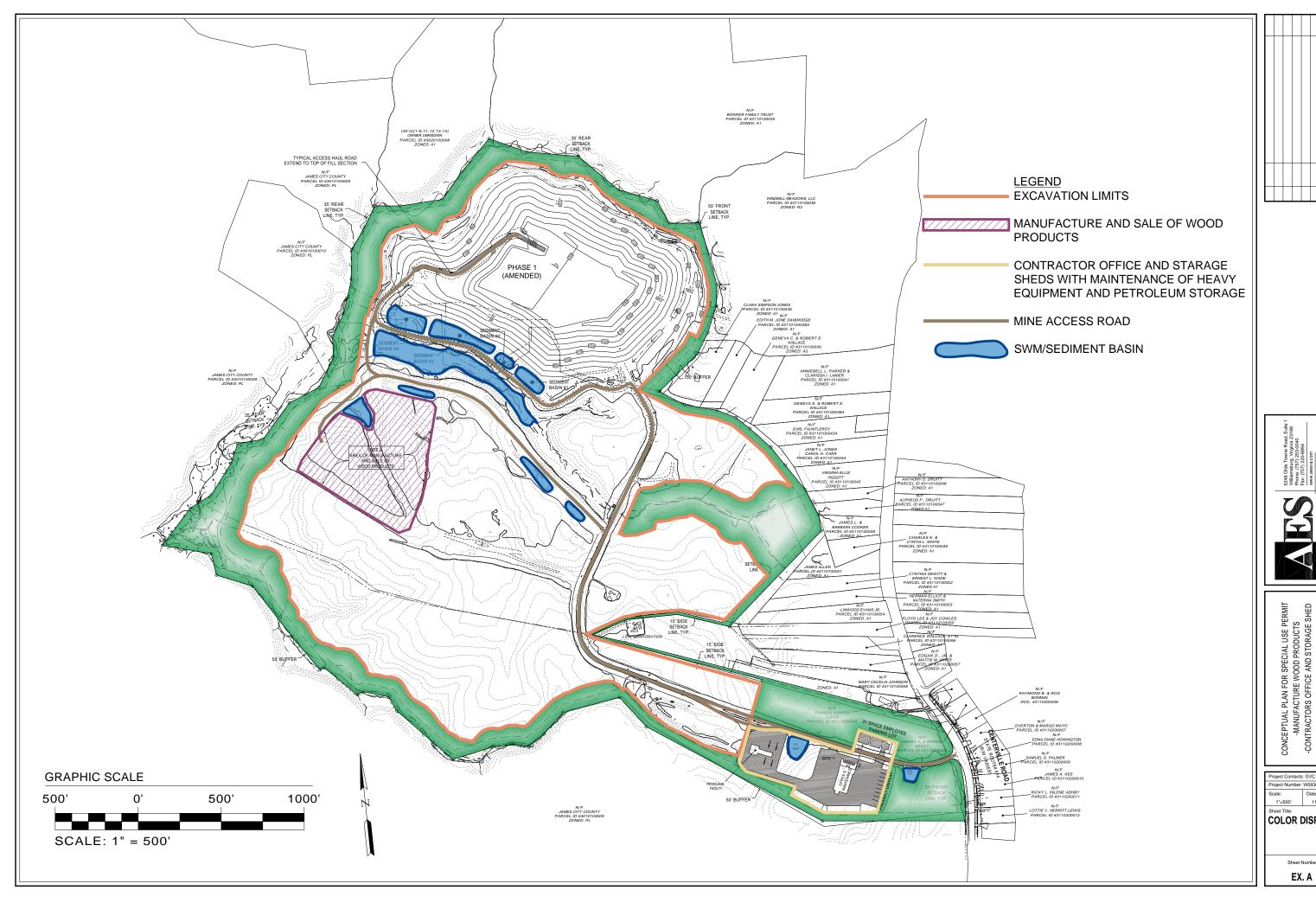
Ms. Knudson made a motion to approve the Ordinance amendment.

On a roll call, the vote was: AYE: Taylor, Sisk, Knudson, Edwards (4). NAY: DePue (1).

