

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
May 3, 2017
7:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes Adoption - April 5, 2017 Regular Meeting
2. Stonehouse Tract 3 - Parcel C

F. PUBLIC HEARINGS

1. Z-0001-2017, SUP-0001-2017, MP-0001-2017. Williamsburg Landing, Marclay Road
2. SUP-0026-2016. Forest Glen Section 5

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - May 2017

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 5/3/2017

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes Adoption - April 5, 2017 Regular Meeting

ATTACHMENTS:

	Description	Type
▣	Minutes of the April 5, 2017 Regular Meeting	Cover Memo

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	ComSecretary, Planning	Approved	4/26/2017 - 4:40 PM

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
April 5, 2017
7:00 PM

A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 7:00 p.m.

B. ROLL CALL

Planning Commissioners

Present:

Rich Krapf

Tim O'Connor

Robin Bledsoe

John Wright

Heath Richardson

Jack Haldeman

Remote Participation:

Danny Schmidt

Staff Present:

Paul Holt, Director of Community Development and Planning

Maxwell Hlavin, Assistant County Attorney

Tammy Rosario, Principal Planner

Ellen Cook, Principal Planner

José Ribeiro, Senior Planner II

Mr. Holt stated that Mr. Danny Schmidt is out of town attending to personal business and has requested to participate remotely from Charlotte Amalie. Mr. Holt stated that pursuant to the Commission's adopted policy and consistent with State Code, members present must consider the request for remote participation by a majority vote.

Mr. Tim O'Connor made a motion to allow Mr. Schmidt to participate remotely.

On a voice vote the Commission voted to allow Mr. Schmidt to participate remotely (6-0).

Mr. Schmidt joined the meeting by telephone.

C. PUBLIC COMMENT

Mr. Krapf opened Public Comment.

As no one wished to speak, Mr. Krapf closed Public Comment.

D. REPORTS OF THE COMMISSION

Mr. Heath Richardson stated that there was no report for the Development Review Committee (DRC) as no meeting was held.

Mr. Krapf stated that the Policy Committee met on March 9, 2017 to begin the process of reviewing Zoning Ordinance amendments to address group homes. Mr. Krapf stated that the amendments are needed to bring the County's Zoning Ordinance into accord with the Code of Virginia and the Federal Fair Housing Act. Mr. Krapf further stated the Committee discussed the definition of family, the definition of group home and zoning districts where group homes would be permitted and specially permitted along with possible performance standards. Mr. Krapf stated that staff will conduct additional research on these items and return to the Committee at a future date.

Mr. Krapf stated that he had promised to report on the Committee assignments for the upcoming year.

Mr. Krapf stated that the Policy Committee would be chaired by Robin Bledsoe and that he, Jack Haldeman, Heath Richardson and Danny Schmidt would also serve on the Policy Committee.

Mr. Krapf stated that the DRC would be chaired by Danny Schmidt and that he, Tim O'Connor and John Wright would also serve on the DRC.

Mr. Krapf stated that the applicant for Case No. Z-0001-2017, SUP-0001-2017, MP-0001-2017. Williamsburg Landing, Marclay Road has requested a deferral. Mr. Krapf stated that, out of consideration for anyone wishing to speak regarding the application, it has been suggested to move that case to first on the Public Hearing Agenda.

Mr. John Wright made a motion to approve the change to the Public Hearing Agenda.

On a voice vote, the Commission voted to move Case No. Z-0001-2017, SUP-0001-2017, MP-0001-2017. Williamsburg Landing, Marclay Road to first on the Public Hearing Agenda (7-0).

E. CONSENT AGENDA

1. Minutes Adoption - March 1, 2017 Regular Meeting
2. SP-0011-2017/S-0004-2017. Stonehouse Tract 3 Parcels A & B

Mr. Wright made a motion to approve the Consent Agenda.

On a voice vote, the Commission voted to approve the Consent Agenda (7-0).

F. PUBLIC HEARINGS

1. Z-0001-2017, SUP-0001-2017, MP-0001-2017. Williamsburg Landing, Marclay Road
Mr. Holt stated that the applicant has requested a one month postponement. Mr. Holt

stated that the case has been advertised and that the Public Hearing will need to be opened. Mr. Holt stated that staff concurs with the request and recommends that the Commission defer the application to its May 3, 2017 meeting.

Mr. Krapf opened the Public Hearing.

Ms. Robin Bledsoe made a motion to postpone the matter to the May 3, 2017 meeting.

On a voice vote the Commission voted to postpone Case No. Z-0001-2017, SUP-0001-2017, MP-0001-2017. Williamsburg Landing, Marclay Road to its May 3, 2017 meeting (7-0).

As no one wished to speak at this meeting, Mr. Krapf continued the Public Hearing to May 3, 2017.

2. SUP-0028-2016. Solar Electrical Generation Facility at Norge

Mr. José Ribeiro presented a report to the Commission on the request for a Special Use Permit (SUP) to operate a private electrical solar generation facility on properties located in Norge. Mr. Ribeiro stated that the proposed facility will be located primarily on a parcel of approximately 216 acres with four adjacent smaller parcels making up for the entire area subject to this SUP. Mr. Ribeiro stated that the property is currently being used for agricultural purposes and is wooded with wetland systems along its eastern and western boundaries. Mr. Ribeiro stated that the site has access to Richmond Road via Farmville Lane which runs through Norvalia and Norge Court subdivisions. Mr. Ribeiro stated that surrounding neighborhoods include Kristiansand, Walnut Grove, Farmville Estates, Oakland and the Village at Candle Station.

Mr. Ribeiro stated that the major components of the facility are the ground-mounted arrays of photovoltaic panels that convert solar energy into electricity. Mr. Ribeiro stated that the arrays are approximately 13 feet in height when positioned at the steepest angle and are arranged in rows, spaced \pm 15 feet to 25 feet apart and mounted on single-axis trackers. Mr. Ribeiro stated that the master plan shows \pm 820 trackers with 82,000 panels in total. Mr. Ribeiro stated that in addition to the arrays, the project will include a small enclosed switchgear facility, inverters, transformers, buried electrical conduits, a storage shed and unpaved access roads. No off-site substations or switching station are proposed as part of this project. Mr. Ribeiro stated that once the facility is operational, it will have the ability to generate up to 20 megawatts or the equivalent to supply 4,000 households per year.

Mr. Ribeiro stated that there are few anticipated impacts associated with this type of facility. Mr. Ribeiro noted that most of the impacts would occur during construction and would be associated with vehicles necessary to deliver materials to the site and traffic generated by workers traveling to and from the site. Mr. Ribeiro stated that SUP conditions have been designed to mitigate impacts during the construction period such as limiting the hours of construction activities and requiring the applicant to repair any damages to roads as a result of construction. Mr. Ribeiro further stated that once construction is complete and the facility is operational, the impacts would be limited. Mr. Ribeiro stated that traffic would be limited to approximately four trips per day, noise would be minimal and that the panels do not emit any odor or glare. Mr. Ribeiro stated that the site is naturally buffered from adjacent properties and that SUP

conditions addressing landscaping, fencing and lighting were designed to further mitigate impacts.

Mr. Ribeiro stated that the property is designated Low Density Residential (LDR) on the Comprehensive Plan Land Use Map. Mr. Ribeiro stated that the Comprehensive Plan does not specifically address solar power, or utilities in general, in LDR or the other Land Use Designation areas; therefore, staff has reviewed this application under the “very limited commercial uses” development standards listed in LDR. Mr. Ribeiro further stated that on balance, staff finds that this proposal meets the criteria for very limited commercial uses, and based on its limited impacts staff finds that this proposal is consistent with the Comprehensive Plan.

Mr. Ribeiro stated that Section 15.2-2232 of the Code of Virginia requires that unless a utility facility is shown on the adopted Comprehensive Plan or other Master Plan for the County, the local Planning Commission and a governing body shall review the facility to determine whether the location, character and extent of the project is substantial in accords with the adopted Comprehensive Plan. Mr. Ribeiro stated that the proposed solar electrical generation facility is not currently shown on the County’s adopted Comprehensive Plan and, therefore, requires this additional level of review by the Planning Commission and the Board of Supervisors.

Mr. Ribeiro stated that the applicant has reviewed and concurred with all SUP conditions except for Condition No. 5 regarding vehicular access. Mr. Ribeiro stated that the applicant has proposed that vehicular access to and from the facility during the construction period be made via Oslo Court and the 50-foot-wide parcel. Mr. Ribeiro stated that this route would also be used during operation of the facility if larger vehicles are needed. Mr. Ribeiro stated that during operations, access for smaller vehicles will be restricted to Farmville Lane. Mr. Ribeiro stated that staff continues to support vehicular access to and from the facility via Farmville Lane only.

Mr. Ribeiro stated that staff recommends that the Planning Commission recommend approval of the application to the Board of Supervisors subject to the proposed SUP conditions. Mr. Ribeiro further stated that staff recommend that the Planning Commission find the location of the proposed project is in substantial accord with the Comprehensive Plan.

Mr. Krapf opened the floor for questions from the Commission.

Ms. Bledsoe inquired where the applicant stands with acquiring the Interconnection Permit with Dominion Virginia Power, the Renewable Energy Permit by Rule from the Department of Environmental Quality (DEQ) and any right-of-way needed for access.

Mr. Ribeiro stated that he would defer to the applicant on that question.

Mr. Jack Haldeman inquired about the status of the economic report.

Mr. Ribeiro stated that the economic report has not yet been submitted.

Mr. Haldeman inquired about the whether the site would be secured with a fence and locked gate.

Mr. Ribeiro stated that he did not believe that it would.

Mr. Haldeman inquired about the boundary line extinguishment on three properties.

Mr. Ribeiro stated that the boundary line extinguishment would ensure that the project would conform with required setbacks.

Mr. O'Connor inquired about the Planned Unit Development (PUD) reference on the Master Plan.

Mr. Ribeiro stated that it was referring to the Village at Candle Station development which is zoned PUD.

Mr. Krapf inquired if the properties subject to the boundary line extinguishment are owned by the same entity.

Mr. Ribeiro confirmed.

Mr. Schmidt inquired if the applicant's preferred access route would apply when the facility is decommissioned.

Mr. Ribeiro stated that the decommissioning report, when submitted, would clarify the methods and routes to be used.

Mr. Holt stated that under the applicant's proposed condition, those routes can be used during construction and operation for oversized vehicles. Mr. Holt further stated that the Commission could request adding decommissioning to the SUP condition.

Mr. Richardson inquired whether the right-of-way required at the curve on Farmville Lane impacted a property owner.

Mr. Ribeiro stated that he would defer to the applicant.

Mr. Richardson noted, as disclosure, that he had toured the route and project site with the applicant. Mr. Richardson inquired if the existing fence at the curve would need to be removed.

Mr. Ribeiro stated that the fence would need to be removed; however, the property is owned by Whisper Ridge, LLC which is also the owner of the project site.

Mr. Wright inquired if a community meeting was held.

Mr. Ribeiro stated that a community meeting was held by the applicant in November, 2016.

Mr. Krapf called for disclosures from the Commission.

Mr. Krapf stated that he toured the site with the applicant.

Mr. Schmidt stated that he toured the site last week.

Mr. O'Connor stated that he spoke with the applicant by telephone.

Ms. Bledsoe stated that she exchanged email with the applicant.

Mr. Wright stated that he did not meet with the applicant; however, he did visit the site.

Mr. Richardson stated that he visited the site with the applicant. Mr. Haldeman stated that he visited the site with the applicant.

Mr. Krapf noted that the Public Hearing has remained open and called on the applicant to speak.

Mr. Drew Gibbons, SunPower, Lead Developer for East Coast Development, made a presentation to the Commission on the proposed project. Mr. Gibbons stated that the site was selected based on criteria of suitable acreage and topography, proximity to a distribution line, willing landowner partner, significant existing vegetative buffers and being previously farmed land.

Mr. Gibbons stated that an initial consultation has been held with the DEQ for the Virginia DEQ Renewable Energy Permit by Rule. Mr. Gibbons stated that consultations are now being held with the other necessary agencies and should be completed within six months. Mr. Gibbons stated that a Certificate of Public Convenience and Necessity and a Virginia Pollutant Discharge Elimination System (VPDES) Stormwater Management permit will also be necessary.

Mr. Gibbons stated that, once operational, the site would be maintained by up to three regionally-based electrical facility professionals and would generate 2-4 car trips per day. Mr. Gibbons stated that noise from the site would be no more than that of a standard refrigerator and would be inaudible at the property boundary. Mr. Gibbons stated that there will not be any glare from the site as solar panels absorb light. Mr. Gibbons stated that SunPower's facilities are designed to operate for 30 or more years; at end of life the facility will be decommissioned and all components will be removed. Mr. Gibbons further stated that the land would be restored and a Decommissioning Security Bond will be posted.

Mr. Gibbons stated that the main economic benefit of the project would be job creation with approximately 80 construction jobs over a nine-month period with up to three permanent operations positions. Mr. Gibbons noted that the project would place minimal demand on County facilities and services; provide long-term open land preservation; support workforce training programs for solar energy; and provide educational opportunities for schools.

Mr. Gibbons noted that construction will be limited to 7a.m. – 7 p.m. and delivery of materials will be scheduled to avoid school bus pick up and drop off times. Mr. Gibbons further stated that the Virginia Department of Transportation (VDOT) has approved both access route options. Mr. Gibbons noted that the route preferred by staff would require removal of fencing and hedges to create an adequate turn radius for large vehicles. Mr. Gibbons noted that the necessary right of way for the turn improvements has not been acquired. Mr. Gibbons further stated that large vehicle access would be needed for construction and decommissioning as well as major maintenance approximately every 10 years.

Mr. Gibbons stated that in response to the question on permits and easements, the Interconnection Agreement with Dominion Virginia Power is imminent. Mr. Gibbons

further stated that the Permit by Rule process is underway. Mr. Gibbons stated that the easement for Oslo Court is in place but the easement for Farmville Lane is not.

Mr. Gibbons stated that the Economic Impact Report will be completed for the Board of Supervisors meeting. Mr. Gibbons noted that while the tax revenue will be minimal, greater benefits will be derived from job creation and minimal impacts on County services.

Mr. Gibbons noted that the project would be surrounded by a seven-foot chain link fence for security and safety; however the access road would not be gated.

Mr. Gibbons stated that a Community Meeting, recommended by staff, was held in November. Mr. Gibbons further noted that the meeting was well attended. Mr. Gibbons stated that the main concern expressed was the visual impact of the project. Mr. Gibbons stated that the buffer and screening plan was developed to address those concerns.

Mr. Richardson requested confirmation of whether it would be necessary to remove the fencing on a neighboring property to create the necessary turn radius for larger vehicles.

Mr. Gibbons confirmed that it would be necessary. Mr. Gibbons stated that they have been negotiating to acquire the access. Mr. Gibbons stated that part of the rationale for proposing an alternate access is to avoid impacts on nearby parcels.

Mr. Richardson inquired about the amount of land clearing for the project.

Mr. Gibbons noted that there would be some clearing of trees; however sensitive areas and extreme topography would be avoided.

Ms. Bledsoe inquired about the location of the substation.

Mr. Gibbons stated that the substation would be located close to the Dominion Virginia Power transmission lines. Mr. Gibbons further stated that the specific location is shown on the Master Plan.

Ms. Bledsoe inquired about the height of the panels.

Mr. Gibbons stated that when the panels are raised to their highest point it is approximately 16 feet.

Ms. Bledsoe inquired about the number of similar installations placed adjacent to residential neighborhoods.

Mr. Gibbons stated that SunPower has placed several facilities directly adjacent to residential communities and has worked diligently to minimize the impacts.

Ms. Bledsoe inquired whether the power would go directly to County residents.

Mr. Gibbons stated that the power would be for general distribution at the discretion of Dominion Virginia Power.

Ms. Bledsoe inquired if this is something that that Dominion needs at this time to

maintain business.

Mr. Gibbons stated that Dominion will procure significant amounts of solar power over the next two to four years. Mr. Gibbons stated that solar power is part of Dominion's business plan. Mr. Gibbons further stated that this is an opportunity for James City County to participate in the solar movement.

Mr. Wright asked for confirmation that the Company is SunPower based in California and is a publicly traded company.

Mr. Gibbons confirmed. Mr. Krapf inquired whether the construction workers would have staggered schedules or arrive on site at one time. Mr. Gibbons stated that there would be 60 to 80 construction workers driving personal vehicles to the site. Mr. Gibbons stated that there would be staggered arrivals over an hour in the morning. Mr. Gibbons noted that materials would be delivered on a schedule designed to avoid school bus pick up and drop off times. Mr. Gibbons noted that the traffic generation would be similar to that of a residential development.

Ms. Bledsoe inquired what the hours of operation would be.

Mr. Gibbons stated that for construction, the hours of operation would be 7 a.m. to 7 p.m. Mr. Gibbons noted that generally work would end between 3:30 p.m. and 5 p.m.; however, should the work run behind schedule, it is helpful to have the option of working later.

Mr. Benjamin Swenson, 106 Barlows Run, County Resident, addressed the Commission in support of the application. Mr. Swenson stated that it is important to ensure that the County's natural resources are protected by ensuring adequate buffers, mitigation of impacts on the nearby perennial stream and ensuring archaeological sites are conserved.

Ms. Stephanie Weber, 222 Thomas Nelson Drive, Statewide Director for the Chesapeake Climate Action Network, addressed the Commission in support of the application. Ms. Weber noted that Virginia imports approximately 25% of its energy; second only to California. Ms. Weber stated that the project will provide clean energy on with minimal impacts. Ms. Weber noted that in this region, there is a proposed solar home development and that the Williamsburg-James City County Schools is looking at Dominion Virginia Power's Solar Schools program. Ms. Weber stated that solar farms are on the rise in neighboring states as well as certain areas of Virginia. Ms. Weber requested that the Commission support the project. Ms. Josephine Gardner, 731 Autumn Circle, County Resident, addressed the Commission in opposition to the application. Ms. Gardner noted concerns about the impact of taking access for the project through the residential neighborhood.

Mr. Elliott York, 103 Spring Trace Lane, Assistant Manager, Whisper Ridge, LLC, addressed the Commission in support of the application. Mr. York stated that Whisper Ridge, LLC has entered into a long-term agreement with the applicant for use of the property. Mr. York noted that several solar power companies have inquired about the property and that SunPower's offer was accepted based on the reputation of the company. Mr. York stated that this is a winning proposal for all parties including the County and requested that the Commission support the project.

Mr. Wayne Nunn, 238 Loch Haven Drive, President of Hidden Acres Farm, Inc., addressed the Commission regarding the application. Mr. Nunn noted concerns about the suitability of using Oslo Court to access the property. Mr. Nunn noted concerns about the future stability of SunPower. Mr. Nunn further noted concerns about the structural stability of the panel arrays. Mr. Nunn stated that he has concerns about the access to his property and the reduction in value of his property.

As no one further wished to speak,

Mr. Krapf closed the Public Hearing.

Mr. Krapf noted that there would need to be one motion regarding compliance with Section 15.2-2232 of the Code of Virginia and one regarding the Commission's recommendation to the Board of Supervisors.

Mr. Richardson inquired if there were sites where it was necessary to stabilize the pole with additional materials and is there a potential that it would be necessary to do so at this site.

Mr. Gibbons stated that the initial soils report indicated that stabilization would not be necessary.

Mr. Richardson inquired about the fencing along Norge Farm Lane.

Mr. Gibbons stated that the fence would only be around the project site only.

Ms. Bledsoe inquired if the land would be restored at decommissioning.

Mr. Gibbons stated that the land would be restored to its current use. Mr. Gibbons stated that the arrays would be completely removed and natural vegetation would be replaced. Mr. Gibbons further stated that there would be a decommissioning bond held by the County. Mr. Gibbons further stated that road repairs would also be bonded.

Ms. Bledsoe inquired about the lifespan of the facility.

Mr. Gibbons stated that facilities have a lifespan of approximately 30 years and that SunPower has an agreement with the landowner for 35 years.

Mr. Krapf inquired if there would be a warranty on the additional tree buffers.

Corey Howell, Kimley-Horn and Associates, stated that one of the SUP conditions requires a landscaping plan to be finalized during the Site Plan phase. Mr. Howell stated that there is generally a maintenance period of one year. Mr. Howell noted that after a year the vegetation should be firmly established.

Mr. Krapf inquired what techniques were used to determine that the turn radius on Farmville Lane is not sufficient.

Mr. Carroll Collins, Kimley-Horn and Associates, stated that a standard simulation program was used to determine what the turn radius needs to be for the anticipated vehicle size.

Mr. Krapf inquired if the simulation determined that the existing conditions would not allow use of that turn.

Mr. Collins confirmed.

Mr. Wright inquired if the entire project site is within the Primary Service Area (PSA).

Mr. Ribeiro confirmed.

Mr. O'Connor inquired about the size of the site. Mr. Ribeiro stated that the larger parcel is approximately 216 acres.

Mr. O'Connor inquired about the minimum lot size.

Mr. Ribeiro stated that the property is zoned A-1, General Agricultural and that the minimum lot size is three acres.

Mr. Ribeiro stated that the LDR designation would allow for smaller lots; however, public benefits would need to be provided.

Mr. O'Connor inquired about the easement across the property to provide access to Hidden Acres Farm.

Mr. Ribeiro stated that staff has been unable to locate a Deed of Easement for Norge Farm Lane if there is an easement and who would hold the easement.

Mr. Schmidt stated that the proposed use would be less of a drain on County services and infrastructure than residential development.

Ms. Bledsoe stated that while she supports solar energy, she has concerns about the outstanding permits and reports. Ms. Bledsoe further stated that she does not believe there will be major fiscal benefits for the County. Ms. Bledsoe stated that she is concerned that there is no clear access point that would not impact the residential neighborhood. Ms. Bledsoe further stated that she believes the hours of operation for construction are excessive. Ms. Bledsoe stated that it is not fair to ask the adjacent neighborhoods to endure the impacts of the project. Ms. Bledsoe stated that the subject property has been considered previously for other types of development which did not move forward due to lack of access. Ms. Bledsoe stated that she will not support the application.

Mr. Wright stated that he supports solar energy as a part of the County's energy resources. Mr. Wright stated that if the project were not adjacent to several residential neighborhoods, he would support the project. Mr. Wright further stated that he has concerns about the project being located within the PSA and potential impacts on future development in the County. Mr. Wright stated that he would support the project if it were sited outside the PSA, not adjacent to residential neighborhoods, had adequate access, and was located on a site with substantial natural buffers; however, under the current parameters, he cannot support the application.

Mr. Haldeman stated that he would prefer that the subject parcel and Hidden Acres Farm remain farmland for all time. Mr. Haldeman stated that it is inevitable that the property will be developed at some point. Mr. Haldeman stated that while he would not

necessarily want to live adjacent to a solar farm, the alternative of residential development is even less desirable. Mr. Haldeman stated that he will support the application.

Mr. Richardson stated that this application gives the County a tool to keep the property as pristine as possible well into the future. Mr. Richardson stated that solar farms are a step toward energy independence which outweighs the lack of economic benefit. Mr. Richardson stated that once the construction is complete, the facility will generate no more traffic than an active farm. Mr. Richardson stated that he will support the application.

Mr. O'Connor stated that the purview of the Planning Commission is to determine whether the land use is appropriate. Mr. O'Connor stated that because the property is in the PSA, it could potentially be used for residential development which would generate substantially more traffic and place more burden on County infrastructure and services. Mr. O'Connor noted that the solar farm would ensure that the property would remain undeveloped for the foreseeable future. Mr. O'Connor stated that he will support the application.

Mr. Krapf stated that he will support the application. Mr. Krapf stated that he believes the construction period required for this project will be less of an impact than construction for homes if the property were developed for residential use. Mr. Krapf further stated that a priority for the County is economic uses for rural lands that does not involve residential development. Mr. Krapf stated that he believes the proposal is acceptable and in accord with the Comprehensive Plan. Mr. Krapf stated that he favors the amendment to SUP Condition No. 5 which allows the applicant to access the property from Oslo Court.

A motion to Approve was made by Jack Haldeman, the motion result was Passed.

AYES: 5 NAYS: 2 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, O'Connor, Richardson, Schmidt

Nays: Bledsoe, Wright III

Mr. Haldeman made a motion to find that the location of the proposed facility is substantially in accord with the Comprehensive Plan.

On a roll call vote, the Planning Commission voted to find that the location of the proposed facility is substantially in accord with the Comprehensive Plan (5-2). (Aye: Haldeman, Schmidt, O'Connor, Richardson, Krapf. Nay: Wright, Bledsoe)

A motion to Approve was made by Tim O'Connor, the motion result was Passed.

AYES: 5 NAYS: 2 ABSTAIN: 0 ABSENT: 0

Ayes: Haldeman, Krapf, O'Connor, Richardson, Schmidt

Nays: Bledsoe, Wright III

Mr. O'Connor made a motion to recommend approval of SUP-0028-2016, Solar Electrical Generation Facility at Norge with the applicant's amendment to SUP Condition No. 5 to allow access through Oslo Court for construction, maintenance and decommissioning.

On a roll call vote, the Planning Commission voted to recommend approval of SUP-0028-2016, Solar Electrical Generation Facility at Norge with the applicant's

amendment to Condition No. 5 to allow access through Oslo Court for construction, maintenance and decommissioning (5-2). (Aye: Haldeman, Schmidt, O'Connor, Richardson, Krapf. Nay: Wright, Bledsoe).

3. LU-0002-2014. 8491 Richmond Road (Taylor Farm) Land Use Designation Change

Ms. Ellen Cook, Principal Planner, made a presentation to the Commission on the request to change the Land Use Designation for the property from its current designation of Rural Lands, Low Density Residential and Mixed Use to Economic Opportunity (EO) and to extend the PSA line to incorporate the entire parcel. Ms. Cook stated that this application had initially been submitted in April 2014 as part of the County's Comprehensive Plan review. Ms. Cook stated that as part of the process, the application was reviewed by the Planning Commission Working Group (PCWG) which recommended deferral of this application pending resolution of changes to the County's Groundwater Withdrawal Permit. Ms. Cook stated that the Planning Commission and the Board of Supervisors chose to defer the decision on this case until the issues with the Groundwater Withdrawal Permit were resolved. Ms. Cook stated that in February 2017 the DEQ issued a Groundwater Withdrawal Permit to the County for six million gallons per day with additional tiers for up to eight million gallons per day. Ms. Cook stated that the permit appears to adequately account for growth in the County over the next 10 years; however, after that time deficits would become apparent and a long-term solution for water supply will be needed. Ms. Cook stated that at the Board of Supervisors meeting on March 7, 2017, staff recommended denial of the re-designation and expansion of the PSA. Ms. Cook stated that the Board voted to remand the case for consideration of a change of the Land Use Designation to EO and review of specific EO designation description language. Ms. Cook stated that staff recommends that the Planning Commission review and evaluate this case as remanded by the Board of Supervisors, including making recommendations on the change in the Land Use Designation to Economic Opportunity and expansion of the PSA by approximately 141 acres.

Mr. Wright inquired if the EO designation would allow solar facilities.

Ms. Tammy Rosario, Principal Planner, stated that the use had not been fully considered under the EO designation and would require further thought.

Mr. Schmidt inquired how many residential units could potentially be built if the property is designated EO.

Ms. Rosario stated that the EO language in the Comprehensive Plan does not include residential development as a recommended use. Ms. Rosario further stated that the proposed language specific to this property residential uses are not listed as a recommended use. Ms. Rosario stated that residential is not specifically prohibited, it is expected that residential development would be no more than permitted under the designated Zoning District.

Mr. Holt clarified that what is being considered at this time is draft guidance language under the Comprehensive Plan rather than a rezoning. Mr. Holt stated that when a rezoning application comes forward, that guidance language would address the allowable amount of residential development. Mr. Holt stated that in the EO Zoning District, residential uses would require an SUP. Mr. Holt further stated that electrical

generation facilities would require an SUP in the EO Zoning District.

Mr. Haldeman inquired if this was the appropriate time to make recommendations on the specific EO language regarding this property.

Ms. Rosario stated that this is an appropriate time to consider language regarding what uses are recommended or not recommended.

Ms. Bledsoe noted that the Board of Supervisors was very clear that they wanted the Planning Commission to provide guidance on the allowable amount of residential development on the property.

Mr. Richardson noted that the current wording incorporates elements from language that had been proposed during the Comprehensive Plan update for a Rural Economic Support designation.

Ms. Rosario confirmed that there are some of the same elements incorporated.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Randy Taylor, 7112 Church Lane, Applicant's Representative, addressed the Commission in support of the application. Mr. Taylor stated that the applicant concurs with the proposed EO language and is open to input from the Commission. Mr. Taylor further stated that the PSA line bisects the property; however, on surrounding properties, the PSA follows the property line. Mr. Taylor noted that the major benefit of making the designation change is to limit the potential for residential development on the property and open it up for development that would bring an economic benefit to the County. Mr. Taylor stated that the property has historically been farmed and is currently being farmed; however, it may not be in the future. Mr. Taylor stated that by changing the Comprehensive Plan designation, it will give the County a tool to ensure that eventual development of the parcel is in accord with the County's vision for the future.

Mr. Howard Jones, 111 Heathery, County Resident, addressed the Commission regarding the application. Mr. Jones stated that he owns property adjacent to the Taylor property and does not currently have road access to his property. Mr. Jones stated that he supports the application; however, he would like to see the Comprehensive Plan or the Master Plan for the property reference two stub connections for his property. Mr. Jones noted that VDOT does have a public benefit requirement to ensure that landlocked parcels will have access.

Mr. Krapf requested that Mr. Hlavin confirm and elaborate on the VDOT public benefit requirement for landlocked parcels.

Mr. Hlavin stated that the County could not require access for an adjacent property owner as part of a legislative case; however, the Subdivision Ordinance does provide for ensuring access to adjacent parcels at the development stage. Mr. Hlavin further stated that landowners also have the right to take private action to ensure access which

would not involve the County or its land use processes. Mr. Hlavin stated that interconnectivity would be an acceptable policy as part of the Comprehensive Plan; however, at this stage it would not be binding or confer rights.

As no one further wished to speak, Mr. Krapf closed the Public Hearing.

Mr. Krapf noted that with this case there are three items that the Commission must consider: the Comprehensive Plan Land Use designation; the expansion of the PSA; and the draft EO language for the parcel.

Mr. Krapf opened the floor to discussion by the Commission.

Mr. Richardson inquired if the draft Comprehensive Plan language could contain reference to stub connections being required for a future Master Plan.

Mr. Hlavin stated that from a legal standpoint a policy document at the Comprehensive Plan level promoting connectivity is acceptable.

Ms. Rosario stated that there is existing language to serve as a foundation that encourages developers to use best practices for access management to maintain mobility on Route 60. Ms. Rosario further stated that the Transportation section of the Comprehensive Plan does speak to access management and interconnectivity between parcels. Ms. Rosario stated that additional specific language could be added at the Commission's direction.

Mr. O'Connor clarified that the language would be for guidance rather than binding.

Mr. Wright inquired if this would be something that could be addressed between the two property owners at the development stage.

Ms. Rosario stated that there would be an opportunity for the parties to discuss the matter and make a private agreement.

Mr. O'Connor noted that one of the two properties currently designated EO was not in the PSA and inquired about the mechanism to bring the property into the PSA at the time a Master Plan is approved.

Ms. Rosario stated that the Comprehensive Plan states that the intent of the designation is to include parcels with this designation in the PSA, where not already included, pending the outcome of the master planning efforts. Ms. Rosario stated that the language also sets forth options for how the master planning could occur.

Mr. Krapf noted that there was substantial discussion during the Comprehensive Plan update about the designation for that one parcel. Mr. Krapf noted that it was decided at the time to make the inclusion in the PSA contingent on a satisfactory Master Plan.

Mr. Haldeman inquired if the PSA for the parcel subject to this application followed the land use designations for the property with the portions of the property designated Mixed Use and Low Density Residential being inside the PSA and the portion designated Rural Land being outside the PSA.

Ms. Rosario confirmed. Ms. Rosario noted that there are a number of parcels in the

County which are divided by the PSA. Ms. Rosario stated that generally the more intensive designations are within the PSA.

Mr. Wright inquired whether proffers would apply to the property.

Mr. Hlavin stated proffers are not part of a Comprehensive Plan Land Use Designation change. Mr. Hlavin further stated that the County would not accept proffers for the residential component of any future rezoning.

Mr. Hlavin clarified that proffers could be accepted for any commercial development.

Mr. Schmidt inquired how much acreage is outside the PSA.

Ms. Rosario stated that approximately 141 acres are outside the PSA and 45.5 acres are within the PSA.

Mr. Krapf reminded the Commission there were three items for consideration: the Comprehensive Plan Land Use Designation; the expansion of the PSA; and the draft EO language for the parcel.

Mr. Krapf recommended that the Commission consider them in order beginning with the Land Use Designation.

Mr. Richardson made a motion to recommend approval of the Land Use Designation change with the adjusted language proposed by staff.

Mr. O'Connor inquired whether there should be more discussion regarding the proposed language.

Mr. Holt stated that if this motion was approved, then there would be only the PSA component to be determined.

Mr. Krapf inquired if the motion could be to approve the EO designation in principal based on the rough guidelines and discuss modification for specific language separately.

Mr. O'Connor stated that he would like to firm up the language first. Mr. O'Connor commented that the guidance language might affect the determination regarding the PSA component.

Mr. Richardson stated that the proposed language appears to cover all the considerations; however, he would be willing to amend the motion in light of the request for further discussion.

Ms. Bledsoe inquired if it would be necessary to consider the EO designation and inclusion of the Property in the PSA before considering the guidance language. Ms. Bledsoe noted that she believed the intent of the Board of Supervisors was for the Policy Committee to consider the guidance language.

Mr. Holt stated that the Board of Supervisors remanded the matter to the Planning Commission.

Mr. Krapf suggested that the Commission discuss the guidance language.

Mr. Richardson read the draft language for the Toano/Anderson's Corner Area.

Mr. Krapf stated that he would like to amend the proposed language to add language regarding the PSA that is similar to what was done for Hill Pleasant Farm.

Ms. Rosario stated that the language was actually part of the overarching EO description and would apply to all parcels that are designated EO.

Mr. O'Connor stated that he believes the commercial development aspect should not be discouraged as there is a need for some commercial uses to support adjacent neighborhoods.

Mr. Krapf inquired what types of uses would be considered a commercial use.

Ms. Cook stated that the current language is for retail commercial which would include shopping centers and other similar uses.

Mr. Krapf inquired if it would include small business. Ms. Cook confirmed. Mr. Krapf noted that a significant portion of Toano is zoned B-1.

Mr. Krapf stated that he is reluctant to remove the language which focuses on supporting Toano as the commercial center for that part of the County. Mr. Krapf further stated that the language does not preclude commercial activity on the Taylor Farm.

Mr. Haldeman noted that the language proposed for this area of the County during the Comprehensive Plan update focused on retaining the historic and rural character of the area. Mr. Haldeman stated that the Commission should be mindful of this vision. Mr. Haldeman suggested that there should be appropriate restrictions and standards for commercial and light industrial development. Mr. Haldeman further stated that he would like the language to strongly discourage residential development.

Mr. O'Connor noted that the initial vision for EO was to create an environment where people would live close to work or to transportation hubs and become a self-contained community. Mr. O'Connor stated that he would be inclined to retain the small amount of residential development that would be allowed.

Mr. Richardson stated that a small walkable community would be an attractive addition to the Route 60 corridor.

Mr. Haldeman stated that more residential development would bring more people to the area which would reduce any benefit to current residents from the jobs created with the EO designation.

Ms. Bledsoe stated that per the Comprehensive Plan, lands designated EO are intended primarily for economic development, increased non-residential tax base and the creation of jobs. Ms. Bledsoe further stated that the lands are intended to be at strategic locations relative to transportation, utilities infrastructure and adjacent uses. Ms. Bledsoe noted that the uses should have a positive fiscal impact, provide quality jobs, enhance community values and support economic stability. Ms. Bledsoe stated that she interprets that guidance to mean less residential and more job creation.

Mr. Schmidt stated that based on the potential acreage for residential development and the potential that the residential development could be multi-family, it could be a substantial impact.

Mr. O'Connor inquired if the Commission could amend the language to further restrict residential development.

Ms. Rosario stated that additional limiting language had been applied to the two other properties that received the EO Land Use Designation.

Mr. Krapf noted that by limiting residential components, any development would look more industrialized and not have an appealing streetscape. Mr. Krapf stated that his understanding is that the residential component for this property would be located where the property is not suited for commercial development. Mr. Krapf stated that by limiting residential development it would exclude opportunities for workforce housing and a walkable community.

Mr. Richardson stated that the intent is for the property to be developed by Master Plan which would require County oversight to ensure that the development is compatible with the vision for the area.

Mr. Krapf inquired if Mr. Haldeman would be satisfied with a small amount of residential development.

Mr. Haldeman stated that he would prefer no residential development but was agreeable to some. Mr. Haldeman stated that it could be beneficial to have language tailored specifically to Anderson's Corner; however, it would take the process back a step.

Mr. Richardson stated that many of the details would be addressed when a Master Plan is submitted. Mr. Richardson stated that the Commission would be giving the Board a recommendation on how the property should be treated as a whole and providing them the best tools to consider future development applications.

Mr. Krapf inquired if the guiding language for the EO Land Use Designation and the specific language for Toano/Anderson's Corner was meant to provide standards against which to review future development proposals.

Ms. Rosario stated that staff drew from the Anderson's Corner recommendations when crafting the specific language for the subject parcel. Ms. Rosario stated that this is guiding language to be used when reviewing a master planning and rezoning proposal.

Mr. Krapf inquired if the Commission would be willing to include language stating that "[a]ny residential uses should be subordinate to and in support of the primary economic development uses. In addition the location and amount of any residential uses should be depicted as an integrated element of the larger Master Plan for the area, should be limited to the amount or percentage allowed in the EO Zoning District and should not be developed prior to a significant portion of the primary economic development uses".

Mr. Schmidt stated that he is in favor of the additional language. Ms. Bledsoe inquired if voting on this item first would then be recommending commercial development outside the PSA.

Mr. Holt stated that it would depend on the vote on the PSA extension.

Mr. Krapf stated that with other properties the EO designation was approved with the intent that the PSA extension would be handled at the time a Master Plan was proposed.

Ms. Rosario clarified that the PSA extension could be done at the time of a Comprehensive Plan update or in conjunction with a rezoning request.

Mr. Krapf inquired if anyone wished to change any of the overarching EO language or any of the language specific to this parcel. Mr. Richardson amended his motion to recommend approval of the EO designation with the additional language limiting residential development.

Mr. O'Connor inquired if the applicant was satisfied with the proposed language.

Mr. Taylor stated that the adjusted verbiage is acceptable. Mr. Taylor noted that his concern was what would happen if the PSA extension was not approved.

Ms. Rosario stated that when the EO Land Use Designation was first considered with the 2009 Comprehensive Plan Update, the language was designed to confirm the intent of bringing the property into the PSA, while ensuring that proper master planning occurred. Ms. Rosario stated that once a Master Plan was approved by the County, the PSA extension would be done as a Comprehensive Plan amendment.

Ms. Bledsoe requested clarification on the timing of the PSA extension. Ms. Rosario stated that the PSA extension would be a Comprehensive Plan amendment but would not necessarily be tied to the timing of a Comprehensive Plan Update.

Mr. Holt clarified that the motion is to recommend approval of the EO Land Use Designation with the language recommended by staff with the additional language stating "[a]ny residential uses should be subordinate to and in support of the primary economic development uses. In addition the location and amount of any residential uses should be depicted as an integrated element of the larger Master Plan for the area, should be limited to the amount or percentage allowed in the EO Zoning District and should not be developed prior to a significant portion of the primary economic development uses."

Mr. Richardson confirmed that the motion is correct.

On a roll call vote the Planning Commission voted to recommend approval of the EO Land Use Designation and the guidance language specific to Toano/Andersons Corner (7-0).

A motion to Approve was made by Heath Richardson, the motion result was Passed.

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

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

Mr. Krapf called for discussion on the PSA expansion.

Mr. Richardson asked for clarification on what the Commission would be recommending.

Mr. Krapf stated that the Commission would be making a recommendation on whether or not the entire property should be brought into the PSA as part of this Land Use application.

Mr. Haldeman inquired whether language could be included to tie the PSA expansion to the approval of a Master Plan.

Mr. Krapf stated that the language is part of the overarching EO language which applies to all parcels.

Mr. Haldeman requested clarification on what the Commission needed to do.

Mr. O'Connor stated that at the last Comprehensive Plan Update, this application requested both a change in the Land Use Designation and an extension of the PSA. Mr. O'Connor further stated that due to the concerns about the DEQ permit, the application had been deferred until those concerns had been resolved.

Mr. Krapf stated that the overarching language recognizes that some parcels may not be incorporated in the PSA and provides a mechanism to bring those parcels into the PSA at the time of an approved Master Plan. Mr. Krapf stated that at this time the Commission should vote on whether the 141 acres should be brought into the PSA.

Ms. Bledsoe made a motion to recommend approval of bringing the 141 acres into the PSA.

Mr. Krapf stated that he would not support the motion in light of the reduced water withdrawal allowance and the ten-year time limit on finding alternative water sources. Mr. Krapf further stated that water is on a first come, first serve basis so that if land newly added to the PSA was ready for development sooner than existing parcels in the PSA. Mr. Krapf stated that he would prefer to tie the PSA expansion to the Master Plan so that the impacts could be determined before the decision is made.

Mr. Richardson stated that the matter would likely have been decided earlier without the DEQ permit concerns. Mr. Richardson stated that the PSA is a good tool to manage growth, but in some cases it can be constrictive to necessary growth. Mr. Richardson stated that he supports bringing the 141 acres into the PSA.

Mr. Krapf noted that by expanding the PSA, it would potentially require expanding County services which will impact the County's budget.

Mr. Haldeman stated that he will not support the expansion of the PSA at this time.

Mr. Wright stated that it is important to note that the potential use will be more commercial than residential. Mr. Wright stated that he believes the water issues can be resolved. Mr. Wright stated that he will support the expansion of the PSA.

Mr. Schmidt stated that his main concern is that there is still no long-term solution to the water supply. Mr. Schmidt stated that he does not support expanding the PSA. Mr. O'Connor stated that he is inclined to support the expansion of the PSA.

Mr. O'Connor stated that County services would be required no matter what type of development occurs. Mr. O'Connor stated that the EO Land Use Designation and expansion of the PSA would allow the property to be marketable and have a Master Plan put in place.

On a roll call vote the Planning Commission voted to recommend approval of the addition of 141 acres into the PSA (4-3). (Aye: Wright, Bledsoe, O'Connor, Richardson. Nay: Haldeman, Schmidt, Krapf.)

A motion to Approve was made by Robin Bledsoe, the motion result was Passed.
AYES: 4 NAYS: 3 ABSTAIN: 0 ABSENT: 0
Ayes: Bledsoe, O'Connor, Richardson, Wright III
Nays: Haldeman, Krapf, Schmidt

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - April 2017

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

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf noted that Mr. O'Connor would have Board of Supervisors coverage for May.

Mr. O'Connor inquired when the Taylor Farm land Use application would be heard by the Board.

Mr. Holt stated that it would be heard in May.

J. ADJOURNMENT

Mr. Wright made a motion to adjourn.

The meeting was adjourned at approximately 10:08 p.m.

ITEM SUMMARY

DATE: 5/3/2017

TO: The Planning Commission

FROM: Lauren White, Planner

SUBJECT: Stonehouse Tract 3 - Parcel C

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Proposed Site Layout	Exhibit
▣	Approved Conceptual Plan	Exhibit
▣	Agency Comments	Exhibit
▣	Approved Minutes from the 7.27.16 DRC Meeting	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	4/26/2017 - 8:29 AM
Planning Commission	Holt, Paul	Approved	4/26/2017 - 8:29 AM
Publication Management	Burcham, Nan	Approved	4/26/2017 - 8:31 AM
Planning Commission	Holt, Paul	Approved	4/26/2017 - 8:34 AM

S-0009-2017. Stonehouse Tract 3 – Parcel C**Staff Report for the May 3, 2017, Planning Commission Meeting****SUMMARY FACTS**

Applicant: Mr. John Zaszewski, Timmons Group

Land Owner: SCP-JTL Stonehouse Owner 2 LLC

Proposal: Proposed residential development of 81 single-family units in the Stonehouse Planned Unit Development.

Planning Commission: Section 19-23 of the subdivision ordinance states that once the subdivider submits a preliminary plat for any major subdivision, the Commission shall consider the plan and either grant preliminary approval or disapprove it.

Location: 9351 Six Mt. Zion Road

Tax Map/Parcel No.: 0540100015

Project Acreage: +/- 83.0 acres

Zoning: PUD-R, Planned Unit Development Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Lauren White, Planner

PROJECT DESCRIPTION

The applicant has submitted a subdivision construction plan proposing development on Stonehouse Tract 3, Parcel C that would consist of 81 single-family units. The Master Plan specifies that all types of residential units (including single-family units) are permitted on this tract and that the allowed residential unit range is between 150 and 350. In accordance with Proffer 12, a Conceptual Plan showing the entirety of Tract 3 was reviewed by the Development Review Committee at its meeting on July 27, 2016 (see Attachment No. 5).

This plan has been through one round of agency comments and the applicant has been working diligently to address agency comments on this application. The applicant has also been working to address the larger issue of bringing the Richardson Millpond Dam into compliance with applicable regulations.

FACTORS FAVORABLE

1. Staff finds the use and density as proposed is in accordance with the Master Plan and Proffers.
2. Staff also finds that the staff and agency comments can be addressed in order to achieve compliance with the Zoning Ordinance, Subdivision Ordinance, Proffers and other agency comments using the general layout shown on the Conceptual Plan.

FACTORS UNFAVORABLE

None.

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.

STAFF RECOMMENDATION

Staff recommends the Planning Commission grant preliminary approval subject to the applicant addressing agency comments, and subject to the following conditions:

1. Prior to the issuance of any Certificate of Occupancy, all interim repairs shall be completed to the Richardson Millpond Dam. Interim repairs shall be defined as repairing to the satisfaction of the Virginia Department of Transportation and the Director of Engineering and Resource Protection the primary and secondary spillways and removing the vegetation that is growing.
2. Prior to the approval of any development plan in Tract 3, including Six Mount Zion Road, a Water and Sewer System Master Plan must be approved for the entire Stonehouse development by the James City Service Authority.

LW/gt
S9-17StnTr3ParC

Attachments:

1. Proposed Site Layout
2. Approved Conceptual Plan
3. Agency Comments
4. Approved Minutes from the July 27, 2016, Development Review Committee Meeting

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.