#### 1. <u>Case No. ZO-8-91</u>. <u>Zoning Ordinance Amendment/ Timbering</u>

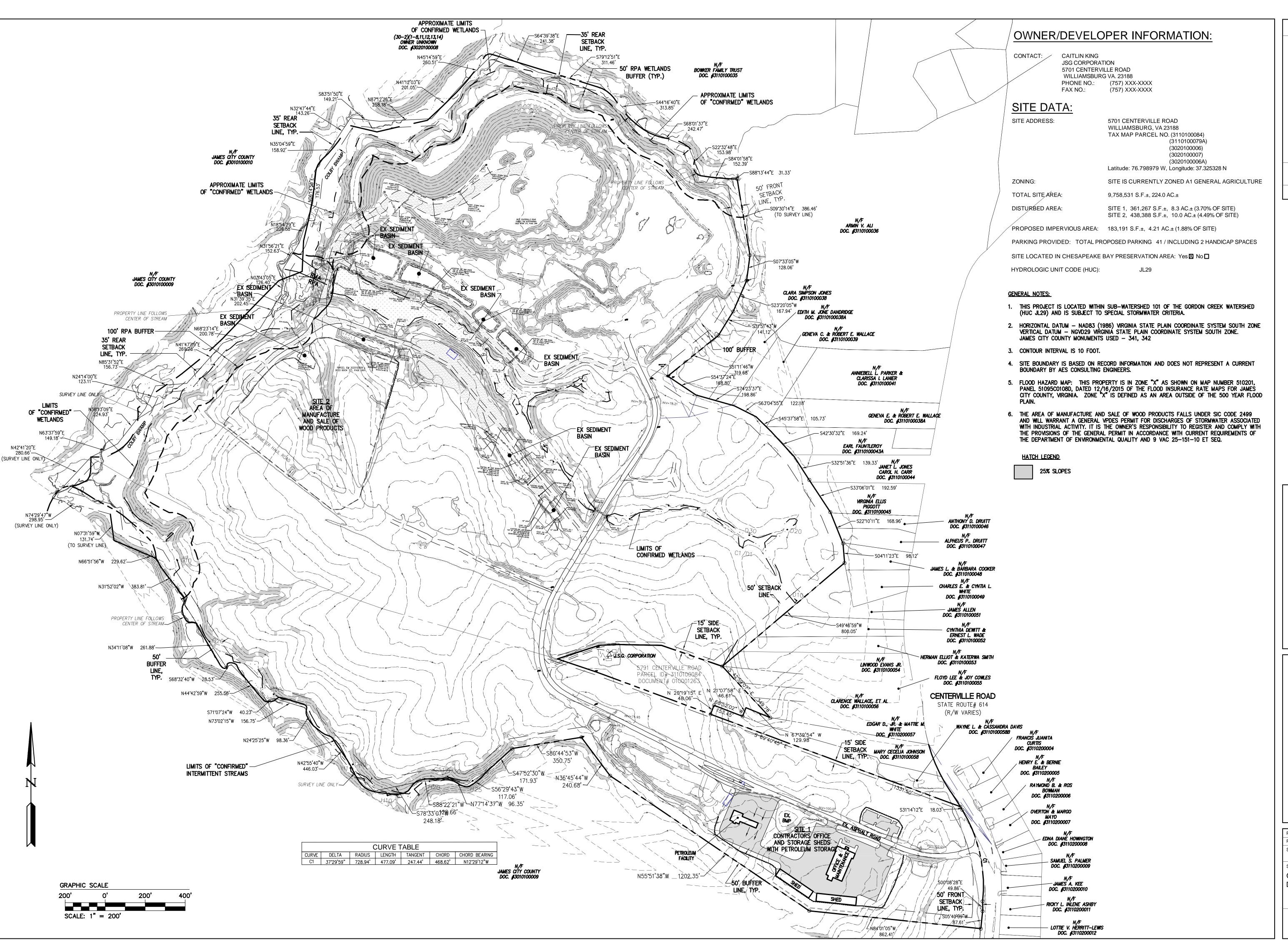
Mr. Horne stated that action was deferred at the Board of Supervisors' February 3, 1992, meeting on the proposed amendment to regulate timbering activities by requiring a special use permit in certain zoning districts.

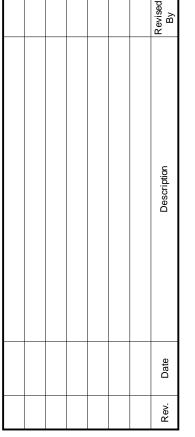
He further stated that the regulation could be accomplished by requiring an administrative timbering permit with guidelines with an appeal process to the Board of Supervisors.

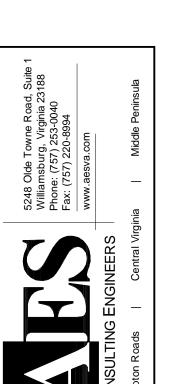




COLOR DISPLAY





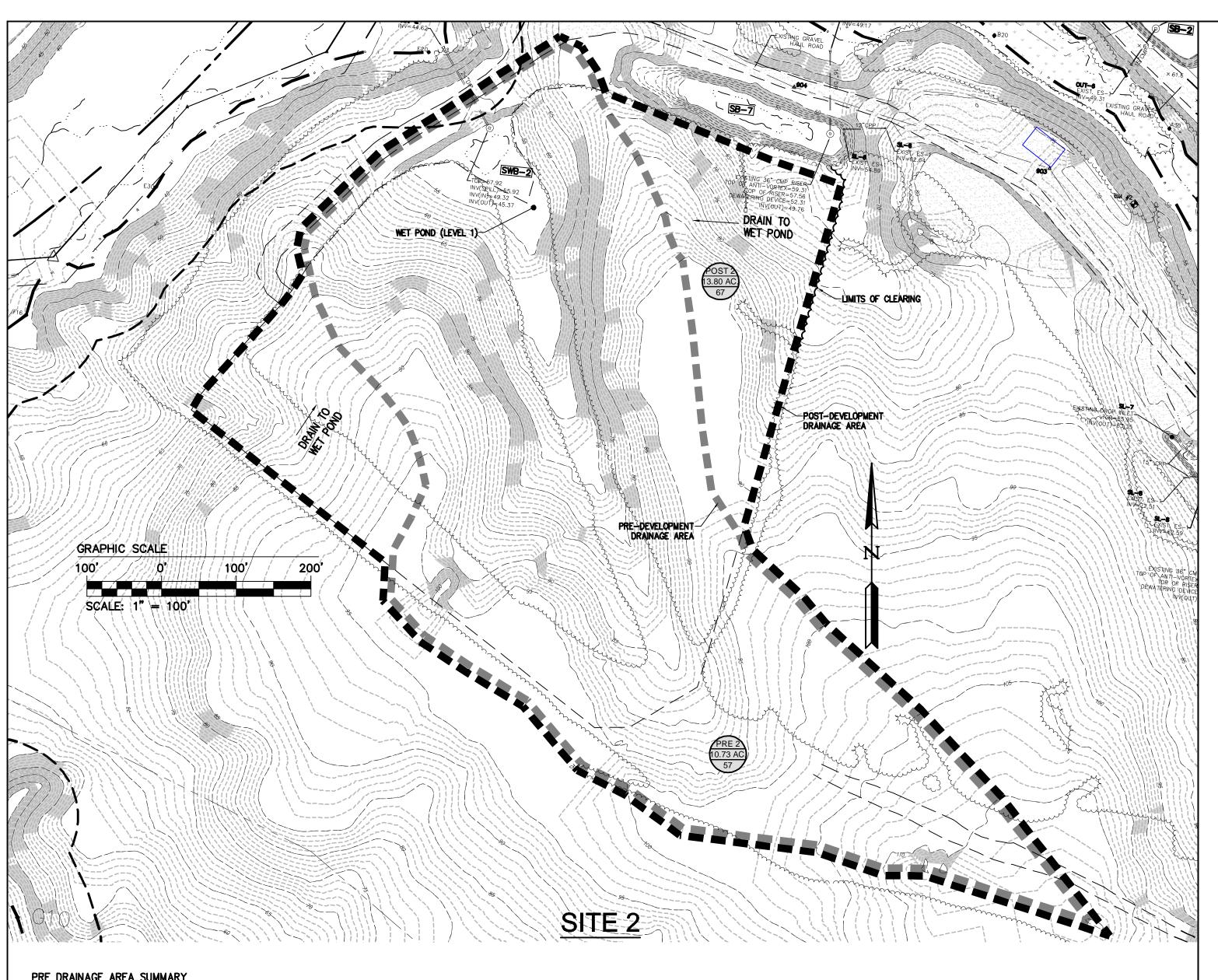


-MANUFACTURE WOOD PRODUCTS
-CONTRACTORS OFFICE AND STORAGE SHEE
WITH PETROLEUM STORAGE
OWNER: JSG CORPORATION

Project Contacts	: GVC			
Project Number:	9304-08			
Scale:	Date:			
1"=200'	11/17/15			
Sheet Title:				
OVERALL SITE				
DISPLAY				