R:\10134549-Stonehouse\010-Tract_3_Subdivision\DWG\Sheet\CD_Parcel C\34549.010-C2-D-Overall Development.dwg (Plotted on 2/23/2017 10:30 AM) by Amanda Fedorchak

LAND USE SUMMARY

	S.F.	AC.	%
AREA OF SINGLE-FAMILY LOTS	1,047,333	24.04	29.0%
AREA OF PUBLIC RIGHT-OF-WAY	223,462	5.13	6.2%
AREA OF SANITARY SEWER P.S.	44,639	1.03	1.2%
AREA OF OPEN SPACE #1	2,254,837	51.76	62.4%*
AREA OF OPEN SPACE #2	45,253	1.04	1.2%
TOTAL AREA SUBDIVIDED	3,615,524	83.00	100%
TOTAL AREA OPEN SPACE 1-5	2,300,090	52.80	63.6%
NUMBER OF SINGLE-FAMILY LOTS	81		

*PORTIONS OF OPEN SPACE #1 ARE TO BE PLACED IN DEED RESTRICTED NATURAL OPEN SPACE

UNDISTURBED NATURAL OPEN SPACE EASEMENTS

	S.F.	AC.
UNDISTURBED NATURAL OPEN SPACE EASEMENT #1	102,247	2.35
UNDISTURBED NATURAL OPEN SPACE EASEMENT #2	1,735,638	39.84
UNDISTURBED NATURAL OPEN SPACE EASEMENT #3	52,946	1.21

N/F
ALVIS L. GOLDEN
9958 MILL POND RUN
PARCEL ID#0540100001
ZONED A1

N/F
SCP-JTL STONEHOUSE OWNER 2 LLC
9550 SIX MOUNT ZION ROAD
PARCEL ID#0630100006
ZONED PUD-R

N/F
SCP-JTL STONEHOUSE OWNER 2 LLC
8250 SIX MOUNT ZION ROAD
PARCEL ID#0540100011
ZONED PUD-R

N/F
SCP-JTL STONEHOUSE OWNER 2 LLC
9500 SIX MOUNT ZION ROAD
PARCEL ID#0630100005
ZONED PUD-R

SIX MOUNT ZION ROAD - S.R. 600
(PROPOSED IMPROVEMENTS - SP-20102-2016)

PROPOSED STONEHOUSE
PUMP STATION
(SP-0004-2017)

PROPOSED STONEHOUSE
PARCEL B SUBDIVISION PLAN
(SP-0011-2017)

UNDISTURBED
NATURAL OPEN SPACE
EASEMENT #2

UNDISTURBED
NATURAL OPEN SPACE
EASEMENT #3

SHEET X.4
UNDISTURBED
NATURAL OPEN SPACE
EASEMENT #1

SHEET X.5

SHEET X.8

SHEET X.6

SHEET X.7

SHEET X.2

SHEET X.1

SHEET X.3

OPEN SPACE #2
VIBURNUM DRIVE

CORAL BELLS COURT
TRILLIUM DRIVE

BELLFLOWER COURT

POND 1

POND 2

POND 3

POND 4

POND 5

LIMITS OF WETLANDS
100' RPA BUFFER
PROFFERED 25'
BUILDING SETBACK
FROM RPA

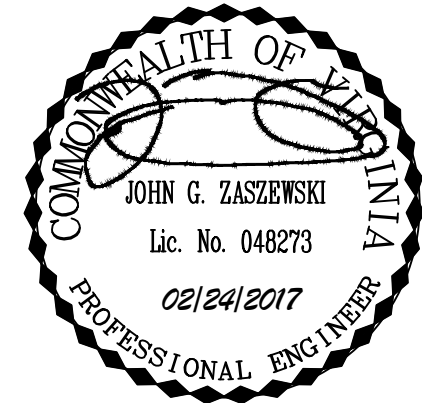
OPEN SPACE #1

FUTURE AMENITY
AREA

PARCEL D

NOTE:
SHEETS 2.X - PRELIMINARY PLATS
SHEETS 4.X - SITE AND UTILITY PLANS
SHEETS 5.X - GRADING AND DRAINAGE PLANS

NOTE:
SHEET 4.0 - OVERALL UTILITY
PLAN
SHEET 5.0 - OVERALL
DRAINAGE PLAN
SHEET 6.0 - OVERALL
STORMWATER
PLAN



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YOUR VISION ACHIEVED THROUGH OURS.

REVISION DESCRIPTION

DATE

02/24/17

DRAWN BY

A. FEDORCHAK

DESIGNED BY

R. KISS

CHECKED BY

J. ZASZEWSKI

SCALE

1" = 150'

STONEHOUSE - PARCEL C
JAMES CITY COUNTY, VIRGINIA
OVERALL DEVELOPMENT PLAN

JOB NO.

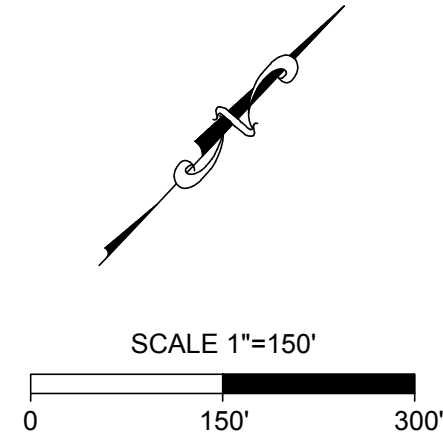
34549.010

SHEET NO.

C2.0

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TIMMONS GROUP





CONCEPTUAL PLAN
JAMES CITY COUNTY, VIRGINIA
JULY 20, 2016



SCALE 1"=500'

STONEHOUSE TRACT 3

SHEET INDEX

SITE DATA:
PROPERTY ADDRESS:
TAX MAP PARCEL ID:
LRS#: _____
ZONING: _____
TRAFFIC PROFFER NO.: _____
REZONING & MASTER PLAN CASE NUMBERS: _____

Stonehouse-Tract 3 Lot Yield/Density						
Parcel	Area (gross acreage)	Area (net acreage)	20F Lnd/51F Lot	Open Space (acreage)	Open Space (percent of net)	Permitted Density (units/acre)
A	25.71	18.28	150	7.5	41.0	A, B, C
B	25.71	18.28	150	7.5	41.0	A, B, C
C	25.71	18.28	150	7.5	41.0	A, B, C
D	25.71	18.28	150	7.5	41.0	A, B, C
Total A, B, C	178.56	129.20	150	150	69.85	D, I, J
						5.34
Parcel	Area (gross acreage)	Area (net acreage)	20F Lnd/51F Lot	Open Space (acreage)	Open Space (percent of net)	Permitted Density (units/acre)
D	65.94	180	150	114.0	63.3	A, B, C
E	65.94	180	150	114.0	63.3	A, B, C
F	65.94	180	150	114.0	63.3	A, B, C
G	65.94	180	150	114.0	63.3	A, B, C
H	65.94	180	150	114.0	63.3	A, B, C
Total A, B, C	314.70	900	150	456.0	50.6	A, B, C

Parcel	Area (gross acres) ¹	Area (net acres)	20' Lohr's ² Lot	75' 20' 20' Lot	Open Space in 75' 20' 20' Lot	Open space outside 75' 20' 20' Lot	Permitted Uses
0	65.58	7180		7180	49.33	1950	A, C, G
Federal Area only	11.26	7180			7.55	1950	A, C, G
1001	84.85	7180		7180	47.65	1950	A, C, G

Area (gross acre) is proposed from updated a map of the 612 Mount Zion Road Area indicated above for Open Space in RPA and outside the RPA are open lands and are based on preliminary findings and will be finalized upon final determination of the RPA.

Area	Characteristics of Area	Plant Development
A	Single Family	
B	Attached trunks containing less than 1000 seeds	
C	Attached trunks containing more than 1000 seeds	
D	Attached trunks of trees of more than 1000 seeds	
E	Attached trunks of trees of more than 1000 seeds	
F	Attached trunks of trees of more than 1000 seeds	
G	Attached trunks of trees of more than 1000 seeds	
H	Attached trunks of trees of more than 1000 seeds	
I	Attached trunks of trees of more than 1000 seeds	
J	Attached trunks of trees of more than 1000 seeds	

CIVIL ENGINEERS:
11 MILLIONS GROUP
 6001 S. LYNHAVEN RD., SUITE 200
 VIRGINIA BEACH, VIRGINIA 23452
 CONTACT: MR. JOHN ZASZEWNSKI, P.E.
 PHONE: (757) 213-6674
 FAX: (757) 340-1415
 E-MAIL: john.zaszewski@millions.com

DEVELOPERS:
SCP-JTL STONEHOUSE OWNER 2 LLC
C/O ZORROCK DEVELOPMENT LLC
40393 BROWN'S CREEK PLACE
LEESBURG, VA 20175
CONTACT: MIKE ETCHENHENDY
EMAIL: mitchemendy@meglp.com

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REVISION DESCRIPTION DATE		COVER SHEET JAMES CITY COUNTY, VIRGINIA STONEHOUSE TRACT 3 CONCEPTUAL PLAN	
345678 1234567890		1234567890 345678	



MEMORANDUM

TO: Lauren White, Planner

From: Terry Costello, Zoning Administrator

Date: 3/9/2017

Re: S-0009-2017, Stonehouse Tract 3, Parcel C

I have reviewed S-0009-2017 and offer the following comments:

1. This project is associated with cases Z-0004-2007/MP-0004-2007 and Z-0009-2014. Please add the notation "with proffers" on the cover sheet. The following proffers are associated with Z-0004-2007.
2. Proffer 2 states that there shall be no more than 3,646 residential units and no more 1,200 residential units shall be B-attached structures containing two to four dwelling units, C-attached structures less than three stories and containing more than four dwelling units or D-attached structures of three or more stories and containing more than four dwelling units as those terms are defined in Section 24-484 of the County Zoning Ordinance. Owner shall provide on each site plan or subdivision plan for any development within the Property a then current accounting of the number of residential units, unit type and square footage of non-residential development that have previously been approved by the County and are proposed by the plan.
3. Proffer 7.3 states that should previously unidentified historic properties be identified during development of the Property, the applicant will halt all construction work involving subsurface disturbance in the area of the resource, and in the surrounding area, where further subsurface remains can reasonably be expected to occur and notify the Director of Planning and the Virginia State Historic Preservation Officer of the discovery.
4. Proffer 8 - As a reminder, cash contribution for Community Impacts will be collected after each final building inspection but before any certificate of occupancy is issued.
5. Proffer 9 – Water conservation standards shall be developed and approved by JCSA.
6. Proffer 10.2 – As a reminder, owner shall submit to the County a conceptual master stormwater management plan for that Tract.

7. Proffer 10.3 – As a reminder, the Stormwater Management Inventory system shall be updated as each tract develops.
8. Proffer 10.8 – As a reminder, a natural resource inventory of suitable habitats for S1, S2, S3, G1, G2 or G3 resources as defined in the County's Natural Resources Policy in the project area shall be submitted to the Director of Planning for his review and approval prior to land disturbance.
9. Proffer 10.9 – As a reminder, a nutrient management plan must be submitted for review and approval by the Environmental Division Director prior to the issuance of the building permits for more than 25% of the units shown on the subdivision plat.
10. Proffer 10.11 – Please coordinate with Engineering and Resource Protection and Stormwater Divisions regarding establishing any quality monitoring stations.
11. Proffer 13 – Please indicate if any of the units will be reserved and offered for sale as Workforce Units as described in the proffer.
12. Proffer 17 – Design guidelines for each tract shall be submitted and reviewed by the Director of Planning.



MEMORANDUM

Date: March 9, 2017

To: Lauren White, Planner

From: Michael Youshock, PE.

Subject: S-0009-2017 Stonehouse Tract 3, Parcel C

James City Service Authority has reviewed these plans for general compliance with the JCSA Standards and Specifications, Water Distribution and Sanitary Sewer Systems and has the following comments for the above project you forwarded on February 28, 2017. Quality control and back checking of the plans and calculations for discrepancies, errors, omissions, and conflicts is the sole responsibility of the professional engineer and/or surveyor who has signed, sealed, and dated the plans and calculations. It is the responsibility of the engineer or surveyor to ensure the plans and calculations comply with all governing regulations, standards, and specifications. Before the JCSA can approve these plans for general compliance with the JCSA Standards and Specifications, the following comments must be addressed. We may have additional comments when a revised plan incorporating these comments is submitted.

General Comments:

1. The Design Engineer shall provide a response letter indicating actions taken and/or additional changes made with resubmittal of this project. JCSA may have additional comments when plan is resubmitted.
2. Water and sanitary sewer inspection fees are required for this project and shall be paid in full to JCSA prior to issuance of a Certificate to Construct Utilities.
3. Water and Sewer Master Plan shall be approved prior to the approval of this plan. The master plan shall include a hydraulic analysis, including a water and sewer model. Water and sewer facility sizing shall be supported by the master plan.
4. All water mains crossing under or over a storm sewer shall be ductile iron, a minimum of one 20' pipe length centered over the storm sewer.
5. All water meters and sewer clean-outs shall be installed a consistent distance from the property line/easement and in proximity to side lot lines.
6. Add note with the requirement that water and sewer mains extending through fill areas shall be restrained joint ductile iron, extending a minimum of 40' beyond the fill area.
7. All utility easements shall be labeled. Width of easements shall be in accordance with JCSA's Design Acceptance Criteria, Section 2.5.

8. Flow acceptances by HRSD and JCSA are required. The engineer will prepare HRSD flow certificate for JCSA signature and make the submission to HRSD.
9. Since this site is served by a pump station which discharges more than 25 gpm into a force main, the Applicant shall submit plans to the Department of Environmental Quality (DEQ) for review and approval. The plans will not receive JCSA final approval until DEQ approval has been received. The Applicant shall provide JCSA a copy of the transmittal to DEQ once submitted.
10. Water main sizes shall be in accordance with JCSA's Design Acceptance Criteria, Section 2.2. Sizing shall be supported by hydraulic analysis. Coordinate tie-in sizes with Six Mt. Zion Rd. project.
11. All sewer manholes with a depth of 12' or greater shall be 60" inside diameter. Include sanitary sewer manhole details.
12. Internal drop manholes shall be constructed when the vertical difference between the invert of the inlet pipe and outlet pipe is 24-inch or greater. Drop manholes shall be 60" inside diameter and should be labeled accordingly. Include detail.
13. All manholes with lateral connections must have inverts labeled on plan and profile.
14. Sewer lateral elevations shall be adjusted to minimize vertical deflection of water mains.
15. Label all appurtenances, including stationing and offsets in both plan and profile views.
16. In various locations, water mains are located too close to the gutter. Use allowable pipe deflection to minimize fittings and provide better alignment in quarter point of the road. The maximum allowable deflection per HRPDC standards is 50% of that recommend by the manufacturer.
17. The developer will be responsible for relocating JCSA services, meters, laterals and cleanouts if Virginia Dominion Power, Cox Cable or the telephone company install their boxes on top of JCSA dual water services and sewer lateral wyes prior to JCSA accepting the water and sewer system. The utility boxes shall be 5' from the JCSA appurtenances. Add note to utility plan sheets near water meter typical setting location.
18. Single sewer laterals serving two connections shall be 6", then reduce to 4" for each branch.
19. On profile sheets, show 18" minimum vertical clearance for all utility conflicts.
20. Air release valves should be installed at high points of water and force mains and shown on both plan and profile sheets.
21. Provide 10' horizontal separation between water and sewer mains. Label plans accordingly.
22. In locations where the force main parallels the gravity sewer, maintain a minimum 5' of clearance (outside to outside) between facilities. Label plans accordingly.

23. To the extent possible, fire hydrants should not be located at the end of cul-de-sacs. Water main size from the last hydrant to the end of the cul-de-sac shall be reduced to 4". All cul-de-sacs that are not looped shall terminate with a blow off. Fire hydrant placement shall be reviewed/approved by James City County Fire Department.
24. For pipe bridges, the applicant shall provide a geotechnical analysis, design calculations sealed by a Professional Engineer and associated back up data to JCSA prior to final approval of the site plan.

Sheet # c4.1:

25. Reduce water main to 4" after fire hydrant, running west along Trillium Drive.

Sheet # c4.2:

26. Air release valve missing on FM at Sta. 13+02 (indicated on profile).

Sheet # c4.3:

27. Reduce water main on Bellflower Ct. to 4".

Sheet # c4.4:

28. Provide water meter on the water service to the lift station, service size should be upsized to 2". Service line should be installed a minimum of 5' from easement line.
29. Install blow off at end of Coral Bells Ct.

Sheet # c4.5:

30. Sewer line from MH 5.8 to MH 5.5 shall be ductile iron due to depth.

Sheet # c4.6:

31. Reduce water main to 4" after the fire hydrant at Sta. 24+93 to end of Trillium Dr.
32. Fire hydrant at Sta. 24+93 appears to be outside of right of way, either move into ROW or provide easement.
33. Fitting/air release valve labeled incorrectly, Sta. 27+52.

Sheet # c4.8:

34. Reduce water main to 4" after fire hydrant to end of cul de sac.

Sheet # c7.2:

35. What is purpose of vertical WM deflection at Sta. 10+00? Adjust lateral depth to eliminate deflection.
36. Storm water crossing not shown at approx. Sta. 10+85.

Sheet # c7.4:

37. Water main near Sta. 24+50 is located in fill, pipe shall be ductile iron.

Sheet # c7.5:

38. Force main shall be ductile iron in fill areas.

Sheet # c7.7:

39. Sewer line from MH5.11 to MH5.10 shall be ductile iron due to depth.

Sheet # c7.8:

40. Sewer line from MH5.4 to MH5.3 shall be ductile iron, a portion is located in fill.

Sheet # c9.6:

41. Restrained joint table is a duplicate. Remove.

42. Include all applicable water and sewer details.

Civil Design Calculations:

43. A detailed review of design calculations will be completed in conjunction with the review of the Stonehouse water and sewer master plan. Additional comments will be provided at a later date.

Please call me at 757-259-5451 if you have any questions or require any additional information.



ENGINEERING AND RESOURCE PROTECTION REVIEW COMMENTS

Stonehouse Tract 3, Parcel C
COUNTY PLAN NO. S - 009 - 17

March 28, 2017

Permitting Information and Regulatory Notices

- A local Land Disturbing/Stormwater Construction Permit (VESCP/VSMP authority permit) and Siltation Agreement, with surety, are required for this project.
- A Subdivision Agreement, with surety, shall be executed with the County prior to recording of lots within this development section.
- Stormwater Inspections. This project includes stormwater conveyance and/or stormwater management facilities. Completion of a Stormwater Facilities Data Sheet and payment of Stormwater Facilities Inspection Fees are applicable prior to issuance of a local land disturbing/stormwater construction (VESCP/VSMP authority) permit. For more information, contact the James City County Engineering and Resource Protection Division at (757) 253-6670.
- A Standard Declaration of Covenants – Inspection/Maintenance agreement is required to be executed with the County due to the proposed stormwater conveyance systems and/or stormwater management/BMP facilities associated with this project. A separate agreement is required for each GPIN involved.
- Geotechnical. A Geotechnical Report, prepared by a professional engineer, is required to be submitted for stormwater management/BMP facility designs prior to issuance of a local land disturbing/ stormwater construction (VESCP/VSMP authority) permit for the project. Requirements for such can be found in the appropriate Specification of the VA DEQ Stormwater Design manual.
- Streetlights. Provide a streetlight plan in accordance with established County requirements. A streetlight rental fee for these lights must be paid prior to the recordation of the subdivision plat.
- Record Drawing and Construction Certification. The stormwater management/BMP facility and associated stormwater conveyance systems as proposed for this project will require submission, review, and approval of a record drawing (as-built) and construction certification prior to release of the posted bond/surety. Provide notes on the plan accordingly to ensure this activity is adequately coordinated and performed before, during and following construction in accordance with current County guidelines. Please revise General Note 2 on the Cover Sheet to better state this requirement.
- CCTV. As a reminder, due to local adoption of the VSMP ordinance effective July 1, 2014, an internal closed circuit television (CCTV) post installation inspection performed by the operator, is required for all stormwater conveyance system pipes, access or inlet structures, and culverts of 15-inch nominal diameter size or greater as part of the construction record drawing (asbuilt) and construction certification process. CCTV inspections shall be submitted on cd-rom or equivalent electronic file format for staff review. Refer to

Sections 8-25(f) and 8-27(e) of the County's Chapter 8 ordinance. Please include this note as part of the General Notes on the Cover Sheet.

- **Interim Certification.** Due to the characteristics and dual purpose function of Parcel C Sediment Traps 2, 4, 7, and Sediment Basins 1 and 2, interim construction certifications will be required. Refer to current County guidelines for requirements.
- **Wetlands.** Prior to initiating grading or other on-site activities on any portion of a lot or parcel, all wetland permits required by federal, state and county laws and regulations shall be obtained and evidence of such submitted to the Engineering & Resource Protection Division. Refer to Section 23-9 (b) (9) and 23-10 (7) (d) of the Chapter 23 Chesapeake Bay Preservation ordinance.
- **P2 Plan.** A pollution prevention (P2) plan, as a component of an overall stormwater pollution prevention plan (SWPPP) for the project, is required to be submitted for review and approval by the VSMP authority prior to its implementation. This document is typically prepared after plan approval, but prior to issuance of land disturbance permits. Refer to Section 8-26(d) of Chapter 8 of the County Code.
- **VDOT.** It appears a VDOT Land Use Permit may be required for this project. Contact the Hampton Roads District at 757-925-2500 or 888-723-8400 or the Williamsburg Residency at 800-367-7623 for further information.
- **Walls.** Retaining walls as shown on the plan may require building permits through the County's Building, Safety and Permits Division. Division staff also strongly advise railings to be placed atop any walls on or along single family lots.
- **Professional seal and signature** is required on final and complete approved stormwater management plans, drawings, technical reports, and specifications. The provided calculations booklet does not contain a professional seal or signature.

Technical Review Comments

Chesapeake Bay Preservation:

1. **Steep Slope Areas.** Section 23-5 of the Chesapeake Bay Preservation Ordinance does not allow land-disturbing activities to be performed on slopes 25 percent or greater. Steep slope areas are impacted; therefore, a request for a waiver or exception is required, in writing.
2. **Water Quality Impact Assessment.** Provide a water quality impact assessment (WQIA) due to the location of stormwater outfalls in the RPA. Stormwater outfalls should be taken to a more defined channel rather than at the top or mid-slope of the RPA to prevent future erosion and slope stability issues. Refer to Sections 23-7(b) and 23-11 of the Chesapeake Bay Preservation ordinance.
3. **CBEs.** RPA and/or RPA buffer impacts for the project may result in the need to obtain administrative and/or formal Chesapeake Bay Exceptions (CBE's). Formal exceptions are through the County's Chesapeake Bay Board.
4. **Environmental Inventory.** The Project Description section lists 82 single family lots. The plan contains 81 lots. Please clarify.

Conservation Easements:

5. Show Conservation Easement signs on the development plan to identify the landward limit of the easement. Signs need to be provided where the easement changes alignment and at other points sufficient to generally outline the easement in the field.
6. Complete and submit the James City County standard conservation easement deed for review. It is available on the County website, Development Management page at the following address:
<http://www.jccegov.com/pdf/devtmgmtpdfs/OPNSPACE%20DED6%20amk92408.doc>
7. Conservation Easements.
 - a. Easements should not be located on individual lots. Please revise as necessary.
 - b. Drainage easements cannot overlap conservation easements. Please reference sheet C2.8 for an example of such. Please revise as necessary.
8. The final plat will need to contain a note stating "Natural Open Space easements shall remain in a natural, undisturbed state except for those activities referenced in the deed of easement."

Preliminary Plat:

9. Drainage Easements.
 - a. Add label to easements on lots 10/11 and 76/77.
 - b. Easement Note 7, Sheet 2.1. Revise to state that *unless otherwise noted, all drainage easements designated on the plat shall remain private.*
 - c. At the time of subdivision plat submittal, additional distance notations will be needed to locate easements crossing lot lines. An example is found on Sheet C2.5, lots 30-32.

Erosion & Sediment Control Plans:

10. Structure Removal. Revise note 9 on sheet C3.3 to state that sediment basins and traps must remain in place and function until 75 percent of affected lots have been sold to a third party (unrelated to the developer) for the construction of homes; or construction has been completed and soil stabilized on 60 percent of the affected lots. A bulk sale of the lots to another builder would not satisfy this provision.
11. Coordination with Sanitary Pump Station Plan SP-4-17. Ensure the two plans are closely aligned regarding sequence of construction, limits of disturbance, and other associated work parameters as construction may be coincident.
12. Construction Entrance.
 - a. Location. As shown on Sheet C3.1, the stockpile is centered in the main intersection and access for the project area. Relocate as appropriate.
 - b. The scale of the development on Parcels A, B, and C will require a wash-rack with stilling basin surrounded with silt fence set aside of the construction entrance for tire-wash on every vehicle that leaves the site (Refer to STD & Spec 3.02 of the VESC Handbook for more information.) Specify this addition with a note on the E&S Control Sequence of Construction for Phase I.
13. Sequence of Construction. Phase 1. Revise step 4 to include installation of temporary slope drains at all traps/basins. Revise other sequences similarly.