Sheet Number

EX. B



PRE	DRAINAGE	AREA	SUMMARY	

DRAINAGE AREA ID	DRAINAGE AREA	IMPERVIOUS COVER	1-YR	2-YR	10-YR	100-YR
PRE 1	13.64 AC	0.94 AC	1.96 CFS	5.91 CFS	26.72 CFS	51.80 CFS
PRE 2	10.72 AC	0.00 AC	0.77 CFS	3.43 CFS	19.49 CFS	39.60 CFS

POST DRAINAGE AREA SUMMARY

OCT DIVINITIOE THE							
DRAINAGE AREA ID	DRAINAGE AREA	BMP TYPE	IMPERVIOUS COVER	1-YR	2-YR	10-YR	100-YR
DA-1	14.95 AC	WET POND LEVEL 2	6.26 AC	0.25 CFS	0.33 CFS	6.39 CFS	8.37 CFS
DA 1B	1.08 AC	UNTREATED	0.00 AC	0.36 CFS	0.93 CFS	3.43 CFS	6.31 CFS
DA 1 TOTAL	_	-	-	0.43 CFS	1.05 CFS	6.70 CFS	9.76 CFS
DA 2	13.80	WET POND LEVEL 1	0.00 AC	0.19 CFS	0.27 CFS	17.55 CFS	47.15 CFS

\*NOTE THAT TOTAL FLOWS ARE NOT A DIRECT SUM OF FLOWS DUE TO VARYING TIME TO PEAK FOR EACH HYDROGRAPH

### WATER QUALITY SUMMARY - SITE 1

INFORMATION).

PHOSPHORUS LOAD REDUCTION REQUIRED 9.86-LB/YR
 PHOSPHORUS LOAD REDUCTION ACHIEVED 12.72-LB/YR

(SEE PERFORMANCE BASED WATER QUALITY CALCULATIONS FOR MORE DETAILED

WATER QUALITY SUMMARY - SITE 2

- Phosphorus load reduction required 1.18—LB/Yr - Phosphorus load reduction achieved 3.42—LB/Yr

(SEE PERFORMANCE BASED WATER QUALITY CALCULATIONS FOR MORE DETAILED

### DA 1 ENERGY BALANCE SUMMARY

DISCHARGE TO NATURAL CHANNEL

Q1-YR-DEVELOPED < I.F. \* [Q1-YR-PRE-DEVELOPED \* RV1-YR-PRE-DEVELOPED]/[RV1-YR-DEVELOPED)

0.42 < 0.59 (MEETS REQUIREMENTS)

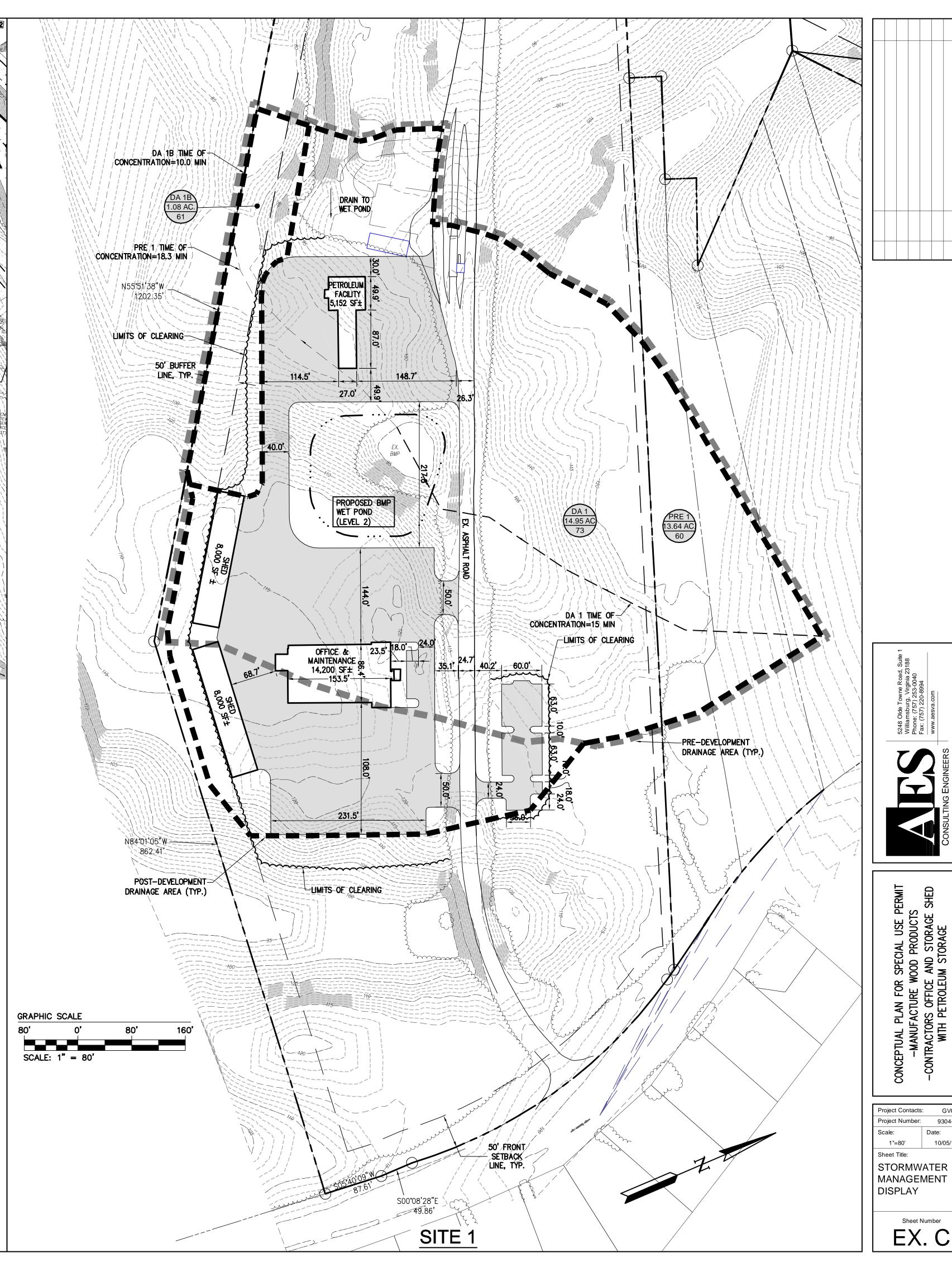
### DA 2 ENERGY BALANCE SUMMARY

DISCHARGE TO NATURAL CHANNEL

Q1-YR-DEVELOPED < I.F. \* [Q1-YR-PRE-DEVELOPED \* RV1-YR-PRE-DEVELOPED]/[RV1-YR-DEVELOPED)

< 0.8 \* 0.77

0.18 < 0.26 (MEETS REQUIREMENTS)



9304-08

10/05/15

Sheet Number

EX. C





#### **AGENDA ITEM NO. F.2.**

#### **ITEM SUMMARY**

DATE: 8/3/2016

TO: The Planning Commission

FROM: Adam R. Kinsman, County Attorney

SUBJECT: ZO-0008-2016, Article 1, Section 24-16, Proffer of Conditions

#### **ATTACHMENTS:**

Description Type

Staff Report Staff Report
Ordinance Ordinance

#### **REVIEWERS:**

viewer	Action	Date
lt, Paul	Approved	7/22/2016 - 9:39 AM
lt, Paul	Approved	7/22/2016 - 9:39 AM
rcham, Nan	Approved	7/22/2016 - 9:42 AM
lt, Paul	Approved	7/22/2016 - 9:43 AM
] ] ]	lt, Paul lt, Paul cham, Nan	lt, Paul Approved lt, Paul Approved rcham, Nan Approved

#### MEMORANDUM

DATE: August 3, 2016

TO: The Planning Commission

FROM: Adam R. Kinsman, County Attorney

SUBJECT: ZO-0008-2016, Article 1, Section 24-16, Proffer of Conditions

At its regular meeting on June 21, 2016, the James City County Board of Supervisors (the "Board") approved a resolution stating that the County would no longer accept proffers associated with applications for any portion of a rezoning application that included a residential component. In addition, the resolution initiated the amendment of Section 24-16 of the James City County Code to clarify this new position.