14. Temporary Stockpile Areas.
 - a. The single stockpile area shown on sheet C3.1 appears to be insufficient for the scope of the area being disturbed. Provide additional stockpile areas as necessary.
 - b. The proposed stockpile location showed on sheet C3.2 is outside the area of disturbance. Revise as required and update limits of disturbance total.
15. Diversion Dikes.
 - a. Sheet C3.1 shows several locations where diversion dikes were located outside or at the edge of the disturbed area. Revise as required and update limits of disturbance total.
 - b. Diversion dikes are needed at Trap 5.
 - c. Revise the DD note on each E&S sheet to include that such facilities are not to be removed without the knowledge and consent of the ERP Inspector.
16. Diversion Ditch. Extend the diversion ditch directed toward Sediment Basin 1 all the way into the facility.
17. Temporary Slope Drains. Add the symbol for this feature to every trap/ basin location. Remove the note that all drains will be 12". Provide drainage calculations supporting the size for each location in accordance with the VESCH.
18. Limit of Work. The various E&S plans show different limits of work. The largest total must be listed on the cover sheet as the disturbed area for the project. Please review Sheet C3.3 as the limit of work extends far beyond the actual delineated clearing limits in some areas. The reverse is also true – clearing beyond limits. Clarify as necessary.
19. Sediment Traps.
 - a. Sheet C3.1 contains two Trap #4's.
 - b. Clarify if ST2 is part of this project or part of the Pump Station project, SP-4-17.
 - c. Trap 1, Phase 1. Revise the clearing limits to allow wider access to facility. As shown, the clearing for access is barely wide enough for construction equipment.
 - d. The embankments of the Sediment Traps 2, 4, and 6 are a foot above the 5-foot maximum required (STD & Spec 3.13, VESC Handbook). Resize these facilities for a 5-foot embankments and provide new storage volume calculations as necessary.
 - e. The dry storage volume should be equal or below the weir elevation (STD & Spec 3.13, VESC Handbook). Likewise the weir elevation should be a foot below the top of the embankment. Sediment Traps 1, 2, 3, 4, 5, and 6 do not meet this criteria. Revise as necessary.
 - f. The diversion dike on Sediment Trap 6 is pointed toward the outlet of the trap. It should be located at the furthest point from the outlet. Clarify outlet location as Sheet C3.1 currently shows ST6 possibly draining to ST7. If the outlet is within the cleared area, some sort of diversion will be needed to direct the discharge into the natural conveyance system.
20. Sediment Basins.
 - a. The proximity between the inlet and outlet of the Sediment Basin will require the installation of baffles to ensure an adequate rate of sediment settlement. Refer to STD & Spec 3.14-6, VESC Handbook for examples on the baffle locations.
 - b. Storage Volume calculations done on the Sediment Basin 1 (SD1) used a total drainage area (DA) of 7.94 acres, while the plans showed a DA of 8.14 acres going to SD1. Please revise.

Grading Plan:

21. Viburnum Drive Entrance. The proposed contours at this place do not match/connect with existing contours. It appears this area shows existing contours, proposed Mt. Zion Road grading, and Viburnum Parcel C grading. Revise as necessary, incorporating the most up to date information for both proposed plans.
22. Angled Grading. Modify partial grading at the eastern side of the Viburnum Drive entrance in order to avoid ridges and dents that can prompt to rills and other erosion problems. The same issue is present at the rear of lots 24-27.
23. Retaining Walls. As discussed at the 3/27/17 meeting for Parcels A&B, retaining walls should not be coincident with the RPA boundary. Walls will need an area toward the rear (RPA side) that allows for maintenance access in the future. Additionally, walls located within single family lots must have easements designated for maintenance access.
24. Slope Labels. Label all graded cut and fill slopes with slope indicators as intended (i.e. 3H:1V, 2H:1V, etc.). Given the high erodibility of the soils in this project area, use of matting on all cut and fill slopes is strongly advised.
25. Rear of Lots 47-49. On sheet C5.6, the contours show that the runoff conveyed to structures C4.1 and C4.2 is very likely to flow across without being captured. Likewise, the conveyance swale should be extended to capture runoff from lot 49 as well. Consider moving this system to the rear lot lines of 47 and 48 in order to avoid clearing and grading into these lots to the extent shown.

Stormwater Management / Drainage:

26. BMP/Water Quality. The total phosphorus load of new development projects shall not exceed 0.41 pounds per acre per year, as calculated consistent with local VSMP ordinance, state regulations 9VAC25-25-870-65, and the Virginia Runoff Reduction Method (VRRM). Please provide a Virginia Runoff Reduction (VRRM) compliance worksheet to ensure the stormwater management plan for this project achieves runoff reduction and water quality compliance consistent with VSMP requirements. Per discussion on 3/27/17, level spreaders located at the toe of the slope do not lend use to Sheetflow to Conserved Open Space. Please contact Division staff if further discussion is needed.
27. Level Spreaders. Per discussion on 3/27/17, level spreaders located at the toe of the slope do not lend use to Sheetflow to Conserved Open Space and may not be the appropriate dissipation device. Please contact Division staff if further discussion is needed.
28. Dry Ponds, All. Per various phone discussions and meetings, these facilities are not currently intended for water quality, merely quantity control. Given the further discussion related to item #27 above, these facilities may change or be revised. Division staff suggests a follow up meeting or phone call to discuss final design options and decisions. If additional calculations or details are needed at that point, staff will email applicant.
29. Swales.
 - a. There a number of swales being proposed on individual lots. Consider moving these outside of individual lots, or possibly along the property line with the appropriate drainage easements.

- b. The swale proposed for lot 9 discharges onto lot 10 without an actual outfall location. Revise location of swale.
 - c. Additionally, the swales have been directed and their flow discharged into the neighbor lots. Provide a routing where their flow can be conveyed to a defined stormwater drainage system.
- 30. Structures.
 - a. Lot 10. Structure C2.10 is not located at the low area along that property line. Consider revising the run and possibly including the swale from lot 9 in the system.
 - b. There are a number of "circular grate" grate structures indicated within flat bottom swales. Consider a more appropriately shaped grate, such as the DI-7 shown on sheet C5.2 or appropriate equally shaped structure.
- 31. Outfall Protection, Coral Bells Court Cul-de-sac. Structure C1.01 seems to discharge to the adjacent swale. Include outfall protection as needed, along with a detail of this transition.
- 32. All SWM Facilities.
 - a. Provide hydraulic routings showing peak discharge (outflows) from the SWM facilities from each discharge point (lower orifice, rectangular weir, and principal spillway).
 - b. All the BMPs with an emergency spillway (ES), need to show on the plan view of the BMP the extension of the rip rap protection apron for the ES. The ultimate discharge location of runoff from the emergency spillway should also be identified.
 - c. All the BMPs with a rectangular weir on the riser should have a trash rack on the weir.
 - d. Specify the width at the top of the embankment on each BMP profile and plan view.
 - e. Show the boundaries of the Access and BMP Maintenance easements on the grading plans.
- 33. SWM Facility 1.
 - a. Sheet C6.1 shows the top of the embankment width being 2.5 feet wide. The embankment width on this facility should be at minimum 8 feet wide (VA DEQ Stormwater Design Specifications, Appendix A). Revise.
 - b. The top of the riser opening is not sized for the 10-year storm design. The elevation of this storm design should be laid below the principal spillway.
- 34. SWM Facility 2.
 - a. The end pipe section C2.01 discharges on the top of the embankment of the stormwater facility. The drainage system needs to be extended to discharge at the bottom of the BMP or extend the rip rap to the bottom.
 - b. The 2-year storm elevation is above the rectangular weir. The elevation of this storm design should be below the weir elevation.
 - c. The top of the riser opening is not sized for the 10-year storm design. The elevation of this storm design should be at or below the principal spillway.
- 35. SWM Facility 3. The 2-year storm elevation is above the rectangular weir. The elevation of this storm design should be laid below the weir elevation.
- 36. SWM Facility 4.
 - a. The rip rap protection apron does not follow a linear path with the discharge pipe.
 - b. The 1-year and 2-year storm elevations are above the rectangular weir. These storm design elevations should be below the weir elevation.

- c. The emergency spillway is partially located on fill material. Relocate this feature to ensure it is entirely on native soil.
- 37. SWM Facility 5.
 - a. The swale that surrounds Lots 78 through 76 should be connected to the facility.
 - b. Another swale may be needed at the northwestern side of the SWM Facility 5 that will limit erosion issues to the BMP by the runoff uphill.
- 38. Channel Protection. Include provisions in the design of the BMP to ensure compliance with current quantity control criteria of the VSMP regulations (channel protection-energy balance method). Refer to local VSMP ordinance and state regulations 9VAC25-870-66. The traditional SCS Type II, 24-hour storm duration rainfall depth for the 1-year storm event in James City County is 2.8 inches.
- 39. Channel Adequacy. Channel calculations, nor details were provided. Provide computations to show adequate protection of downstream property due to development of the site and/or the concentration of stormwater runoff. Downstream of BMP facilities, use quantity control criteria consistent with VSMP requirements.
- 40. Pond Hydraulics. The pond hydraulics were not included on the Hydraulic Calculation provided. Calculations are needed as the drainage areas and surface cover are different between the construction stages to the final layout of the project. Size and shape of the BMPs may be susceptible to change.
- 41. Maintenance Plan. On sheet C6.7, on the BMP Maintenance plan, replace the term "Bi-annually" for "Two times per year" for clarification onto time-interval maintenance.
- 42. Full Technical Review. Following the submittal of VRRM spreadsheets and design criteria, channel calculations, outfall protection calculations, and pond hydraulics a full technical review will be conducted. Additional comments may be generated at that time.



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

1700 North Main Street
SUFFOLK, VIRGINIA 23434

Mar. 16, 2017

Lauren White, Planner
James City County Planning
101-A Mounts Bay Road
Post Office Box 8784
Williamsburg, Virginia 23187

RE: Stonehouse, Tract 3, Parcel C
6 Mt. Zion Road (Route 600)
County Plan SP-0009-2017
James City County

VDOT has completed its review of the plan received by the VDOT Land Development Office on 1 and 2 Mar., 2017. The following comments are provided.

1. The roll top curb face is at 2' from the edge of pavement (App. B1 sec. 4.G), which will require pavement lanes to be 12.5' wide to achieve the required 29' fc-fc typical section.
2. Remove the "max" from the gutter grade on the roll top curb detail. It needs to match App. B1.
3. Please ensure a 2% maximum cross-grade through the sidewalk. This will affect the grades shown in driveways currently.
4. Provide a standard detail for use with the roll-top curb to provide a 10' transition to standard curb (CG-6) at the drop inlet structures. (App.B1.4.G.4) Ensure there is room beyond driveway radii to fit transitions. It appears some of the driveways are too close together to accommodate DI's in this manner. The plan should note that driveway aprons cannot be in the transition area, and the layout should accommodate.
5. Please provide cross-drains (CD-1,2) and under-drains (UD-4) on plans and profiles; at cut-fill transitions, low points, and edge drains where 21B aggregate is used. A UD-3 drain should be provided for sidewalks where grades exceed 3%.
6. CG-12 ramps need to be located at the intersections within the radii, in-line with the direction of travel (see IIM-LD-55), with cross-walks where pedestrian routes cross the road. It is not clear why some are located away from the intersection (example at Goddin and Bluebell). Ramps should be provided where the sidewalks end, even if there is not a ramp on the opposite side of the road.
7. Please provide a check storm using an intensity of 6.5in/hr for inlets in sag locations (including upstream carryover) on the public roads. Use a 50% clogging factor. (VDM 9.3.1) It appears

that the stormwater management design is relying on this inlet system to get water to it during the 10yr storm at least. There should be no spill-over onto residential lots. Flow depth should not exceed 4 inches (App.B1 sec. 4.K.3.d). (special attention to inlets C2.11, 2.12, 2.16-19, 2.35, 2.29)

8. Provide capacity computations for structures C2.4-8, C4.1-2, 4.7 and 4.9. DI-5 or DI-7 structures are recommended, as DI-1 grates are prone to clogging in these areas.
9. Structures C2.14 and C2.15 differ between the plan and computations.
10. The low point at station 16 on Trillium Drive appears to be offset from the inlets. Please correct.
11. The cul-de-sac and intersection radii should be a minimum of 45' to allow for school buses.
12. Please revise the longitudinal slope in cul-de-sacs to reach 2% at the end turnaround.
13. Right-of-way dedication should be adequate to maintain VDOT improvements, typically 1-2' behind curb or sidewalk where sidewalk is dedicated. Additional area should serve a future purpose, or be for placement of utilities outside the roadway.
14. Show a sight distance easement at the intersection of Trillium and Viburnum on lot 29.
15. Please refer to comments on Six Mt. Zion road plans regarding entrances on Six Mt. Zion. Turn lane warrant analysis for buildout conditions are needed.
16. For signs please note the VDOT metal breakaway post and MUTCD standards. If decorative posts or other changes are to be made, these will need to be approved, and an agreement for private maintenance will be needed before acceptance.

General Comments;

- A) For resubmittals, approvals and with the Land Use Permit, an electronic PDF file of the plan and supporting documents must be provided. Please include a detailed narrative which addresses each specific comment listed above. Any revisions beyond those necessary to address the review comments should be clarified.
- B) Where work will be necessary within existing state maintained right of way, please provide an engineer's cost estimate with final plans. This will be used to set the surety amount for the required Land Use Permit to work within the right-of-way.
- C) Upon final plan approval, a Land Use Permit will be required prior to construction of any work within state maintained right of way limits or easements (including for temporary or permanent driveways and entrances). Additional information about Land Use Permitting as well as the required forms can be found on the VDOT website at: <http://www.virginiadot.org/business/landUsePermits.asp>

If you have any questions, please contact me at Glenn.Brooks@vdot.virginia.gov.

Sincerely,

Glenn Brooks, P.E.
Area Land Use Engineer
Virginia Department of Transportation
Hampton Roads District



Community Development

101-A Mounts Bay Road

P.O. Box 8784

Williamsburg, VA 23187-8784

P: 757-253-6671

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jamescitycountyva.gov

Building Safety & Permits
757-253-6620

Engineering & Resource Protection
757-253-6670

Neighborhood Development
757-253-6640

Planning
757-253-6685

Zoning Enforcement
757-253-6671

March 15, 2017

Mr. John Zaszewski
Timmons Group
2901 South Lynnhaven Road
Suite 200
Virginia Beach, VA 23452

RE: S-0009-2017, Stonehouse Tract 3 – Parcel C (1st submittal)

Dear Mr. Zaszewski,

Thank you for the opportunity to review your subdivision application for the above referenced project. Upon review of your application, staff offers the below comments. Please note that all agency comments can be found on CaseTrak.

Planning:

General Comments:

1. Please note that because this plan proposes more than 50 lots, it will be required to be reviewed by the Planning Commission. Staff will coordinate the date of the meeting once all agency comments have been received and reviewed.
2. Please note that effective July 1, 2007, the James City County Board of Supervisors instituted a \$250.00 fee for every review of a project after the second resubmission and review. This means that this project shall be allowed *TWO* additional submissions before this fee will be assessed.
3. Please refer to and title this site plan as James City County project number S-0009-2017 on all future plan revisions and associated correspondence.
4. Please correctly number the sheet references on sheet C2.0.
5. Please show the proffered 25' building setback from RPA on the preliminary plat sheets (C2.1 – C2.8).
6. The sidewalk on Coral Bells Court appears to not go completely around the cul-de-sac. This is inconsistent with all other cul-de-sacs shown in Parcel C. Please continue the sidewalk around the cul-de-sac for consistency.
7. The "Total Area Open Space 1 – 5" in the Land Use Summary table on sheet C2.0 should read "Total Area Open Space 1 -2" as there are two open space areas in Parcel C.
8. Please confirm if you will be subdividing the pump station out from the larger parcel. If so, you will need to submit a separate subdivision plat or show the subdivision once the lot layout plan for this area is submitted.

Comments based upon proffers associated with Z-0004-2007:

1. Parcel C contains archaeological site 44JC427 which is identified as needing further work on the Master Plan dated January 2008. Per Proffer 7.2, you must submit evidence of a Phase II evaluation prior to any land disturbing activity in the site area. Additionally, please submit one copy of the following documents in order to ensure compliance with Proffer 7:

- a. Listing of all previous archaeological studies performed on the Stonehouse development, including on the Property, entitled "Previous Archaeological Excavations, Dated May 23, 2007" compiled by Carol Tyrer of Circa~Cultural Resource Management, LLC.
 - b. A table listing all identified archaeological sites at the Stonehouse development, including the Property, entitled "Archaeological Sites at the Stonehouse Development, Dated March, 2007" compiled by Carol Tyrer of Circa~Cultural Resource Management, LLC.
 - c. A map identifying the approximate location of each of the identified archaeological sites entitled "Stonehouse Archaeological Exhibit" made by Chas. H. Sells, Inc. and dated April 3, 2007.
2. Proffer 2 states that "there shall be no more than 3,646 residential units and no more 1,200 residential units shall be B-attached structures containing two to four dwelling units, C-attached structures less than three stories and containing more than four dwelling units or D-attached structures of three or more stories and containing more than four dwelling units as those terms are defined in Section 24-484 of the County Zoning Ordinance. Owner shall provide on each site plan or subdivision plan for any development within the Property a then current accounting of the number of residential units, unit type and square footage of non-residential development that have previously been approved by the County and are proposed by the plan." Please provide this accounting in the form of a table, including parcels A & B, on the next plan submission. Staff also suggests providing an overall development plan sheet as the second page of all submittals related to Stonehouse that shows the entire Stonehouse development area and identifies conceptual plan, site plan, or subdivision plan numbers for previously submitted projects.
3. Proffer 13 states that a minimum of 125 of the residential units shall be reserved and offered for sale at an average price at or below \$250,000 ("Workforce Units") subject to adjustments set forth in the proffers. Please confirm the number of workforce units already on the property and if any of the proposed units are workforce units.
4. Proffer 17 states that the owner shall prepare and submit design review guidelines for each Tract of the Property to the Director of Planning setting forth design and architectural standards consistent with the Section entitled "Architectural Criteria" of the Community Impact Statement prior to the County being obligated to grant final approval to any development plans for the Tract. Please submit the required design review guidelines.
5. Please note Proffer 10.9 which specifies that a Nutrient Management Plan be submitted for review and approval by the Environmental Division Director prior to the issuance of a building permit for more than 25% of the units shown on a subdivision plan.

Ordinance Requirements

1. According to Section 19-71, "the developer shall submit plans for all residential subdivision identification signs, supporting structures, and entrance features to be reviewed with the preliminary subdivision plans." Please submit plans for all of the above referenced signs.
2. In accordance with Section 19-54, please confirm the length of Viburnum Drive. According to this section of the ordinance, cul-de-sac streets shall not exceed 1,000 feet in length. If the street is longer than 1,000 feet in length, the Planning Commission may grant an exception subject to the conditions found in Section 19-18.
3. Please note, lighting for this project will need to comply with Article I, Division 7 of the Zoning Ordinance, and/or Section 19-66 of the Subdivision Ordinance. Please include specifications in the next plan submittal.
4. Staff notices that no lots show building setbacks. While not a JCC zoning ordinance requirement for PUD-R, other sections of Stonehouse utilize setbacks set and managed by the community association. Please consider adding building setbacks to the lots in Stonehouse Tract 3.
5. Please note that prior to final subdivision approval, the following items must be fulfilled:
 - a. Per Section 19-30(4) – data for major subdivisions has been submitted in accordance with the "GIS Data Submittal Requirements for Major Subdivisions" policy
 - b. Per Section 19-70 – homeowner's association documents meeting the requirements laid out in this section shall be submitted to and approved by the County Attorney. Please also note that there are several pertinent requirements to be included in HOA requirements in proffer #1 of Z-0004-2007.

- c. Deed of natural open space easement shall be submitted to and approved by the Environmental Division.

Zoning Administrator:

1. Please show the FEMA 1% annual flood hazard line/ area per Section 24-596, Regulation for subdivision and site plan – The applicant of any subdivision of land or site plan within the county shall submit with his application a statement by a licensed surveyor or engineer as to whether or not any property shown on the plat or plan is at an elevation lower than the one percent annual chance (100-year) flood level. Where a one percent annual chance (100-year) flood level exists, the extent of this area shall be shown on the plat or plan. Further, the elevation of the finished surface of the ground at each building location shall be shown. Lots created after February 6, 1991, which are within a non-coastal (non-tidal) floodplain district, shall contain a natural, unfilled building site at least one foot above the one percent annual chance (100-year) flood elevation adequate to accommodate all proposed buildings. All buildings shall be constructed solely within such building site and outside of the one percent annual chance (100-year) flood plain. All proposals shall be consistent with the need to minimize flood damage.
2. On sheet C2.0, Overall Development Plan, it appears there is overlapping property lines with the adjoining section (Richardson's Mill). Please address and correct.

Fire Department:

1. Per JCC Standards the distance between the last fire hydrant and the end of cul-de-sacs shall be no further than 400'. To meet this standard add one fire hydrant at the intersection of Bellflower Ct. and Trillium Dr.

James City Service Authority (JCSA): Please see comment letter on CaseTrak dated March 09, 2017.

Deputy Zoning Administrator: Please see comment letter on CaseTrak dated March 09, 2017.

Landscape Planner, Virginia Department of Transportation, Engineering and Resource Protection:
Comments are forthcoming and will be forwarded to you upon receipt.

When all agency comments have been incorporated into the plans, please provide 10 copies of the revised plans and a letter detailing how the comments were addressed. Please do not hesitate to contact me at 757-253-6876 or lauren.white@jamescitycountyva.gov, should you have any questions or concerns.

Respectfully,

Lauren White

Lauren White
Planner I

INTEROFFICE MEMORANDUM

TO: LAUREN WHITE, PLANNER
FROM: SCOTT WHYTE, SENIOR LANDSCAPE PLANNER II
SUBJECT: S-0009-2017, STONEHOUSE TRACT 3 – PARCEL C
DATE: 3/3/2017

I have reviewed the landscape plan for S-0009-2017, Stonehouse Tract 3 – Parcel C and have the following comments.

1. Evergreen trees are required to be a minimum of 8' at the time of planting per ordinance section 24-92. Please revise the sizes for the Loblolly Pines and the Satyr Hill hollies.
2. Landscape plans in James City County are required to be prepared by a professional landscape designer per ordinance section 24-87 ©. Please have your landscape architect stamp the landscape plan.

FIRE

S-0009-2017, Stonehouse Tract 3, Parcel C

FM, Kendall L. Driscoll Jr.

March 11, 2017

Subdivision Plan approved with the following note:

- Per JCC Standards the distance between the last fire hydrant and the end of cul-de-sacs shall be no further than 400'. To meet this standard add one fire hydrant at the intersection of Bellflower Ct. and Trillium Dr.

kld



MEMORANDUM

TO: Lauren White, Planner

From: Christy Parrish, CZA, Zoning Administrator (floodplain review)

Date: 3/13/2017

Re: S-0009-2017, Stonehouse Tract, Parcel C

I have reviewed S-0009-2017 and offer the following comments:

- Please show the FEMA 1% annual flood hazard line/ area per Section 24-596, Regulation for subdivision and site plan –

The applicant of any subdivision of land or site plan within the county shall submit with his application a statement by a licensed surveyor or engineer as to whether or not any property shown on the plat or plan is at an elevation lower than the one percent annual chance (100-year) flood level. Where a one percent annual chance (100-year) flood level exists, the extent of this area shall be shown on the plat or plan. Further, the elevation of the finished surface of the ground at each building location shall be shown. Lots created after February 6, 1991, which are within a non-coastal (non-tidal) floodplain district, shall contain a natural, unfilled building site at least one foot above the one percent annual chance (100-year) flood elevation adequate to accommodate all proposed buildings. All buildings shall be constructed solely within such building site and outside of the one percent annual chance (100-year) flood plain. All proposals shall be consistent with the need to minimize flood damage.

- On sheet C2.0, Overall Development Plan, it appears there is overlapping property lines with the adjoining section (Richardson's Mill). Please address and correct.

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
July 27, 2016
4:00 PM

A. CALL TO ORDER

Mr. Tim O'Connor called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

Mr. Rich Krapf
Mr. Tim O'Connor
Mr. Chris Basic

Absent:

Mr. Heath Richardson
Ms. Robin Bledsoe

Staff Present:

Ellen Cook, Principal Planner
Savannah Pietrowski, Planner I
Bryan Hill, County Administrator
Chris Johnson, Business Ombudsman
Alex Baruch, Planner I
Tori Haynes, Community Development Assistant

C. MINUTES

1. June 29, 2016 DRC Minutes

Mr. Chris Basic made a motion to approve the minutes. On a voice vote the motion carried 3-0.

D. OLD BUSINESS

E. NEW BUSINESS

1. The Promenade at John Tyler

Mr. Tim O'Connor stated that the applicant requested a deferral, and the case would be placed on the August Development Review Committee (DRC) meeting agenda.

2. Williamsburg Memorial Park Ossuary

Ms. Savannah Pietrowski presented the staff report stating that Mr. Ryan Stephenson of AES Consulting Engineers submitted a site plan for an ossuary in the existing Williamsburg Memorial Park. Ms. Pietrowski noted that the special use permit conditions associated with the property require all site plans to be reviewed by the DRC. Ms. Pietrowski noted that the staff had reviewed the site plan and determined that

the proposal was consistent with adopted proffers and SUP conditions, and recommended that the DRC recommend preliminary approval of the site plan.

Mr. Rich Krapf moved to recommend preliminary approval of the site plan. On a voice vote the motion carried 3-0.

3. C-0055-2016 Stonehouse Tract 3

Ms. Cook presented the staff report stating that this case was before the DRC due to Proffer 12 which states that prior to submission of a development plan for all or any portion of a tract, the owner shall submit a conceptual development plan for the development of the entire tract for review and comment by the Director of Planning and the Development Review Committee (DRC). Ms. Cook noted that this provides an opportunity for the DRC to review a more detailed layout than what is shown on the adopted master plan prior to the applicant preparing plans for submission.

Mr. Basic asked about Engineering and Resource Protection Division comment #2 regarding Richardson Mill Pond.

Mr. Mark Richardson, of Timmons, explained the status of Richardson Mill Pond, an aging dam which has water currently migrating around it. Mr. Richardson noted that the applicant will be handling water quantity and quality control on site. He stated that the larger issue with the pond is being handled through further coordination with County staff and the other entities involved.

Mr. Basic asked if there was a parallel with another situation in the past elsewhere in the County, with uncertainty as to roles and responsibilities. He expressed concern that actions to approve plans might exacerbate the situation.

Mr. Bryan Hill stated that the dam is in the VDOT right-of-way, is owned by VDOT, and repairs need to be undertaken by VDOT. He stated that this should not affect Stonehouse.

Mr. Krapf asked for clarification regarding the process if the applicant were to propose additional units on the northern portion of the tract.

Ms. Cook stated that this would be handled as a master plan consistency determination by the DRC.

Mr. O'Connor stated that he didn't have any comments on the conceptual plan, noting that he understood that the type and mix of units would be influenced by market conditions.

The other DRC members concurred, and there were no further questions or comments. The DRC thanked the applicant for attending.

4. C-0061-2016 4501 News Road Self Storage

Ms. Cook presented the staff report to the DRC to request DRC comments or questions as they prepare to move forward with a potential rezoning application. Ms. Cook stated that the applicant has submitted a conceptual plan for the construction of a 67,000 square foot single entrance interior storage facility with three stories. The subject parcel is currently zoned R-4, Residential Planned Community, is designated for

commercial or office on the Powhatan Secondary Master Plan, and is subject to traffic generation limits and other proffers associated with case Z-0014-2003. Self-storage buildings are not a permitted use in R-4.

Mr. Krapf asked if any concerns had been expressed by the adjacent property owners.

Ms. Cook stated that staff had not heard any concerns, but that there had not been any notifications sent out at this stage due to the submission being a conceptual plan rather than a rezoning or site plan.

Mr. Krapf asked staff to consider notification of adjacent property owners at the conceptual plan stage so that their feedback could also be taken into account at any early stage in the process. Further, Mr. Krapf stated that the proximity of this proposal to the neighborhood could be problematic.

Mr. Steve Romeo and Mr. Myrl Hairfield provided information to the DRC on the commercial uses that could be built on the parcel by-right under the existing master plan. Mr. Hairfield stated that this building is not a typical storage building.

Mr. Romeo, Mr. Hairfield and the DRC members discussed the ability of the applicant to put a landscape buffer next to the neighborhood and the status of the existing unused roadway between this property and the neighborhood.

Mr. Larry Cook stated that he has informally talked with surrounding residents and they have liked the concept.

Mr. Krapf asked about how customers would gain access to the facility.

Mr. Romeo stated that there would be a passcode at the entry door.

Mr. Krapf asked if the facility was accessible twenty-four hours a day and the applicant answered in the affirmative. Mr. Hairfield stated that the proposed use is a low traffic generator.

Mr. Basic asked whether the architecture is planned to look like the elevation that was provided with the packet, with the addition of one story.

Mr. Cook confirmed that it would be the same general architecture, which is similar to other regional examples of this type of self-storage facility.

Mr. Hairfield stated that it is their belief that there will be a good market for this type of facility in this area of the County, and that they will need to have a good quality, attractive building to serve that market.

Mr. Basic asked the applicant to be able to compare the height of this building with the nearby Target and other buildings, should the application move forward. Further, Mr. Basic asked the applicant to very carefully consider the proposed architecture now so that the final design doesn't differ from the version presented to the Planning Commission and Board of Supervisors, thereby avoiding the need for a future appeal due to architectural inconsistencies.

The applicant stated that they understood both of these items.

Mr. O'Connor asked about the site topography and expressed concern about the scale of the proposed building next to a neighborhood.

Mr. Romeo indicated that the applicant will do a model to show how the building will look from adjacent areas. Mr. Hairfield stated that he wants citizens and residents to know what the building would look like.

Mr. Chris Johnson asked about the architecture of the building on the side and rear.

Mr. Cook stated that the building front and sides would have comparable architecture, but he was not sure about the rear.

Mr. Cook and the DRC discussed the likely visibility of the proposed structure from various surrounding roads and neighborhoods. The group also discussed the fact that there would not be any outside storage.

Mr. O'Connor asked if there would be moving trucks or truck rental on site.

Mr. Hairfield stated that there was no plan to include truck rentals.

Mr. Krapf stated he was generally in support of the use.

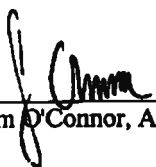
Mr. Basic agreed, stating that a positive aspect is the low traffic generation. He stated that for him, key considerations will be the scale and architecture of the proposal.

The applicant and DRC again discussed the existing unused road between this site and the adjacent neighborhood, with the applicant noting that its status will be depend on the adjacent neighborhood.

There being no further comments or questions, the DRC thanked the applicant for attending the meeting.

F. ADJOURNMENT

Mr. Basic then motioned to adjourn the meeting, and the meeting was adjourned at approximately 4:40 p.m.


Mr. Tim O'Connor, Acting Chairman


Mr. Paul D. Holt, III, Secretary

ITEM SUMMARY

DATE: 5/3/2017

TO: The Planning Commission

FROM: Alex Baruch, Planner

SUBJECT: Z-0001-2017, SUP-0001-2017, MP-0001-2017. Williamsburg Landing, Marclay Road

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Deferral Letter	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	4/26/2017 - 3:59 PM
Planning Commission	Holt, Paul	Approved	4/26/2017 - 4:00 PM
Publication Management	Trautman, Gayle	Approved	4/26/2017 - 4:07 PM
Planning Commission	Holt, Paul	Approved	4/26/2017 - 4:09 PM

**REZONING-0001-2017, SPECIAL USE PERMIT-0001-2017, MASTER PLAN-0001-2017, HEIGHT WAIVER-0001-2017.
Williamsburg Landing, Marclay Road**

Staff Report for the May 3, 2017, Planning Commission Public Hearing

SUMMARY FACTS

Applicants: Paul W. Gerhardt and William L. Holt,
Kaufman and Canoles, P.C.

Land Owner: Short Neck LLC

Proposal: To rezone a portion of the property to R-5,
and for a Special Use Permit (SUP) to allow
up to 135 independent living facility units,
along with a Height Waiver for the proposed
apartment buildings to be constructed up to
60 feet from grade.

Location: 20 Marclay Road

Tax Map/Parcel No.: 4820100012

Project Acreage: +/- 15.5 acres total

Current Zoning: R-8, Limited Residential

Proposed Zoning: R-5, Multifamily Residential

Comprehensive Plan: Airport

Primary Service Area: Inside

Staff Contact: Alex Baruch, Planner

PUBLIC HEARING DATES

Planning Commission: April 5, 2017, 7:00 p.m. (deferred by
applicant)
May 3, 2017, 7:00 p.m.

Board of Supervisors: To be determined

SUMMARY STAFF RECOMMENDATION

Williamsburg Landing will be conducting a balloon test on Friday,
April 28th from 10 a.m. to 11 a.m. to demonstrate the height of the
proposed building.

The applicant has requested this proposal to be deferred indefinitely.
Staff concurs with the request and recommends the Planning
Commission defer consideration of this application.

AB/gt
RZ01-17WilliamsburgLanding

Attachments:

1. Letter from the applicant requesting deferral of the application.

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.

KAUFMAN & CANOLES
attorneys at law

Kaufman & Canoles, P.C.
4801 Courthouse Street
Suite 300
Williamsburg, VA 23188

Mailing Address
Post Office Box 6000
Williamsburg, VA 23188

T (757) 873.6300
F (888) 360.9092

kaufCAN.com

William L. Holt
(757) 259.3885
wlholt@kaufcan.com

April 26, 2017

VIA EMAIL

Paul Holt
James City County
Community Development Department
101 Mounts Bay Road, Building A
Williamsburg, VA 23185

**Re: Williamsburg Landing, Inc. – Marclay Road Property
JCC Application No. Z-0001-2017, SUP-0001-2017, MP-0001-2017, HW-0001-2017
K&C Matter No. 0071894**

Dear Mr. Holt:

The above-referenced cases are scheduled to be considered by the Planning Commission at its meeting on Wednesday, May 3, 2017. The applicant and its consultants are continuing to work to address the feedback received in the staff report for last month's Planning Commission meeting. Accordingly, rather than addressing the decision to proceed on a month to month basis, I write to request that consideration of these applications by the Planning Commission be deferred for an indefinite period. Solely for purposes of Virginia Code Sec. 15.2-2285(B), the applicant is agreeable to this request acting as a "withdrawal" of the subject applications, and the applicant waives the right to bring an action related to statutory timeline for Planning Commission action on the subject applications based on this deferral request. Once the applicant has the opportunity to adequately address the Planning Staff's feedback, we will request the case be placed back on the agenda.

Thank you for your consideration of this request. If you have any questions, please do not hesitate to contact me.

Sincerely,



William L. Holt

April 26, 2017

Page 2

c: Frank Haltom, Williamsburg Landing, Inc.
Greg Storer, Williamsburg Landing, Inc.
Bob Singley, RJS & Associates, Inc.
Howard Price, AES Consulting Engineers
Ryan Stephenson, AES Consulting Engineers
Thomas G. Tingle, Guernsey Tingle Architects
Brad Sipes, Guernsey Tingle Architects
Ted Figura, Ted Figura Consulting
Kenny Presgraves, Stantec
Vernon M. Geddy III, Esq., Counsel for Short Neck, LLC
Paul W. Gerhardt, Esq.

15587349v2

ITEM SUMMARY

DATE: 5/3/2017

TO: The Planning Commission

FROM: Savannah Pietrowski, Senior Planner

SUBJECT: SUP-0026-2016. Forest Glen Section 5

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Attachment 1. Draft SUP Conditions	Backup Material
▣	Attachment 2. Location Map	Backup Material
▣	Attachment 3. Master Plan	Backup Material
▣	Attachment 4. Community Impact Statement	Backup Material
▣	Attachment 5. Forest Glen Playground Aerial Map	Backup Material
▣	Attachment 6. Recreational Facility Development Guidelines	Backup Material
▣	Attachment 7. Exception Request	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	ComSecretary, Planning	Approved	4/26/2017 - 6:06 PM

SPECIAL USE PERMIT 0026-2016. Forest Glen, Section 5

Staff Report for the May 3, 2017, Planning Commission Public Hearing

SUMMARY FACTS

Applicants: Elliott York, American Eastern, Inc.

Land Owners: Forest Glen Associates, LLC and James City County

Proposal: A request for a Special Use Permit (SUP) to allow a 45-lot residential cluster development with a gross density of +/- 2.79 dwelling units per acre within the existing Forest Glen neighborhood.

Location: 310 Walker Drive and 204 Forest Glen Drive

Tax Map/Parcel Nos.: 3110100082 and 3110500093

Project Acreage: +/- 16.113 acres total

Zoning: R-2, General Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Savannah Pietrowski, Senior Planner

PUBLIC HEARING DATES

Planning Commission: May 3, 2017, 7:00 p.m.
Board of Supervisors: June 13, 2017, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. Staff finds the proposal will not negatively impact surrounding zoning and development.
2. With the proposed SUP conditions and proposed density bonuses, the proposal is consistent with the recommendations of the Comprehensive Plan adopted in 2015, "Toward 2035: Leading the Way."
3. The applicant proposes 100% affordable and workforce housing, (40% can be ensured by SUP conditions).
4. The SUP conditions include adherence to a number of adopted policies including Archaeology, Streetscapes, Water Conservation, Design Guidelines and Nutrient Management.
5. The proposal meets the Adequate Public Schools Facilities Test, adopted by the Board of Supervisors on June 23, 1998.

FACTORS UNFAVORABLE

1. Because proffers are not accepted for residential rezonings, many of the typical impacts associated with residential development are not mitigated.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed SUP, subject to the conditions listed in Attachment No. 1.

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.

PROJECT DESCRIPTION

Residential Units:

- Mr. Elliott York of American Eastern, Inc., has submitted an SUP application for a 45-lot residential cluster development on 16.113 acres zoned R-2, General Residential.
- In order to achieve a density greater than one unit per acre, but no greater than four units per acre, a residential cluster SUP is required. This project has a proposed density of 2.79 dwelling units per acre.
- In order to achieve the proposed density, the applicant must adhere to certain provisions in Section 24-549 of the Zoning Ordinance, which identifies options for obtaining density bonus points. The applicant intends to obtain the required density bonus points by committing an additional 20% of all units to the provision of affordable and workforce housing, starting above the 20% percent threshold required by the County's Housing Opportunities Policy. Staff notes that the applicant has indicated that 100% of the units will be provided at affordable or workforce price points; however, only the above mentioned 40% (18 units) can be bound through SUP conditions.
- The project is located within the existing Forest Glen subdivision, and access to the development will be through Forest Glen Drive.

Parks & Recreation:

- The existing County-owned neighborhood park at 204 Forest Glen Drive ("Forest Glen Playground") is also included as part

of this proposal. In lieu of providing all of the facilities typically required

by the James City County Recreational Facilities Development Guidelines, adopted by the Board of Supervisors on April 11, 2017, the applicant is requesting an exception from the Board of Supervisors and is proposing an alternative set of provisions.

- *Requirement:* Park land (0.3 acres minimum).
- *Applicant Proposal:* To use the existing park area at Forest Glen Playground to satisfy this requirement.
- *Requirement:* Playground (minimum of five activities).
- *Applicant Proposal:* To use the existing playground at Forest Glen Playground to satisfy this requirement.
- *Requirement:* Hard surface sport court.
- *Applicant Proposal:* The applicant is requesting an exception and would not provide this facility.
- *Requirement:* Graded athletic field.
- *Applicant Proposal:* The applicant is requesting an exception and would not provide this facility.
- *Requirement:* Paved multi-use trail.
- *Applicant Proposal:* This requirement is satisfied by the proposed multi-use path connecting the new residential lots to Forest Glen Park.
- In lieu of providing the sport court and athletic field, the applicant is proposing to provide recreational fitness equipment at Forest Glen Playground.

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.

Staff Report for the May 3, 2017, Planning Commission Public Hearing

- Mr. John Carnifax, Director of Parks & Recreation, has reviewed the applicant's exception request and has provided the following comments:

"James City County Parks and Recreation supports expanding the existing Forest Glen Playground/Park to serve the residents of the existing neighborhood as well as those in the proposed development. The expansion of the existing park will better serve the entire community by providing outdoor fitness equipment that can serve teens, adults and seniors. The existing park only has one playground that serves school age children and was constructed in 2004. The installation of fitness equipment is consistent with our desire to improve health and wellness opportunities for all citizens and to expand services to low income neighborhoods through partnerships.

We recommend that a minimum of 5 pieces of commercial grade fitness stations be installed in a single court area. The area should have playground quality surfacing and borders to match the existing playground and the installation of the equipment and surface must comply with all National Public Playground and ADA standards. Parks and Recreation staff need to review and approve the final site design, equipment list and improvements before installation. Any disturbed area on site must be reseeded and returned to existing or better condition when the installation is complete."

- The Planning Division has also reviewed the applicant's request and concurs with Mr. Carnifax's analysis.

ABILITY TO GUARANTEE THE DEVELOPMENT AS PROPOSED

- SUP applications for cluster developments have historically been

accompanied by an application for rezoning. These rezonings have typically included voluntary proffers to help mitigate impacts associated with increasing the permitted density.

- On June 28, 2016, the Board of Supervisors adopted Ordinance No. 31A-304, specifying that the County will only accept proffers associated with non-residential rezonings. Due to this change, this application has been submitted as an SUP only.
- The County, therefore, is faced with assessing the development potential and associated land use impacts of this proposal.
- Please note that many of the impacts can be mitigated through SUP conditions, which are attached to and discussed throughout this staff report (Attachment No. 1).
- Should the residential cluster SUP expire, the increase in permitted density would no longer apply. The property would remain zoned R-2, General Residential and could be developed by-right with a density of up to one dwelling unit per acre.
- The developer has indicated that 100% of the units will be provided at affordable or workforce housing price points. Because proffers are not accepted for residential rezonings, this cannot be assured. Only 40% of the units at these price points can be assured through SUP conditions because this is what the developer has chosen to provide for the necessary density bonuses per the Zoning Ordinance requirements.

PLANNING AND ZONING HISTORY

- The existing Forest Glen neighborhood was developed in the late 1960s through the early 1970s and consists of 188 single-family dwellings.

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.

SPECIAL USE PERMIT 0026-2016. Forest Glen, Section 5

Staff Report for the May 3, 2017, Planning Commission Public Hearing

- In 1974, the last section of the existing neighborhood (Section 4), was approved and the subdivision plat identified the parcel at 310 Walker Drive as “Future Development.”
- There is no Master Plan, proffers or SUP conditions associated with the existing neighborhood.
- There is no existing Homeowners Association (HOA) for Forest Glen Sections 1-4. While the Zoning Ordinance will require an HOA to be established for Section 5, the existing lots will not be incorporated into this HOA.

SURROUNDING ZONING AND DEVELOPMENT

- North, South and West: Existing Forest Glen subdivision (zoned R-2, General Residential).
- East: Longhill Station subdivision (zoned R-2, General Residential) and vacant land (zoned R-8, Rural Residential and within the Armistead Agricultural and Forestal District).

PUBLIC IMPACTS

Anticipated Impact on Public Facilities and Services:

Streets:

- Existing access to Forest Glen comes from Centerville Road. Centerville Road is currently operating at a Level of Service (LOS) A-C, and is anticipated to remain operating at this LOS through 2034.
- A Traffic Impact Study was not required for this development, as the P.M. peak trip generation fell below the 100 trip trigger in the

Zoning Ordinance. The Institute of Transportation Engineers projects that the development would generate 45.9 P.M. peak hour trips.

Parks & Recreation:

- As previously noted, the applicant is proposing to supplement facilities at the County-owned Forest Glen Playground in lieu of providing facilities within the new residential area. While the Parks & Recreation Department has been receptive to this, staff notes that this will result in an additional maintenance responsibility for the County.

Schools/Fire/Utilities:

Schools:

- As previously discussed in this staff report, proffers are not accepted for residential rezoning applications.
- The proposed 45 lots are anticipated to generate an additional 18 students. As illustrated in Table 1, the 18 students projected from the development would not cause the enrollment levels for J. Blaine Blayton Elementary School, Lois S. Hornsby Middle School or Lafayette High School to exceed effective capacity.

**Table 1: Student Enrollment and School Capacity,
WJCC Schools 2016**

<i>School</i>	<i>Effective Capacity</i>	<i>2016-2017 Enrollment</i>	<i>Projected Students Generated</i>	<i>Enrollment + Projected Students</i>
Blayton Elementary	540	513	± 8	521

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SPECIAL USE PERMIT 0026-2016. Forest Glen, Section 5

Staff Report for the May 3, 2017, Planning Commission Public Hearing

Hornsby Middle	952	942	± 4	946
Lafayette High	1314	1152	± 6	1158

Source: WJCC Public School Official Student Enrollment Report, November 2016
Fire:

- The closest fire station in James City County to the property is Fire Station 4, located at 5312 Olde Towne Road, just over 3.3 miles east of this project site. This station, as well as Stations 4 and 5 are within a 10-minute drive of the project site.

Utilities:

- Project receives public water and sewer. The James City Service Authority has reviewed the application and had no objection.
- The proposed SUP conditions include development of water conservation standards.

Fiscal Impact:

- As illustrated in Table 2 below, the development would result in a \$206,627.44 negative fiscal impact.

Table 2: Projected Fiscal Impact

Total Residential Expenses	Total Residential Revenues	Total Residential Fiscal Impact
\$317,429.44	\$110,802.00	(\$206,627.44)

s that of the projected \$206,627.44 expense generated by the proposed development, \$186,929.82 is associated with expense to WJCC Schools.

Environmental:

- The Engineering and Resource Protection Division has reviewed the proposal and had no objections. There is no Resource Protection Area, natural heritage resources or special flood hazard area within the project boundaries.
- The proposed SUP conditions include development of a nutrient management plan.
- Watershed: Powhatan Creek.

Cultural/Historic:

- A Phase I Archaeological Study has been included as an SUP Condition and will be reviewed before preliminary approval of a subdivision construction plan is granted.

Nearby and Surrounding Properties:

- Staff finds that this proposal is generally consistent with the character of the existing Forest Glen neighborhood.
- A 35-foot perimeter buffer and additional open space areas are included in order to mitigate visual impacts to other adjacent properties.
- This development will not be visible from Centerville Road.

COMPREHENSIVE PLAN

- The properties are designated Low Density Residential (LDR).
- Recommended uses in LDR include single-family and multi-

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SPECIAL USE PERMIT 0026-2016. Forest Glen, Section 5

Staff Report for the May 3, 2017, Planning Commission Public Hearing

family units, accessory units, cluster housing and recreation areas.

- This application proposes a density of 2.79 dwelling units per acre. Generally, the Comprehensive Plan recommends a gross density of up to one unit per acre in LDR areas. However, a gross density from one to four units per acre is acceptable if certain public benefits are provided, including affordable and workforce housing.
- The Housing and Populations Needs sections, as well as the LDR Development Standards, discuss the need for affordable and workforce housing in James City County. This proposal would help address this need.
- The Land Use section includes a strategy to promote infill, redevelopment, revitalization and rehabilitation within the Primary Service Area.
- The LDR development standards state that the need for public services and facilities generated by a development should be met or mitigated by that development. As described above, many of these impacts can be mitigated through SUP conditions; however, the impact to schools cannot.
- All adjacent properties are also designated LDR.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed SUP, subject to the conditions listed in Attachment No. 1.