I recommend that the Planning Commission recommend approval of the attached ordinance amendment.

ARK/ab AmendSect24-16-mem

Attachment

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 24, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, BY AMENDING ARTICLE I, IN GENERAL, SECTION 24-16, PROFFER OF CONDITIONS.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia, that Chapter 24, Zoning, is hereby amended and reordained by amending Article I, In General, Section 24-16, Proffer of conditions.

Chapter 24. Zoning

Article I. In General

#### Sec. 24-16. Proffer of conditions.

The owner or owners of property making application for a change in zoning or amendment to a zoning map, as part of their application, may voluntarily proffer in writing reasonable conditions, prior to a public hearing before the board of supervisors, which shall be in addition to the regulations provided for in the zoning district or zone sought in the rezoning petition. The conditions shall be proffered as a part of the requested rezoning or amendment to the county's zoning map. No proffers shall be submitted or accepted for any new residential rezoning or zoning map amendment, or any new residential component of a multi-use district rezoning or zoning map amendment filed after July 1, 2016.

#### **AGENDA ITEM NO. H.1.**

#### **ITEM SUMMARY**

DATE: 8/3/2016

TO: The Planning Commission

FROM: Paul D. Holt, III, Planning Director

SUBJECT: Planning Director's Report - August 2016

#### **ATTACHMENTS:**

Description Type Memorandum Cover Memo D Spreadsheet listing new applications Exhibit received 

#### **REVIEWERS:**

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	7/27/2016 - 8:53 AM
Planning Commission	Holt, Paul	Approved	7/27/2016 - 8:54 AM
Publication Management	Boles, Amy	Approved	7/27/2016 - 9:10 AM
Planning Commission	Holt, Paul	Approved	7/27/2016 - 9:35 AM

#### MEMORANDUM

DATE: August 2016

TO: The Planning Commission

FROM: Paul D. Holt, III, Director of Planning

SUBJECT: Planning Director's Report

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

• <u>Monthly Case Report</u>: For a list of all cases received in the last month, please see the attached documents.

#### • Board Action Results:

- o June 28, 2016
  - ZO-0005-2016, Planned Unit Development Amendments to Allow for the Manufacture of Food, Beverages and Food Products Approved (5-0)
  - o Z-0004-2016/MP-0001-2016, New Town Proffer and Master Plan Amendment Approved (5-0)
- o July 12, 2016
  - o SUP-0009-2016, 7206 Merrimac Trail Rental of Rooms Deferred to March 14, 2017
  - o SUP-0006-2016, 8766 Pocahontas Trail, Dollar General Approved (5-0)