SP/gt

SUP-26-2016ForestGlen

Attachments:

1. Draft SUP Conditions
2. Location Map
3. Master Plan
4. Community Impact Statement
5. Forest Glen Playground Aerial Map
6. Recreational Facilities Development Guidelines
7. Exception Request

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-0026-2015, Forest Glen Section 5

Draft SUP Conditions

1. **Master Plan and Use:** This Special Use Permit (the "SUP") shall be valid for the development of a residential cluster subdivision of up to 45 single-family lots (the "Project"). The Project shall be in accordance with the "Master Plan for Forest Glen Section 5" prepared by AES Consulting Engineers, and dated April 17, 2017 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance as amended.
2. **Affordable and Workforce Housing:** In order to achieve a density of more than two, but no more than three, dwelling units per acre, four density bonus points shall be required in accordance with Section 24-549 of the Zoning Ordinance. These bonus points shall be achieved by developing the Project in a manner consistent with the criteria established by the Housing Opportunities Policy adopted by the Board of Supervisors on November 27, 2012 ("HOP"); further, by committing an additional twenty percent of all units to the provision of affordable and workforce housing, starting above the threshold required by the HOP (the "Additional Units"). These Additional Units shall also be offered for sale or made available to rent at prices determined to be in accordance with the HOP.
3. **Streetscapes:** Streetscape improvements shall be provided in accordance with applicable provisions of the County's Streetscape Guidelines policy. The necessary streetscape improvements shall be shown on the subdivision construction plan and approved by the Director of Planning prior to any subdivision construction plan approval. These improvements shall be installed or bonded prior to the issuance of any Certificate of Occupancy.
4. **Water Conservation:** Prior to final subdivision construction plan approval, water conservation standards shall be submitted to and approved by the James City Service Authority. 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 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.
5. **Archaeology:** A Phase I Archaeological Study for the entire site shall be submitted to the Director of Planning, or his designee, for review and approval prior to land disturbance. A treatment plan shall be submitted and approved by the Director of Planning for all sites in the Phase I study that are recommended for a Phase II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II study is undertaken, such a study shall be approved by the Director of Planning and a treatment plan for said sites shall be submitted to, and approved by, the Director of Planning for sites that are determined to be eligible for conclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase II study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III study is undertaken for said sites, such studies shall be approved by the Director of Planning prior to

land disturbance within the study areas. All Phase I, II, and III studies shall meet the Virginia Department of Historic Resources' Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. All approved treatment plans shall be incorporated into the subdivision construction plan for the Property and the clearing, grading, or construction activities thereon.

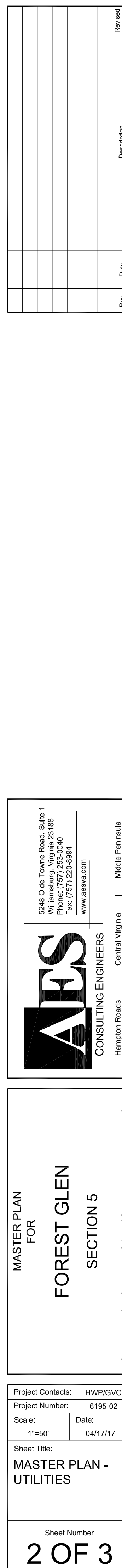
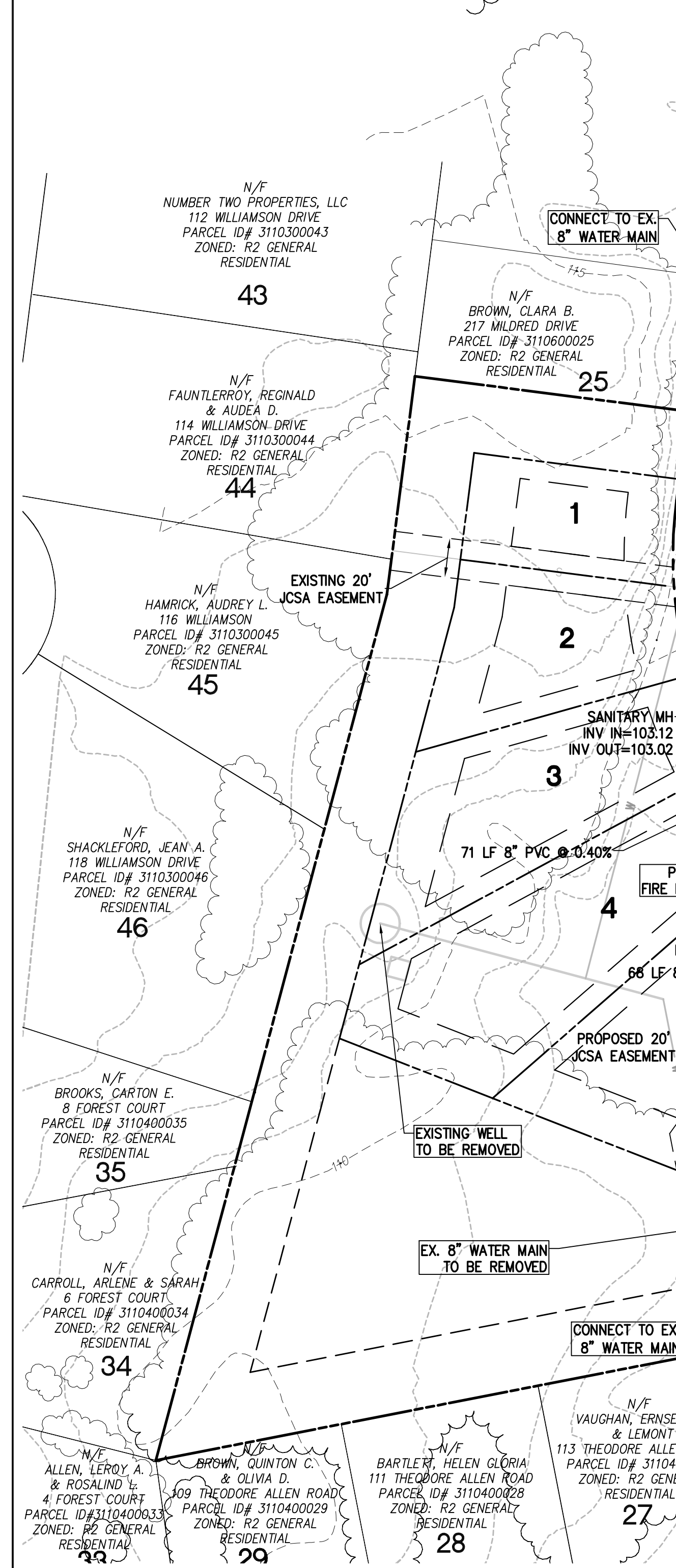
6. Buffers: A plan to relocate any existing structures located within the buffers required by Section 24-544 of the Zoning Ordinance shall be included in the subdivision construction plan for the Project. These structures shall be relocated prior to issuance of a Certificate of Occupancy for any dwelling unit.
7. Design Guidelines: Prior to final subdivision construction plan approval, the Director of Planning shall review and approval architectural elevations for the Project. These elevations shall be generally consistent with the architectural styles depicted in the Community Impact Statement, dated April 17, 2017, submitted with the special use permit application. Final plans and completed buildings shall be consistent with the elevations approved by the Director of Planning.
8. Junk Removal: All junk, as determined by the Zoning Administrator, shall be removed from the Property prior to final subdivision construction plan approval. "Junk" shall mean, but not be limited to, old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, debris, waste, or junked, dismantled, or wrecked automobiles, or parts thereof, iron, steel, and other old scrap ferrous or nonferrous material. The Zoning Administrator shall verify, in writing, that all junk has been properly removed from the Property.
9. Recreation: Recreational amenities shall be provided consistent with those described in the Planning Commission staff report. These amenities shall be shown on the subdivision construction plan and shall be reviewed and approved by the Director of Planning for consistency with Board-approved facilities prior to final approval of the subdivision construction plan.
10. Pedestrian Accommodations: There shall be sidewalks installed on at least one side of any new right of way to be constructed. A paved multi-use path, a minimum of eight feet in width, shall also be provided along the existing portion of Walker Drive as shown on the Master Plan. This multi-use path shall include a cross-walk connection to James City County Real Estate Tax Map Parcel No. 3110500093. The sidewalk and multi-use path improvements shall be installed or bonded prior issuance of a Certificate of Occupancy for any lot within the Project.
11. Landscape Plan: The proposed stormwater management facilities shall be screened from Walker Drive and the adjacent residences in accordance with Section 24-100 of the Zoning Ordinance. This screening shall include upright evergreen plantings, with credit given for existing plantings. A landscape plan shall be submitted with the subdivision construction plan for review and

approval by the Director of Planning or his designee prior to final approval of the subdivision construction plan.

12. Nutrient Management Plan: A Nutrient Management Plan for the Project shall be submitted to the Director of the Engineering and Resource Protection Division for review and approval prior to the issuance of a Certificate of Occupancy for any dwelling unit.
13. Commencement of Construction: If construction has not commenced on the Project within 36 months from issuance of this SUP, the SUP shall become void. Construction shall be defined as the first placement of permanent construction of a structure on a site, such as pouring of the slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation. Construction does not include land preparation, such as clearing, grading, or filling.
14. Severance Clause: This SUP is not severable. Invalidation of any word, phrase, clause, sentence or paragraph shall invalidate the remainder.

JCC-SUP-0026-2016, Forest Glen Section 5





Community Impact Statement

For

Forest Glen Section V

Prepared For

***Forest Glen Associates, LLC
632 Hampton Highway
Yorktown, Virginia 23693
757-867-8800***

Original: December 08, 2016

Revised: April 17, 2017

AES Project Number 6195-02

County Number: SUP-0026-2016

Prepared by:



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I. INTRODUCTION

Forest Glen Associates, LLC is applying for a Special Use Permit for a property located in the Powhatan Magisterial District on the eastern side of Centerville Road and is located in a currently undeveloped portion of the Forest Glen neighborhood. The existing zoning for the property is R-2 and this SUP request is to allow a cluster development to be constructed.

The purpose of this Community Impact Statement is to summarize and organize the planning efforts of the project team into a cohesive package for Staff review, addressing the pertinent planning issues, the requirements of a cluster development, cultural, fiscal, and physical impacts of the proposed development to the County.

Description of Forest Glen Associates, LLC

Forest Glen Associates, LLC is a land holding company owned and operated by H.R. Ashe. Mr. Ashe has owned and operated a local construction company based in Yorktown, VA since 1975. Since that time, Mr. Ashe has completed over 247 commercial projects, developed over 2,300 lots, developed and constructed a 96-unit multi-family complex, and constructed over 1,800 homes.

II. THE PROJECT TEAM

The organizations that participated in the preparation of the information provided with this rezoning submission are as follows:

- Developer - Forest Glen Associates, LLC
- Civil Engineering - AES Consulting Engineers
- Land Planning - AES Consulting Engineers
- Fiscal - Ted Figura Consulting

Key Components of this Community Impact Statement are:

- Existing Conditions
- Project Description
- Planning Considerations
- Analysis of Impacts to Public Facilities and Services
- Analysis of Environmental Impacts
- Analysis of Storm Water Management
- Traffic Impact Analysis
- Fiscal Impact Study
- Conclusions

III. EXISTING CONDITIONS

Site Location - See Figure 1, Vicinity Map, page 6

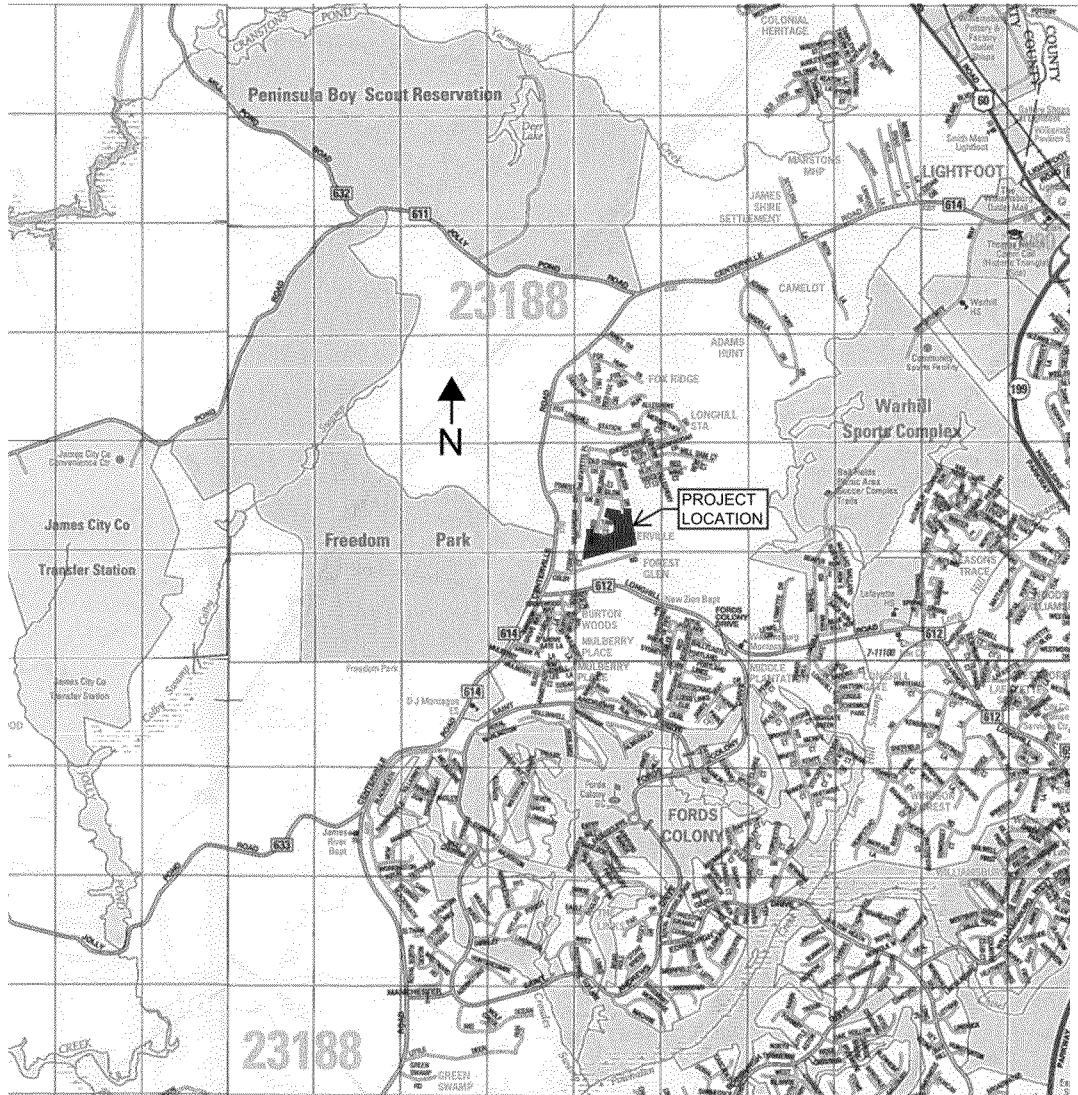
Master Plan – Site Layout (1 of 3), contains detailed information on preliminary wetlands, buffers, soils, and slopes. A pre-development site analysis revealed the following results:

<i>RPA Wetland areas:</i>	0.000	acres
<i>Non-RPA Wetland areas:</i>	0.000	acres
<i>Areas of 25% or greater slopes</i>	0.000	acres
<i>Total Non-Developable Area</i>	0.000	acres
<i>Net Developable Area</i>	16.113	acres

IV. PROJECT DESCRIPTION

Forest Glen Associates, LLC proposes to establish a cluster development on the property to allow lots of an average size of 0.140 AC to be constructed. This project will consist of 100% affordable and workforce housing and will serve a greater need for affordable housing throughout James City County. The concept, as depicted on Master Plan – Site Layout (1 of 3), shows the proposed layout of the site. The roads serving the development will be public.

Figure 1



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APPROXIMATE SCALE 1"=2000'

VICINITY MAP
for
Forest Glen, Section V
James City County, Virginia

V. PLANNING CONSIDERATIONS

A. Land Use & Density

The entire 16.113± acre parcel is currently zoned as R-2, General Residential District. The Comprehensive Plan designates this parcel as Low Density Residential. The site is currently bounded by a single family residential neighborhood (Forest Glen). Initial discussions with James City County Planning Staff have indicated that the proposed cluster development with affordable and workforce housing would be an appropriate neighbor to the existing single family residential communities and a good economic fit for this particular site.

The proposed site has a gross density of 2.79 lots per acre, which requires 4 bonus points to be achieved. In order to reach this number, affordable and workforce housing will be provided which achieves the required 4 bonus points.

B. Environmental

There are no environmental concerns associated with this project.

C. Historic & Archeological

As a condition of the SUP, a Phase 1 Archeological study must be completed, submitted and approved by the county prior to issuance of a Land Disturbing permit.

D. Parks and Recreation

Forest Glen Associates, LLC proposes to work with the County to make improvements and modifications deemed appropriate to the existing County owned and maintained playground area in the existing Forest Glen neighborhood. This will include an access trail/sidewalk and additional designated playground area containing various fitness apparatuses. The existing playground is located at 204 Forest Glen Drive, which is approximately 333 feet away from one of the two main entrances into the proposed development.

VI. ANALYSIS OF IMPACTS TO PUBLIC FACILITIES AND SERVICES

A. Public Water & Sewer Facilities

The proposed development will generate 13,200 GPD (average project daily flow). As this flow is less than 30,000 GPD, a water and sewer study is not required for the SUP. Additionally, since this flow is less than 40,000 GPD, an HRSD flow acceptance letter is not required.

Water service shall be provided by looping the system and connecting to existing JCSA water mains located on either side of the property. An additional connection will be made while abandoning the existing well that exists on site. Hydrants will be provided to meet JCSA minimum standards and as otherwise directed by the Fire Marshall. A detailed water model will also be provided for approval during the development plan stage.

Sanitary sewer service is provided to the site by a proposed on site gravity sewer collection system which will convey wastewater flows to an existing JCSA gravity sewer system. The receiving pump station is JCSA Station #5-9.

All system components shall be designed to JCSA standards for acceptance into the JCSA water and gravity sewer system. Please refer to the Master Plan – Utilities (2 of 3) for the preliminary layout of the on-site water and sanitary sewer system.

B. Fire Protection and Emergency Services

There are currently five (5) fire stations providing fire protection and Emergency Medical Services (EMS) services to James City. Three (3) stations are located within a reasonable distance to the project site. These are Fire Stations 3, 4 and 5. The closest fire station to the subject site within James City County is Fire Station 4, located at 5312 Olde Towne Road, just over 3.3 miles east of this project site. However, all three of these stations are within a 10 minute drive of the project site. Response time to the site is within appropriate limits if an emergency event occurs which requires additional fire and life safety support. The proximity of the site to these three fire stations affords the future residents of the project more than adequate response to potential emergencies.

C. Solid Waste

The proposed development on the subject property will generate solid wastes that will require collection and disposal to promote a safe and healthy environment. Curb side solid waste collection services will be provided where trash and recycle material can be deposited into the appropriate vehicle for transport to a solid waste transfer station.

D. Utility Service Providers

Virginia Natural Gas, Dominion Virginia Power, Cox Communications, and Verizon Communications provide, respectively, natural gas, electricity, cable TV service, and telephone service to this area. The current policy of these utility service providers is to extend service to the development at no cost to the developer when positive revenue is identified; plus, with new land development, these utility service providers are required to place all new utility service underground.

E. Schools

The proposed development will generate 17.6 students K-12. This figure is based on the proposal to build 44 single family detached homes at a student generation rate of 0.4 per household. This calculation is provided as part of the Fiscal Impact Analysis.

The calculated number of K-5 students generated from the proposed development is 7.7, grade level 6-8 is 4 students, and grade level 9-12 is 5.8 students. The multiplier used for each grade level is based on the pro rata share of students currently enrolled in each grade level as reported in the 2016-2017 enrollment report published by James City County. A copy of the calculation is provided below and the report used is provided in the appendix.

Williamsburg-James City County Public Schools Historical Enrollment

Grade	2016-2017	Percentage	Students Generated
K-5 Total	5,028	44%	7.7
6-8 Total	2,628	23%	4.0
9-12 Total	3,775	33%	5.8
K-12 Total	11,431	100%	17.6

Source: Williamsburg-James City County Public Schools, 9/30/16 Count

Total Students Generated by Development

17.6

The proposed development is zoned for students to attend Blayton Elementary, Hornsby Middle, and Lafayette High school. All of these schools are currently operating below capacity. Adding these additional students will not bring the enrollment levels at or above capacity. The below table illustrates the current enrollment numbers, capacity, and new enrollments with the calculated additions. Each figure was pulled directly from the Williamsburg James City County Public Schools website (<https://wjccschools.org/departments/finance/enrollment-reports/>) and each report used is provided below in the appendix.

School	2016-2017		Addition	Projected Enrollment	Difference in
	Enrollment	Capacity			Capacity vs. Projected
Blayton Elementary	513	540	8	521	19
Hornsby Middle	942	952	4	946	6
Lafayette High	1152	1314	6	1158	156

VII. ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Wetlands, Resource Protection Areas

There are no wetlands or Resource Protection Areas located on-site.

B. Endangered Species

An endangered species report is not required.

C. Soils

The USDA Web Soil Survey shows several soil types within the property boundary. This property is predominantly situated on low to moderately drained soils of Craven-Uchee Complex, Emporia Complex, Johnston Complex, Kempsville Emporia and Suffolk-Fine Sandy soil types. Soils mapping can be seen on Master Plan – Site Layout (1 of 3).

VIII. ANALYSIS OF STORMWATER MANAGEMENT

A. Water Quality

The Virginia Runoff Reduction Method as set forth by the Virginia Department of Environmental Quality (DEQ) governs the water quality requirements for both new and re-development projects. As this proposed project would be constructed on currently wooded area, this classifies the site as a “New Development” project. Following the procedures for a new development, the required pollutant load reduction can be calculated to ensure the proposed development does not have a negative impact on downstream waterways. This reduction is measured in total phosphorus; a chemical that DEQ has determined that drives all other pollutants levels. Essentially, if phosphorus is reduced, so are all the other pollutants.

The VRRM spreadsheet has been included in the Appendix detailing the site soil data, required pollutant removal, and Best Management Practices (BMPs) provided to achieve improved water quality. For this proposed site, 7.29 lbs./year of phosphorus load reduction is required. A treatment chain of a Level 2 Dry Swale (DEQ SPEC #10) and Level 1 Wet Pond (DEQ SPEC #14) that treats 13.77 acres of the proposed development, including 4.34 acres of impervious area has been utilized to help achieve this requirement. Using this treatment train of BMPs, 7.37 lbs./year of phosphorus load reduction will be achieved. This load reduction exceeds the requirement by 0.07 lbs./year. Additionally, this dry swale and wet pond will need to meet the specifications as set forth by DEQ, including but not limited to providing adequate treatment volume.

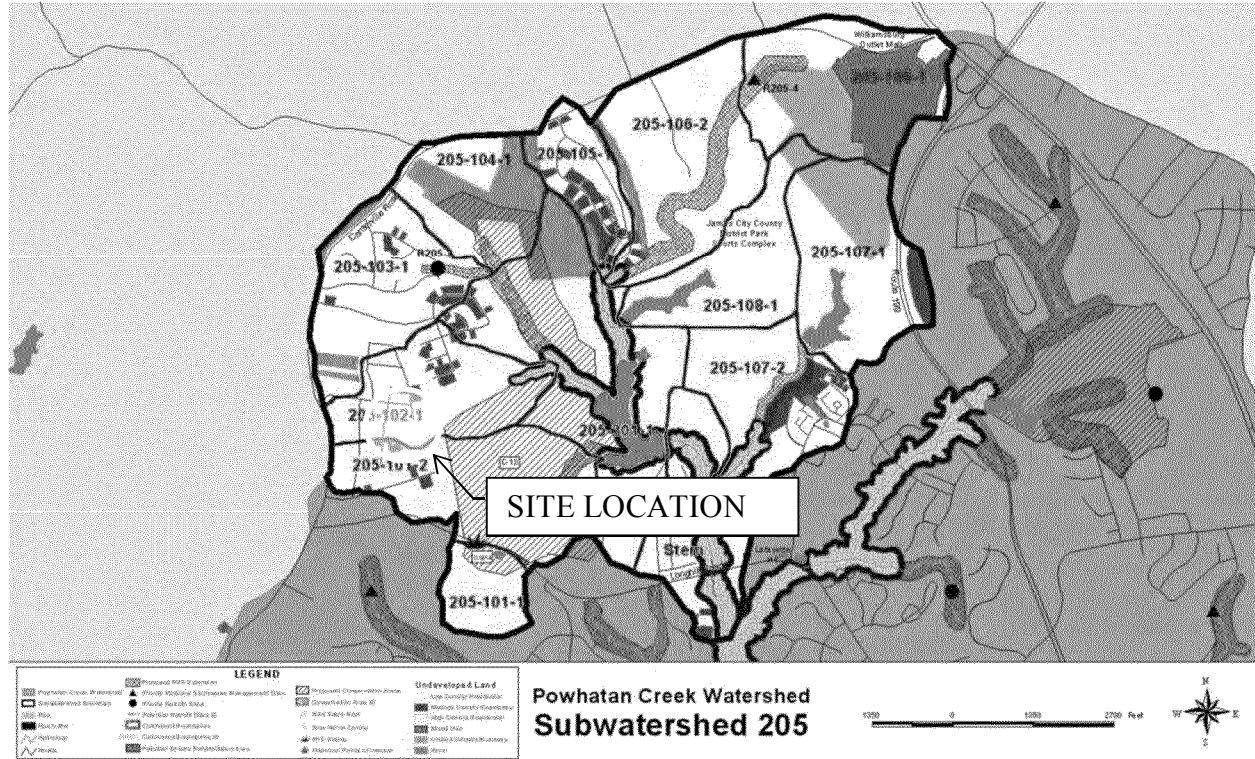
B. *Water Quantity*

Water quantity control is required to ensure that the post construction stormwater runoff is controlled to a point that is either at or below the existing condition in terms of flow rates. This quantity of stormwater can be reduced by storing the increased stormwater runoff for a period of time before releasing it back into the downstream waterway. The wet pond as previously used for water quality control can also be used to store the stormwater to reduce the flow. The Runoff Reduction Method can be used in combination with the SCS Method to calculate the required volume for the pond. Appropriate measures will be taken to ensure that the 1, 2, 10, and 100 year storms are properly contained within the pond and discharge the stormwater over time with appropriate flows to maintain or better the existing condition.

C. *Special Stormwater Criteria*

Forest Glen Section V is located in Sub watershed 205, an area considered to be sensitive by the Powhatan Creek Watershed Management Plan as shown below in Figure 2. This plan was put in place to help prevent any degradation of the ecosystem and waterways downstream of Powhatan Creek. The plan also describes this area as a high quality headwater stream in the watershed and has excellent stream habitat scores, expansive floodplain wetlands, and contiguous forests. It is assumed that over time this area will shift from “sensitive” to “impacted” due to a high development demand. In most cases, the plan requires that Special Stormwater Criteria be used in order to help prevent this shift and keep the current waterway in the same high quality state that it is today.

Figure 2



D. Storm Sewer System

The proposed storm sewer system shall be comprised mainly of curb inlets and reinforced concrete pipe that are placed throughout the site at critical locations. This system shall be used to convey the stormwater runoff into the proposed BMP for treatment. See Master Plan – Drainage (3 of 3) for the approximate sizing and location of this storm system. During final design, calculations will be provided to either confirm the sizes shown or resize the pipe sizes and inlets as appropriate.

IX. ANALYSIS OF IMPACTS TO TRAFFIC

A traffic study is not required for this application due to low trip generation; however, information from VDOT and the Hampton Roads TPO indicate that Centerville Road shall maintain a level of service between A-C. Our proposed site only generates a total of 419 vehicles per day with a peak of 45 vehicles per day.

X. FISCAL IMPACT STUDY

A Fiscal Impact Analysis has been prepared by Ted Figura Consulting and is included in this submittal to the County for review. This analysis will include a study of the impact to the WJCC school system.

XI. CONCLUSIONS

Forest Glen Section V represents an appropriate use of land on this site in James City County. This proposed project helps to fill a growing regional need of affordable housing in James City County and is a good fit for the existing Forest Glen subdivision.

This proposed community meets the intent of the Comprehensive Plan with assurances for the provision of ample open space and its efficient use. The project team's experience in construction assures the county of high standards of design, layout and construction. Forest Glen Section V will provide a model for the development of affordable housing in James City County.

The proposed development will not have a significant impact of the adjacent roadways or school system. The Fiscal Analysis concludes a net negative fiscal impact to the County, at build out, of approximately \$ 209,426.22 per year. However, this development addresses the county long term need of affordable housing.

There are adequate public utilities with capacity to serve this project. The site is capable of being served by public sewer and water. Fire and life safety issues have been addressed with this application.

Finally, the careful planning of this project with regard to open space, buffers, carefully planned stormwater management systems and limits on impervious surfaces assures the County that the sensitive sub watershed No. 205 of the Powhatan Creek Watershed will be protected. Due to site constraints, the only feasible BMP for water quality and quantity control is a Wet Pond Level 1 in a treatment train with another water quality BMP.

APPENDIX

VRRM Summary - BMP Pollutant Removal Calculation
Powhatan Creek Watershed Master Plan – Sub watershed 205
Fiscal Impact Study
Adequate Public Schools Facility Test

DEQ Virginia Runoff Reduction Method New Development Compliance Spreadsheet - Version 3.0

BMP Design Specifications List: 2013 Draft Stds & Specs

Site Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A soils	B Soils	C Soils	D Soils	Totals	% of Total
Forest/Open (acres)	0.50	1.75	0.00	0.50	2.75	16
Managed Turf (acres)	2.17	5.00	0.00	3.17	10.34	59
Impervious Cover (acres)	0.80	2.17	0.00	1.35	4.32	25
					17.41	100

Site TV and Land Cover Nutrient Loads

Site RV	0.36
Treatment Volume (ft ³)	22,903
TP Load (lb/yr)	14.39
TN Load (lb/yr)	102.95

Total TP Load Reduction Required (lb/yr)	7.25
--	------

Site Compliance Summary

Total Runoff Volume Reduction (ft ³)	1,939
Total TP Load Reduction Achieved (lb/yr)	7.26
Total TN Load Reduction Achieved (lb/yr)	35.35
Remaining Post Development TP Load (lb/yr)	7.13
Remaining TP Load Reduction (lb/yr) Required	0.00

**No further TP load reduction required

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest/Open (acres)	1.75	0.00	0.00	0.00	0.00	1.75
Managed Turf (acres)	7.70	0.00	0.00	0.00	0.00	7.70
Impervious Cover (acres)	4.32	0.00	0.00	0.00	0.00	4.32
Total Area (acres)	13.77	0.00	0.00	0.00	0.00	13.77

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Reduced (lb/yr)	7.26	0.00	0.00	0.00	0.00	7.26
TN Load Reduced (lb/yr)	35.35	0.00	0.00	0.00	0.00	35.35

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest/Open (acres)	0.00	1.75	0.00	0.00	1.75	13
Managed Turf (acres)	0.80	5.10	0.00	1.80	7.70	56
Impervious Cover (acres)	0.70	2.92	0.00	0.70	4.32	31
					13.77	

BMP Selections

Practice	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	BMP Treatment Volume (ft ³)	TP Load from Upstream Practices (lbs)	Untreated TP Load to Practice (lbs)	TP Removed (lb/yr)	TP Remaining (lb/yr)	Downstream Treatment to be Employed
5.b. Dry Swale #2 (Spec #10)	1.32	0.65	3,230.96	0.00	2.03	1.54	0.49	13.a. Wet Pond #1
13.a. Wet Pond #1 (Spec #14)	6.38	3.67	18,730.64	0.49	10.94	5.72	5.72	

Total Impervious Cover Treated (acres)	4.32
Total Turf Area Treated (acres)	7.70
Total TP Load Reduction Achieved in D.A. (lb/yr)	7.26
Total TN Load Reduction Achieved in D.A. (lb/yr)	35.35

Runoff Volume and CN Calculations

	1-year storm	2-year storm	10-year storm			
Target Rainfall Event (in)	0.00	0.00	0.00			
Drainage Areas	RV & CN	Drainage Area A	Drainage Area B	Drainage Area C	Drainage Area D	Drainage Area E
CN	73	0	0	0	0	0
RR (ft ²)	1,939	0	0	0	0	0
1-year return period	RV w/o RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	100	0	0	0	0
2-year return period	RV w/o RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	100	0	0	0	0
10-year return period	RV w/o RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	RV w RR (ws-in)	0.00	0.00	0.00	0.00	0.00
	CN adjusted	100	0	0	0	0

Powhatan Creek Watershed Management Report

Subwatershed No. 205

OVERALL PROGNOSIS:

Currently, this subwatershed has the highest quality of any subwatershed in the Powhatan Creek watershed, and is classified as **SENSITIVE**. The streams are rated as having the best stream habitat in the watershed and a small wetland contains two RTE species. Subwatershed 205 also has the greatest growth potential of any subwatershed, as more than 50% of its area remains developable under current zoning. The Center recommends that this subwatershed Given its modest RPA protection (less than 4% of total area), and projected impervious cover (11%), this subwatershed is projected to shift into the **IMPACTED** category without effective watershed management.

See Figure

Drainage Area: 2.53 sq. miles (1,619.2 acres)

Land Use in Subwatershed 205

	<i>Percentage</i>	<i>Subwatershed Category</i>
2000 Impervious Cover	6.4 %	Sensitive
Future impervious cover (with buildout)	13.3 %	Impacted
Target Watershed Classification		Sensitive

Developable area: 867 acres or 54% of subwatershed area

Priority Conservation Areas in 205

Table 205-1. Priority Conservation Areas in Subwatershed 205			
<i>Conservation Area</i>	<i>Description</i>	<i>Conservation Area Ranking</i>	<i>Acquisition Ranking</i>
C-12/14	<i>Small pocket wetland with rare species -- the drainage is currently under development</i>	<i>3 of 21</i>	<i>--</i>
C-13	<i>Excellent quality streams and a small tract of mature hardwood contiguous forest</i>	<i>11 of 21</i>	<i>15 of 17</i>

Presence of RTE species: Confirmed populations of New Jersey Rush and historically Torreys Peat Moss (VA Natural Heritage).

Wetland areas: One exceptional wetland (about 0.5 to 0.7 acres in size) is the home to the RTE plant population. This wetland and its contributing drainage is a prime candidate for immediate land conservation, better site design and innovative stormwater practices. Adjacent development has the potential to adversely influence this important wetland.

Powhatan Creek Watershed Management Report

In addition, the lower portions of this subwatershed contain the upper reaches of Longhill Branch Swamp, which is one of the largest wetland complexes in the entire watershed.

Stream Conditions in 205

Table 205-2. General Stream Condition in Subwatershed 205		
Stream Quality	Description	Rank
<i>Excellent</i>	<i>Highest Quality streams in the watershed</i>	<i>1 of 11</i>

Habitat assessment: Stream assessment scores indicate streams in this subwatershed have the best habitat scores within the entire Powhatan Creek watershed. Typical characteristics include an intact forested stream valley, stable streambanks, good to excellent in-stream habitat and little or no evidence of channel instability.

Stormwater Management in 205

Subwatershed 205 has been divided into 13 catchments. The streams within subwatershed 205 received the highest rating in the stream assessment and are recommended Stream Protection Areas. Also, the subwatershed is considered the best candidate for preservation in the watershed. The major stormwater management strategy involves using on-site stormwater management per the recommended Special Stormwater Criteria, in conjunction with cluster or open space design, to limit disturbance to recommended conservation areas and stream valleys.

Table 205-3. Priority Stormwater Retrofit Areas			
Retrofits	Type of Retrofit and Rank		Benefit
	Regional Ponds for Future Development	Stormwater Retrofit	
205-2		3 of 17	<i>Retrofit of existing dry pond to provide channel protection and possibly water quality treatment..</i>
205-4	4 of 9	--	<i>Potential regional facility to manage runoff from future development as well as from the existing rural residential development.</i>

Powhatan Creek Watershed Management Report

Other Observations in Subwatershed 205

Evidence of poor logging practices within and near the stream valley, which generates erosion and fragments remaining forests.

Recommendations for Subwatershed 205

Land Conservation

- Acquisition/easement of C-13 parcel
- Continued agricultural zoning adjacent to C-13
- Possible down zone of limited industry/commercial area not draining to regional pond
- Impervious cover cap for the subwatershed

Stormwater Management

- Special Stormwater Criteria for sites not draining to a regional facility (see catchment 205-106-1)
- Special Stormwater Criteria for site draining to a the small pocket wetland (see conservation areas C-12/14)



Please make sure to use the accompanying Excel Spreadsheet to calculate the numbers below.

FISCAL IMPACT WORKSHEET AND ASSUMPTIONS

Please complete all *applicable* sections. Please use the provided spreadsheet to perform calculations. If space provided is insufficient, please feel free to include additional pages. If you have any questions please contact the Planning Office at 757-253-6685 or planning@jamestownva.gov

- 1a) PROPOSAL NAME: _____
- 1b) Does this project propose residential units? Yes ☐ No ☐ (if no, skip Sec. 2)
- 1c) Does this project include commercial or industrial uses? Yes ☐ No ☐ (If no, skip Sec. 3)

Fiscal Impact Worksheet Section 2: Residential Developments

- 2a) TOTAL NEW DWELLING UNITS. Please indicate the total number of each type of proposed dwelling unit. Then, *add* the total number of new dwelling units.

Single-Family Detached		Apartment	
Townhome/Condominium/Single-Family		Manufactured Home	
Total Dwelling Units			

Are any units affordable? Yes ☐ No ☐ (If yes, how many?) _____

Residential Expenses – School Expenses

- 2b) TOTAL NEW STUDENTS GENERATED. *Multiply* the number of each type of proposed unit from (2a) its corresponding Student Generation Rate below. Then, *add* the total number of students generated by the proposal.

Unit Type	Number of Proposed Units (from 2a)	Student Generation Rate	Students Generated
Single-Family Detached		0.40	
Townhome/Condo/Attached		0.17	
Apartment		0.31	
Manufactured Home		0.46	
Total			

- 2c) TOTAL SCHOOL EXPENSES. *Multiply* the total number of students generated from (2b) by the Per-Student Total Expenses below.

Total Students Generated	Per-Student Operating Expenses	Per-Student Capital Expenses	Per-Student Total Expenses	Total School Expenses
	\$5920.16	\$2176.06	\$8096.22	\$

Residential Expenses - Non-School Expenses

- 2d) TOTAL POPULATION GENERATED. *Multiply* the number of proposed units from (2a) and multiply by the Average Household Size number below.

Total Units Proposed	Average Household Size	Total Population Generated
	2.45	

- 2e) TOTAL NON-SCHOOL EXPENSES. *Multiply* the population generated from (2d) by the Per-Capita Non-School Expenses below.

Total Population Generated	Per-Capita Non-School Expenses	Total Non-School Expenses
	\$640.98	\$

- 2f) TOTAL RESIDENTIAL EXPENSES. *Add* school expenses from (2c) and non-school expenses (2e) to determine total residential expenses.

Total School Expenses	Non-School Expenses	Total Residential Expenses
\$	\$	\$

Residential Revenues

- 2g) TOTAL REAL ESTATE EXPECTED MARKET VALUE. Write the number of each type of units proposed from (2a). Then *determine the average* expected market value for each type of unit. Then, *multiply* the number of unit proposed by their average expected market value. Finally, *add* the total expected market value of the proposed units.

Unit Type:	Number of Units:	Average Expected Market Value:	Total Expected Market Value:
Single-Family Detached		\$	\$
Townhome/Condo/Multi-family		\$	\$
Total:		N/A	\$

- 2h) TOTAL REAL ESTATE TAXES PAID. *Multiply* the total market value from (2g) by the real estate tax rate below.

Total Market Value	Real Estate Tax Rate	Total Real Estate Taxes Paid
\$.0084	\$

- 2i) TOTAL PERSONAL PROPERTY TAXES PAID. *Multiply* the total real estate taxes paid (2h) by the property tax average below.

Real Estate Tax Paid	Personal Property Tax Average	Personal Property Taxes Paid
\$	0.15	\$

- 2j) TOTAL SALES & MEALS TAXES PAID. *Multiply* the total real estate taxes paid (2h) by the sales and meals tax average below:

Real Estate Tax Paid	Sales and Meals Tax Average	Total Sales & Meals Taxes Paid
\$.09	\$

- 2k) TOTAL CONSERVATION EASEMENT TAXES PAID. If the proposal contains a conservation easement, *multiply* the size of the proposed conservation easement by the conservation easement assessment rate.

Proposed Conservation Easement Size	Assessment Rate	Conservation Easement Taxes Paid
	\$2000/acre (prorated)	\$

- 2l) TOTAL HOA TAXES PAID. If the HOA will own any property that will be rented to non- HOA members, *multiply* the expected assessed value of those rentable facilities by the real estate tax rate below.

HOA Property Type	Total Assessed Value	Real Estate Tax Rate	Total HOA Taxes Paid
		.0084	\$

- 2m) TOTAL RESIDENTIAL REVENUES. *Add* all residential taxes paid to the County from (2h) through (2l).

Total Residential Revenues	\$
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- 2n) RESIDENTIAL FISCAL IMPACT. Subtract total residential revenues (2m) from total residential expenses (2f).

Total Residential	Total Residential Revenues	Total Residential Fiscal Impact
		\$

Fiscal Impact Analysis Worksheet Section 3: Commercial and Industrial Developments

Commercial and Industrial Expenses

- 3a) TOTAL NEW BUSINESSES. How many new businesses are proposed? _____
(Include all businesses that will rent or lease space at the location as part of the proposal, including probable tenants of an office park or strip mall).

- 3b) TOTAL COMMERCIAL EXPENSES. *Multiply* the total business real estate expected assessment value from (3c) below by the Commercial Expenses Rate below.

Total Expected Assessment Value	Commercial Expense Rate	Total Commercial Expenses
\$1	0.0045	\$

Commercial & Industrial Revenues

- 3c) TOTAL REAL ESTATE EXPECTED ASSESSMENT VALUE. *Estimate* the expected real estate assessment value, at buildout, of all proposed commercial element properties below.

Proposed Business Properties (by use and location)	Expected Assessment Value
Total:	\$

- 3d) TOTAL REAL ESTATE TAXES PAID. *Multiply* the total expected market property value from (3c) by the real estate tax rate below.

Expected Market Value	Real Estate Tax Rate	Real Estate Taxes Paid
	.0084	\$

- 3e) TOTAL BUSINESS PERSONAL PROPERTY TAXES PAID. *Multiply* the total business capitalization for each proposed commercial element by the business personal property tax rate below. Then *add* the total personal property taxes paid.

Proposed Business Name	Total Business Capitalization	Personal Property Tax Rate	Total Business Property Taxes Paid
		0.01	
		0.01	
		0.01	
Total:		N/A	\$

- 3f) TOTAL BUSINESS MACHINERY AND TOOLS TAXES PAID. If any manufacturing is proposed, *multiply* the total business capitalization for each proposed manufacturing element by the business machinery and tools tax rate below. Then, *add* the machinery and tools tax paid.

Proposed Business Name	Total Business Capitalization	Machinery and Tools Tax Rate	Total Business Property Taxes Paid
		0.01	
		0.01	
Total:		N/A	\$

- 3g) **TOTAL SALES TAXES PAID.** *Estimate* the applicable total gross retail sales, prepared meals sales, and hotel/motel room sales for proposal's commercial elements below. Then, *multiply* the projected commercial gross sales by the applicable sales tax rates. Then, *add* the total sales taxes paid.

Tax Type	Projected Gross Sales	Sales Tax Rates	Sales Taxes Paid
Retail Sales		0.01 of Gross Retail Sales	
Prepared Meals		0.04 of Prepared Sales	
Hotel, Motel		0.02 of Gross Sales*	
Total:	N/A	N/A	\$

*Actual Occupancy Tax is 5% of Gross Sales; however, 60% of those funds are targeted to tourism.

- 3h) **TOTAL BUSINESS LICENSES FEES PAID.** Estimate each business element's total gross sales. Multiply each business element's projected gross sales by the Annual Business License rate to determine annual business licenses fee paid.

Proposed Business Name(s)	Business Type* (see exhibit sheet)	Projected Total Gross Sales	Business License Rate	Annual Business License Fees Paid
	Professional Services		0.0058	
	Retail Services		0.0020	
	Contractors		0.0016	
	Wholesalers		0.0005	
	Exempt*		No fee due	
	Other Services		0.0036	
	Total	N/A	N/A	\$

- 3i) **TOTAL COMMERCIAL AND INDUSTRIAL REVENUES.** *Add* the total taxes and fees paid by all of the business elements from (3d) through (3h).

Total Commercial and Industrial Revenues	\$
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- 3j) **COMMERCIAL FISCAL IMPACT.** *Subtract* total commercial and industrial revenues (3i) from total commercial and industrial expenses (3b).

Total Commercial	Total Commercial Revenues	Total Commercial Fiscal Impact
		\$

- 3k) **TOTAL PROPOSED FISCAL IMPACT.** *Add* residential fiscal impacts (2n) and commercial fiscal impacts (3j).

Residential Fiscal Impact	Commercial Fiscal Impact	Total Proposed Fiscal Impact
		\$

Fiscal Impact Analysis Worksheet Section 4: Current Land Use

Current Residential Use (If there are no existing residential units, skip to (4g)).

- 4a) TOTAL CURRENT DWELLING UNITS. Please indicate the total number of each type of existing dwelling unit. Then, *add* the total number of existing dwelling units.

Single-Family Detached		Apartment	
Townhome/Condominium/Single-Family Attached		Manufactured Home	
Total Dwelling Units			

Residential Expenses - School Expenses

- 4b) TOTAL CURRENT STUDENTS. *Multiply* the number of existing units from (4a) by its corresponding Student Generation Rate below. Then, *add* the total number of existing students.

Unit Type	Number of Existing Units	Student Generation Rate	Existing Students
Single-Family Detached		0.40	
Townhome/Condo/Attached		0.17	
Apartment		0.31	
Manufactured Home		0.46	
Total		N/A	

- 4c) TOTAL CURRENT SCHOOL EXPENSES. *Multiply* the total number of current students from (4b) by the per-student school cost below.

Number of Existing Students	Per-Student School Cost	Current School Expenses
	\$8096.22	\$

Residential Expenses - Non-School Expenses

- 4d) TOTAL CURRENT POPULATION. *Multiply* the total number of existing units from (4a) by average household size below.

Total Existing Units	Average Household Size	Total Current Population
	2.45	\$

- 4e) TOTAL CURRENT NON-SCHOOL EXPENSES. *Multiply* the current population from (4d) by per-capita non-school expenses below.

Total Current Population	Per-Capita Non-School Expenses	Current Non-School Expenses
	\$640.98	\$

- 4f) TOTAL RESIDENTIAL EXPENSES. *Add* school expenses from (4c) and non-school expenses from (4e).

School Expenses	Non-School Expenses	Residential Expenses
\$	\$	\$

Residential Revenues

- 4g) TOTAL CURRENT ASSESSMENT VALUE. *Search* for each residential property included in the proposal on the Parcel Viewer at <http://property.jccegov.com/parcelviewer/Search.aspx>. *Indicate* each property's total assessment value below. Then, *add* total assessment values.

Property Address and Description	Assessment Value
	\$
	\$
	\$
Total:	\$

- 4h) TOTAL CURRENT REAL ESTATE TAXES PAID. *Multiply* the total assessment value from (4g) by the real estate tax rate below.

Total Assessment Value	Real Estate Tax Rate	Real Estate Taxes Paid
	.0084	\$

- 4i) TOTAL CURRENT PERSONAL PROPERTY TAXES PAID. *Multiply* total real estate taxes paid from (4h) by the personal property tax average below.

Real Estate Tax Paid	Personal Property Tax Average	Personal Property Paid
	0.15	\$

- 4j) TOTAL CURRENT SALES AND MEALS TAXES PAID. *Multiply* the total real estate taxes paid from (4h) by the sales and meals tax average below.

Real Estate Tax Paid	Sales and Meals Tax Average	Average Excise Tax Paid
	.09	\$

- 4k) TOTAL CURRENT RESIDENTIAL REVENUES. *Add* all current residential taxes paid to the County from (4h) through (4j).

Total Current Residential Revenues	\$
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- 4l) CURRENT RESIDENTIAL FISCAL IMPACT. *Subtract* total residential revenues (4k) from total residential expenses (4f).

Total Residential	Total Residential Revenues	Total Residential Fiscal Impact
		\$

- 4m) FINAL RESIDENTIAL FISCAL IMPACT. *Subtract* current residential fiscal impact from (4l) from proposed residential fiscal impact from (2n).

Proposed Residential Impact	Current Residential Impact	Final Residential Fiscal Impact
		\$

Current Commercial Use

Current Commercial Expenses (if there are no current businesses or commercial properties, skip to (5k).

- 5a) TOTAL CURRENT BUSINESSES. How many businesses exist on the proposal properties?
 _____ (Include all businesses that rent or lease space at the location).
- 5b) TOTAL CURRENT COMMERCIAL EXPENSES. *Multiply* the current number of businesses operating on the proposal properties by the per-business expense rate below.