PDH/ab DirectorsReport08-2016

Attachment

`asa Tura	Casa	Casa Title	New Cases for August 20 Address		Full Name	District
ase Type	Case	Case Title		Description	Full Name	District
Conceptual Plan	C-0047-2016	Mile Course Drainage Improvements	23 MILE COURSE	Repair a failed drainage ravine.	Alex Baruch	05-Roberts
	C-0048-2016	Whittakers Mill Drainage Improvements		Repair a failed retaining wall.	Alex Baruch	05-Roberts
	C-0049-2016	5427 Olde Towne Road	5427 OLDE TOWNE ROAD	Best potential use of parcel.	Roberta Sulouff	02-Powhatan
	C-0050-2016	3318 Chickahominy Road Subdivision	3318 CHICKAHOMINY RD	Subdivide one 3-acre lot from parent parcel.	Roberta Sulouff	01-Stonehous
	C-0051-2016	Forest Glen Section 5	310 WALKER DRIVE	Proposal for 44 cluster lots on 14 acres.	Savannah Pietrowski	02-Powhatan
	C-0052-2016	Tricor - Williamsburg Retail Development	3897 IRONBOUND ROAD	Proposal for multi-tenant retail center.	Savannah Pietrowski	04-Jamestowi
	C-0053-2016	UPS Access Point - Longhill Road	4840 LONGHILL ROAD	UPS will place an Access Point locker on the right side of the building.	Jose Ribeiro	04-Jamestowr
	C-0054-2016	1363 Oak Drive - 5 lots	1363 OAK DRIVE	Subdivide 2.58 acres into 5 lots.	Roberta Sulouff	05-Roberts
	C-0055-2016	Stonehouse - Tract 3	9351 SIX MT ZION RD	Proposal for 338 lots in Tract 3.	Ellen Cook	01-Stonehous
	C-0056-2016	116 Palace Lane Private School (York Courtesy Review)	116 PALACE LANE	Courtesy review for York County. Proposed school site at 116 Palace Lane.	Alex Baruch	N/A
	C-0057-2016	100 Industrial Blvd. Flex Space	100 INDUSTRIAL BLVD	7500 sf metal building with fenced laydown area in the rear.	Jose Ribeiro	01-Stonehous
	C-0058-2016	Courthouse Commons - SUP Condition 12, Signal Optimization		Verification of traffic signal SUP condition.	Savannah Pietrowski	04-Jamestowr
	C-0059-2016	3802 Ironbound Rd. State Farm Insurance Office	3802 IRONBOUND ROAD	Conceptual plan for a professional office in R-8	Roberta Sulouff	04-Jamestowi
	C-0060-2016	Captain George's Parking Lot Expansion	36 STRATFORD RD	Parking lot addition to serve the adjoining Captain George's Restaurant.	Jose Ribeiro	04-Jamestow
				Gravel parking lot with "Geoweb" reinforcement. This parking is intended		
				for restaurant employee parking.		
Subdivision	S-0022-2016	BLA 110, 114, & 118 Watford Lane	118 WATFORD LANE	Boundary line adjustment between three existing lots.	Savannah Pietrowski	04-Jamestow
Site Plan	SP-0052-2016	Williamsburg Memorial Park Ossuary	130 KING WILLIAM DR	Proposal for construction of an ossuary.	Savannah Pietrowski	02-Powhatan
	SP-0053-2016	4881 Centerville Road Verizon Tower Antenna Upgrade SP Amend.	4881 CENTERVILLE RD	Upgrade to existing tower.	Savannah Pietrowski	02-Powhatan
	SP-0054-2016	Patriot's Colony Parking Expansion SP Amend.	3400 JOHN TYLER HGWY	Parking expansion (43 spaces) including drainage items, pavement,	Jose Ribeiro	03-Berkeley
				landscaping and lighting.		Í
	SP-0055-2016	Carter's Grove Plantation New Farm Complex	8797 POCAHONTAS TR	Replace and expand the Farm Complex at Carter's Grove Planation.	Roberta Sulouff	05-Roberts
	SP-0056-2016	Carter's Grove Plantation Site-wide Sanitary Sewer System	8797 POCAHONTAS TR	Connect existing and proposed structures on Carter's Grove Plantation to	Roberta Sulouff	05-Roberts
				an existing HRSD gravity manhole on Ron Springs Drive.		
	SP-0057-2016	4840 Longhill Rd. 7-11, UPS Access Point	4840 LONGHILL ROAD	UPS will place an access point locker on the right side of the 7/11 bulding.	Jose Ribeiro	04-Jamestowr
				The proposed unit is 19' long. The proposed locker will sit on a 20x4 square		
				foot pad. A pedestrian walkway of approximately 25' x 3' is also proposed.		
	SP-0058-2016	Paul's Deli New Town - Patio Roof Enclosure	4345 NEW TOWN AVENUE	Add a new roof enclosure over the existing outdoor dining space that faces	Roberta Sulouff	04-Jamestow
				Iron-Bound Gym at Paul's Deli. The total enclosure would be 555 square		
				feet.		
	SP-0059-2016	Norge Outdoor Learning Center	7311 RICHMOND ROAD	An outdoor learning center at Norge Elementary School consisting of small	Jose Ribeiro	01-Stonehous
				stage benches, picnic tables, raised flower beds, and a picket fence.		
Special Use Permit	SUP-0012-2016	Chickahominy Summerplace	1613 JOLLY POND ROAD	Request to reduce minimum lot size from 3 acres to 1 acre.	Jose Ribeiro	02-Powhatan
Special USE Perillil						
Zoning Ordinance	ZO-0008-2016	Article 1, Section 24-16, Proffer of Conditions	N/A	Zoning Ordinance Amendment to specify that proffers are only accepted	Ellen Cook	N/A
Amendment				for non-residential applications for rezoning.		