Total Expected Assessment Value	Commercial Expense Rate	Total Commercial Expenses
	0.0045	\$

Current Commercial Revenues

- 5c) TOTAL CURRENT ASSESSMENT VALUE. *Search* for each commercial property included in the proposal on the Parcel Viewer at <http://property.jccegov.com/parcelviewer/Search.aspx>. *Indicate* each property's total assessment value below. Then, *add* total assessment values.

Addresses	Assessment Value	Real Estate Tax Rate	Real Estate Tax Paid
		.0084	
		.0084	
Total:			\$

- 5d) TOTAL CURRENT BUSINESS PERSONAL PROPERTY TAXES PAID. *Multiply* the total business capitalization for each current commercial element by the business personal property tax rate below. Then *add* the total personal property taxes paid.

Current Business	Total Business	Personal Property Tax Rate	Business Property Taxes Paid
		0.01	
		0.01	
		0.01	
Total:		N/A	\$

- 5e) TOTAL CURRENT MACHINERY AND TOOLS TAX PAID. If any manufacturing exists, *multiply* the total capitalization for manufacturing equipment by the business machinery and tools tax rate below.

Current Business	Total Business Capitalization	Personal Property Tax Rate	Machinery and Tools Tax Paid
		0.01	\$

- 5f) TOTAL CURRENT SALES TAXES PAID. *Estimate* the applicable total gross retail sales, prepared meals sales, and hotel/motel sales for existing commercial elements below. Then, *multiply* the projected commercial gross sales by the applicable sales tax rates. Then, *add* the total sales taxes paid.

Activity	Projected Gross Sales	Tax Rate	Sales Taxes Paid
Retail Sales		0.01 of Gross Retail Sales	
Prepared Meals		0.04 of Prepared Sales	
Hotel, Motel		0.02 of Gross Sales*	
Total:	N/A	N/A	\$

*Actual Occupancy Tax is 5% of Gross Sales; however, 60% of those funds are targeted to tourism.

- 5g) TOTAL CURRENT BUSINESS LICENSES FEES PAID. *Estimate* each current business element's total gross sales. Then, *multiply* each business element's projected gross sales by the Annual Business License rate to determine annual business licenses fee paid. Then, *add* the total business license fees paid.

Business Type	Gross Sales	Business License Rate	Annual Business License Fees Paid
Professional Services		\$0.0058	
Retail Sales		\$0.0020	
Contractors		\$0.0016	
Wholesalers		\$0.0005	
Manufacturers		No tax	
Other Services		\$0.0036	
Total:	N/A	N/A	\$

- 5h) TOTAL CURRENT COMMERCIAL REVENUES. *Add* all current commercial revenues paid by existing businesses from (5c) through (5g).

Total Current Commercial Revenues	\$
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- 5i) CURRENT COMMERCIAL FISCAL IMPACT. *Subtract* total commercial revenues (5h) from total residential expenses (5b).

Total Commercial Expenses	Total Commercial Revenues	Total Commercial Fiscal Impact
		\$

- 5j) FINAL COMMERCIAL FISCAL IMPACT. *Subtract* current commercial fiscal impact from (5i) from proposed commercial fiscal impact from (3j).

Proposed Commercial Impact	Current Commercial Impact	Final Commercial Fiscal Impact
		\$

- 5k) FINAL FISCAL IMPACT. *Subtract* the final commercial fiscal impact from (5i) from final residential fiscal impact from (4m).

Final Residential Impact	Final Commercial Impact	Final Fiscal Impact
		\$

Fiscal Impact Worksheet Section 6: Phasing

Residential Phasing

- 6a) *Copy and paste* the residential phasing template from the accompanying Excel sheet to the page below.

Commercial Phasing

- 6b) *Copy and paste* the commercial phasing template from the accompanying Excel sheet to the page below.

Final Phasing Projections

- 6c) *Copy and paste* the final phasing projection from the accompanying Excel sheet to the page below.

Fiscal Impact Worksheet Section 7: Employment

- 7a) *Copy and paste* the employment projections from the accompanying Excel sheet to the page below.

DEFINITIONS AND ASSUMPTIONS

Apartment – A building used, or intended to be used as the residence of three or more families living independently of each other. Tenants have no equity in the dwelling.

Assessment Value – Assessment value is assumed to be within 1% of market value. Market value drives assessment value.

Buildout – All data and assumptions reflect the fiscal impact of the proposal at buildout.

Commercial Expense Rate – The commercial expense rate uses the proportional valuation method (see below) to determine individual business expenses. Under that method businesses are collectively responsible for contributing 15% of the non-school budget (\$10,391,694).

Dividing this portion of the budget by the total commercial real estate in the County (\$2,060,690,000) gives a commercial expense rate of 0.0045. This rate assumes that the costs of providing County services to a business are directly correlated with that business's property assessment. This assumes more valuable properties have generally more intense uses incurring greater County expenses.

Condominium – A building, or group of buildings, in which units are owned individually and the structure, common areas and common facilities are owned by all the owners on a proportional, undivided basis.

Contractor – Any person, firm or corporation accepting or offering to accept orders or contracts for doing any work on or in any building or structure, any paving, curbing or other work on sidewalks, streets, alleys or highways, any excavation of earth, rock or other materials, any construction of sewers and any installation of interior building components.

Direct Impact – The worksheet only calculates direct financial impacts on the County budget. The worksheet is only one of many development management tools and as such, does not make a determination whether any type of development “should” happen based solely on that proposal's fiscal impact. The tool is not designed to measure non-budget impacts, such as increased traffic or non-budget benefits, such as forwarding the goals of the Comprehensive Plan. Costs incurred by other entities, such as other localities or the state, remain uncouned.

Dwelling – Any structure which is designed for use for residential purposes, except hotels, motels, boardinghouses, lodging houses and tourist cabins.

Exempt – Certain types of business activities or products are exempted from annual County business licenses. These include manufacturers, insurance agencies, apartment complexes and gasoline sales.

Fees & Licenses – All fees collected by the County, including business and professional licenses, planning fees, building permit fees, stormwater fees, environmental inspection fees, septic tank fees, dog licenses and motor vehicle licenses, are deducted from the per-capita and per-business budgetary costs of each department that collects them.

Fiscal Impact Analysis – The County has created a set of standardized data and assumptions to streamline both the creation and review of fiscal impact studies. The County had no itemized list of questions for fiscal impact study creators to answer, resulting in portions of fiscal impact studies with no bearing on the County's budgetary bottom line. The guesswork is removed from the creation of these documents. The data used by fiscal impact study authors also came from myriad sources, often within the County, which were difficult to verify. The fiscal impact worksheet allows consistency across multiple fiscal impact studies.

Fiscal Impact Worksheet – The worksheet helps the applicant present relevant data to the County, using data verified by the County. The worksheet provides consistency across all fiscal impact analyses.

Non-School Expenses – Non-school expenses include all FY10 non-school budget spending. Non-school expenses are calculated using the Proportional Variation method. Using the Proportional Variation method, residents and businesses are assumed to be responsible for differing percentages of the County's non-school spending.

Manufacturing – Assembly of components, pieces, or subassemblies, or the process of converting raw, unfinished materials into different products, substances or purposes.

Market Value – Market value is assumed to be within 1% of assessment value. Market value drives assessment value.

Manufactured Home – A manufactured home is a structure not meeting the specifications or requirements or a manufactured home, designed for transportation after fabrication. The only manufactured homes counted in the Student Generation figure are those in designated manufactured home parks. Manufactured homes on individual lots are indistinguishable from single-family detached dwellings for the purposes of the worksheet.

Phasing – All residential developments are assumed to have an absorption rate of 20% per annum. All commercial development are assumed to have an absorption rate of 20% per annum. The date stamp Year 1 in the phasing template represents 365 days after the Board of Supervisors approval.

Professional Services – Work performed by an independent contractor within the scope of the practice of accounting, actuarial services, architecture, land surveying, landscape architecture,

law, dentistry, medicine, optometry, pharmacy or professional engineering. Professional services shall also include the services of an economist procured by the State Corporation Commission.

Proportional Valuation Impact – Proportional valuation impact assumes that a proposed residential or commercial project's fiscal impact is proportional to the percentage of the total tax base that is either residential or commercial.

James City's proportional valuation is calculated using the County's Real Estate Mapping GIS program. The program calculated an aggregate property assessment value of \$13,763,228,800 for the entire County. The program calculated an aggregate commercial and industrial assessment value of \$2,060,690,000. Dividing the commercial value by the total value shows that commercial and industrial properties compose 15% of the total property tax base and are responsible for 15% of County non-school expenses. This results in residential development being responsible for Schools impacts and 85% of non-school County operations. The proportional valuation method does not factor other assorted residential and commercial taxes, fees and licenses into account. As 15% of the tax base, businesses contribute 15% for all County non-school expenses. As 85% of the tax base, residents contribute 85% for all County non-school expenses.

Furthermore, individual business expenses to the County are calculated using the proportional valuation impact method. (See Commercial Expense Rate)

Per-Business Expense Rate – The per-business expense rate assumes that the County incurs non-school expenses equal to 0.04% of the commercial real estate assessment of any given business.

Per Capita Evaluation Method – This worksheet uses the Per Capita Evaluation method to assign per-capita and per-business costs to non-school expenses. This method assumes that current per-capita and per-business expenditures and service levels are consistent with future per-capita and per-business expenditures and service levels.

Per Capita – Per capita calculations divide each department's spending, minus fees and state contributions, by the current County population. This number excludes institutional residents in detention at correctional facilities and mental institutions. Total population is determined from James City County Planning Division figures.

JCC Population 2010	Dwelling Units 2010
66048*	30221**

*US Census 2010 Population Count

**JCC Codes Compliance Division Housing Unit Count + Apartment Count

Per Student – Per student calculations divide County contributions to WJCC Schools, minus state educational contributions, by the total number of K-12 students living in James City and also

attending WJCC Schools. Total students are determined from Williamsburg-James City County Schools 2009-2010 School Year enrollment reports.

Per Business – Per business calculations divide each departments spending, minus fees and state contributions, by the total number of County businesses. Total businesses are determined by the number of business licenses issued.

Total Number of JCC Businesses				5400*
Percentage	of	Property	Tax	15%**
Assessments				*James City County Commissioner of the Revenue

**Commercial impacts are calculated on a proportional variation process

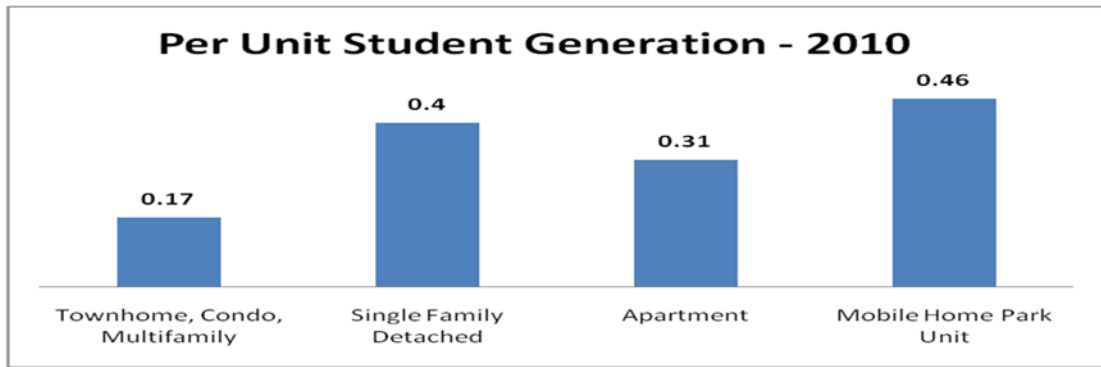
Proffer – Proffers paid for schools can only be applied toward the capital expense portion of per-student school expenses. (See Board of Supervisors' Proffer Policy.)

Retail Services – Display and sale of merchandise at retail or the rendering of personal services, such as food, drugs, clothing, furniture, hardware, appliances, barber and beauty, antiques, and household uses and other uses.

Single-Family Detached Dwelling – A detached structure arranged or designed to be occupied by one family, the structure only having one dwelling unit.

State Contributions – The state contributes both targeted and unspecified funds to the James City County budget. Funds for specific departments were subtracted from the budget totals of those departments. Unspecified state fund amounts were compiled, then evenly subtracted (7.75% of each department total) across all non-school departments.

Student Generation Rate – The student generation rate the number of students produced by an individual dwelling unit per year. Different domestic units produce students at different rates. Using WJCC enrollment figures, an address was found for WJCC students residing in James City County. Using the James City County Real Estate Division's Property Information map on the James City County website, the number of students from each subdivision was determined. Using the Real Estate Division's Real Estate Parcel Count, the number of improved lots in each neighborhood was determined. Total students from each neighborhood were divided by the total number of units from that neighborhood to determine the average number of students per housing unit. The student generation numbers for 256 subdivisions were determined this way, along with the same method for counting students from apartments and manufactured home parks.



Townhome –In a structure containing three or more dwelling units, a dwelling unit for single-family occupancy, not more than three stories in height, attached by one or more vertical party walls extending to the roof sheathing without passageway openings to one or more additional such dwelling units, each of which is served by an individual exterior entrance or entrances.

Fiscal Impact Analysis Worksheet - Current Land Use

This Excel file will assist you in calculating the fiscal impact of current land usage. Please skip irrelevant questions. Use the numbers in this program to fill in the identical section on the worksheet.

Please enter the information requested in the relevant yellow highlighted cells

4a) How many dwelling units exist on-site? What types?

Single Family Detached	0
Townhome/Condominium/Multifamily	0
Apartment	0
Mobile Home Park Unit	0
Total	0

Residential Expenses - School Expenses

4b) How many students exist?

	Student Generation Rate	Students Generated
Single Family Detached	0.4	0
Townhome/Condominium/Multifamily	0.17	0
Apartment	0.31	0
Mobile Home Park Unit	0.46	0
Total		0

4c) What are the current school expenses?

Total Students	0
Per Student School Cost	\$ 8,096.22
Total School Fiscal Impact	\$ -

Residential Expenses - Non-School Expenses

4d) What is the current population?

Total Units	0
-------------	---

Average Household Size	2.45
Total Population Generated	0

4e) What are the current non-school expenses?

Total Population Generated	0
Per-Capita Non School Expenses	640.98
Total Non-School Expenses	\$ -

4f) What are the total current residential expenses?

Total School Expenses	0
Total Non-School Expenses	0
Total Residential Expenses	\$ -

Residential Revenues

4g) What are the current assessed values of residential properties?

Property Address	Assessment Value (Land and Improvements)
310 Walker Drive	\$ 268,700.00
Total Current Assessed Residential Property Value	\$ 268,700.00

4h) What are the current real estate taxes paid?

Total Current Assessed Residential Property Value	\$ 268,700.00
Real Estate Tax Rate	0.0084
Total Real Estate Tax Revenue	\$ 2,257.08

4i) What are the current personal property taxes paid?

Total Real Estate Tax Revenue	\$	2,257.08
Personal Property Tax Revenue (as % of real estate taxes paid)		0.15
Total Personal Property Tax Revenue	\$	338.56

4j) What is the total sales and meals tax revenue?

Total Real Estate Tax Revenue	\$	2,257.08
Sales and Meals Tax Revenue (as % of real estate taxes paid)		0.09
Total Personal Property Tax Revenue	\$	203.14

4k) What is the total residential tax revenue? \$ 2,798.78

4l) What is the current residential fiscal impact? \$ 2,798.78

4m) What is the final residential impact? \$ (209,426.22)

Current Commercial Expenses

5a) How many businesses exist on site? (Include all businesses that rent or lease space)

Total Number of Current Businesses	0
---	---

5b) What are the commercial per-business expenses?

Total Commercial Real Estate Taxes Paid	\$	-
Per-Business Commercial Expense Rate		0.005
Total Commercial Expenses	\$	-

Current Commercial Revenues

5c) What are the current commercial real estate taxes paid for each proposal property?

	Business Properties	Assessment Value
1		

2	
3	
4	
5	
6	

Total Commercial Real Estate Assessment Value
Real Estate Tax Rate
Total Commercial Real Estate Taxes Paid

--	--

\$ -
0.0084
\$ -

5d) What is the business personal property tax revenue?

	Business Name(s)	Initial Capital Investment
1		\$ -
2		\$ -
3		\$ -
4		\$ -
5		\$ -
6		\$ -

Total Business Personal Property Taxes Paid

\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -

5e) What is the business tools tax paid on manufacturing equipment (for manufacturers only)?

	Business Name(s)	Initial Capital Investment
1		
2		\$ -
3		\$ -
4		\$ -
5		\$ -
6		\$ -

Total Business Personal Property Taxes Paid

\$ -
\$ -
\$ -
\$ -
\$ -
\$ -
\$ -

5f) What are other current sales-based taxes paid? (if any)

	Business Name(s)	Estimated Retail Sales	Estimated Prepared Meals Sales	Estimated Hotel/Motel/Condo Room Sales		
1		0	\$ -	\$ -	\$	-
2		0	\$ -	\$ -	\$	-
3		\$ -	\$ -	\$ -	\$	-
4		\$ -	\$ -	\$ -	\$	-
5		\$ -	\$ -	\$ -	\$	-
6		\$ -	\$ -	\$ -	\$	-
	Total	\$ -	\$ -	\$ -	\$	-
	Total Business Sales Tax Revenue				\$	-

5g) What are the current annual business license fees paid?

	Current Business Name(s)	Business Type	Estimated Sales	License Fee Rate		
1		Contractors		#N/A	#N/A	
2		Retail Sales	\$ -		\$	-
3		Retail Sales	\$ -		\$	-
4		Retail Sales	\$ -	#N/A	#N/A	
5		Other Services	\$ -	#N/A	#N/A	
6		Manufacturers	\$ -	#N/A	#N/A	
	Total Business License Revenue				#N/A	

5h) What are the total current commercial revenues? #N/A

5i) What is the current commercial fiscal impact? #N/A

5j) What is the final commercial fiscal impact? #N/A

5k) What is the final fiscal impact? #N/A

Please return to the previous worksheet. Click the "Proposed" worksheet tab below.

Williamsburg-James City County Public Schools

The following table illustrates the Division's enrollment history by school from 2007-08 through 2016-17. During that time, two new schools opened and one school was taken offline.

**Williamsburg-James City County Public Schools
Historical Enrollment by School**

School	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
Baker Elementary	540	550	551	480	509	500	500	524	536	528
Byrd Elementary	468	471	510	467	461	447	432	429	482	487
Montague Elementary	625	609	581	453	431	423	443	445	438	461
Norge Elementary	602	601	592	517	535	561	572	578	610	591
Whaley Elementary	429	446	456	427	471	472	532	521	512	489
James River Elementary	453	459	466	466	493	550	512	503	492	502
Stonehouse Elementary	738	762	831	676	647	665	720	719	714	727
Matoaka Elementary	589	670	688	715	732	711	745	723	721	730
Blayton Elementary				420	433	449	447	470	474	513
Berkeley Middle	825	804	848	886	936	942	902	908	880	860
Toano Middle	825	839	859	678	705	693	733	756	803	826
Hornsby Middle				890	919	917	911	903	936	942
James Blair Middle	677	640	643							
Lafayette High	1,266	1,099	1,114	1,108	1,077	1,098	1,158	1,160	1,209	1,152
Jamestown High	1,347	1,261	1,232	1,217	1,186	1,211	1,263	1,313	1,308	1,328
Warhill High	753	1,037	1,132	1,149	1,136	1,109	1,128	1,164	1,188	1,295
Total	10,137	10,248	10,503	10,549	10,671	10,748	10,998	11,116	11,303	11,431

Source: Williamsburg-James City County Public Schools, 9/30/16 Count

Williamsburg-James City County Public Schools

HISTORICAL ENROLLMENT

Over the past ten years, student enrollment in the Williamsburg-James City County Public Schools has increased by 1,294 students in grades K–12. Total enrollment for the 2016-17 school year is 11,431, an increase of 128 students (or 1.1%) from the previous school year.

The following table and graphs illustrate the Division's enrollment history from 2007-08 through 2016-17.

Williamsburg-James City County Public Schools
Historical Enrollment

Grade	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17
K	689	702	732	682	797	770	778	751	760	813
1	732	712	734	755	747	796	831	809	810	792
2	736	762	750	774	771	786	828	851	832	808
3	802	776	802	778	793	795	804	839	865	860
4	736	829	801	811	795	816	821	824	871	868
5	749	787	856	821	809	815	841	838	841	887
K - 5 Total	4,444	4,568	4,675	4,621	4,712	4,778	4,903	4,912	4,979	5,028
6	717	749	787	862	845	821	853	852	887	879
7	775	748	783	814	880	826	839	860	859	886
8	835	786	780	778	835	905	854	855	873	863
6 - 8 Total	2,327	2,283	2,350	2,454	2,560	2,552	2,546	2,567	2,619	2,628
9	898	956	940	889	850	923	1,021	980	953	1,008
10	887	901	940	904	871	851	908	986	976	965
11	793	785	848	853	833	828	806	875	939	918
12	788	755	750	828	845	816	814	796	837	884
9 - 12 Total	3,366	3,397	3,478	3,474	3,399	3,418	3,549	3,637	3,705	3,775
K - 12 Total	10,137	10,248	10,503	10,549	10,671	10,748	10,998	11,116	11,303	11,431

Source: Williamsburg-James City County Public Schools, 9/30/16 Count

WJCC Public Schools: 2011-2012 Fall Membership (K-12)

Cost Center/School	9-30-2011		Change from		%	K-12		% of Free & Reduced Lunch
	Official	Projected	9-30-2011	2010 to 2011		Capacity	Difference in Capacity vs. Actual	
	1}	Official	Official	Official	Difference	2}	3}	
21-Baker	480	493	509	29	6.04%	550	(41)	29.86%
22-Byrd	467	483	461	(6)	-1.28%	500	(39)	42.52%
23-Montague	453	463	431	(22)	-4.86%	590	(159)	37.82%
24-Norge	517	534	535	18	3.48%	695	(160)	36.07%
25-Whaley	427	441	471	44	10.30%	490	(19)	41.83%
26-James River	466	478	493	27	5.79%	580	(87)	61.66%
27-Stonehouse	676	692	647	(29)	-4.29%	765	(118)	28.59%
28-Matoaka	715	733	732	17	2.38%	760	(28)	19.13%
29-Blayton	420	431	433	13		540	(107)	31.18%
Subtotal: Elementary	4,621	4,748	4,712	91	1.97%	5,470	(758)	35.34%
31-Berkeley	886	920	936	50	5.64%	829	107	46.26%
33-Toano	678	703	705	27	3.98%	790	(85)	25.39%
34-Hornsby	890	925	919	29	3.26%	952	(33)	19.59%
Subtotal: Middle	2,454	2,548	2,560	106	4.32%	2,571	(11)	30.94%
36-Lafayette	1,108	1,090	1,077	(31)	-2.80%	1,314	(237)	28.69%
38-Jamestown	1,217	1,193	1,186	(31)	-2.55%	1,208	(22)	17.54%
39-Warhill	1,149	1,126	1,136	(13)	-1.13%	1,441	(305)	27.64%
Subtotal: High School	3,474	3,409	3,399	(75)	-2.16%	3,963	(564)	24.45%
Division Total	10,549	10,705	10,671	122	1.16%	12,004	(1,333)	30.81%

Grade Level:	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
	682	755	774	778	811	821	862	814	778	889	904	853	828	10,549
	779	711	797	807	804	850	825	893	830	897	870	821	821	10,705
	797	747	771	793	795	809	845	880	835	850	871	833	845	10,671
	115	(8)	(3)	15	(16)	(12)	(17)	66	57	(39)	(33)	(20)	17	122
	16.86%	-1.06%	-0.39%	1.93%	-1.97%	-1.46%	-1.97%	8.11%	7.33%	-4.39%	-3.65%	-2.34%	2.05%	1.16%

1} Source:
DeJong Healy Enrollment Report dated
October 2010

2} Middle school capacity totals were
revised in November 2011 based on
RRMM study.

3} Source: Child Nutrition Services
(excluding Pre-K)

















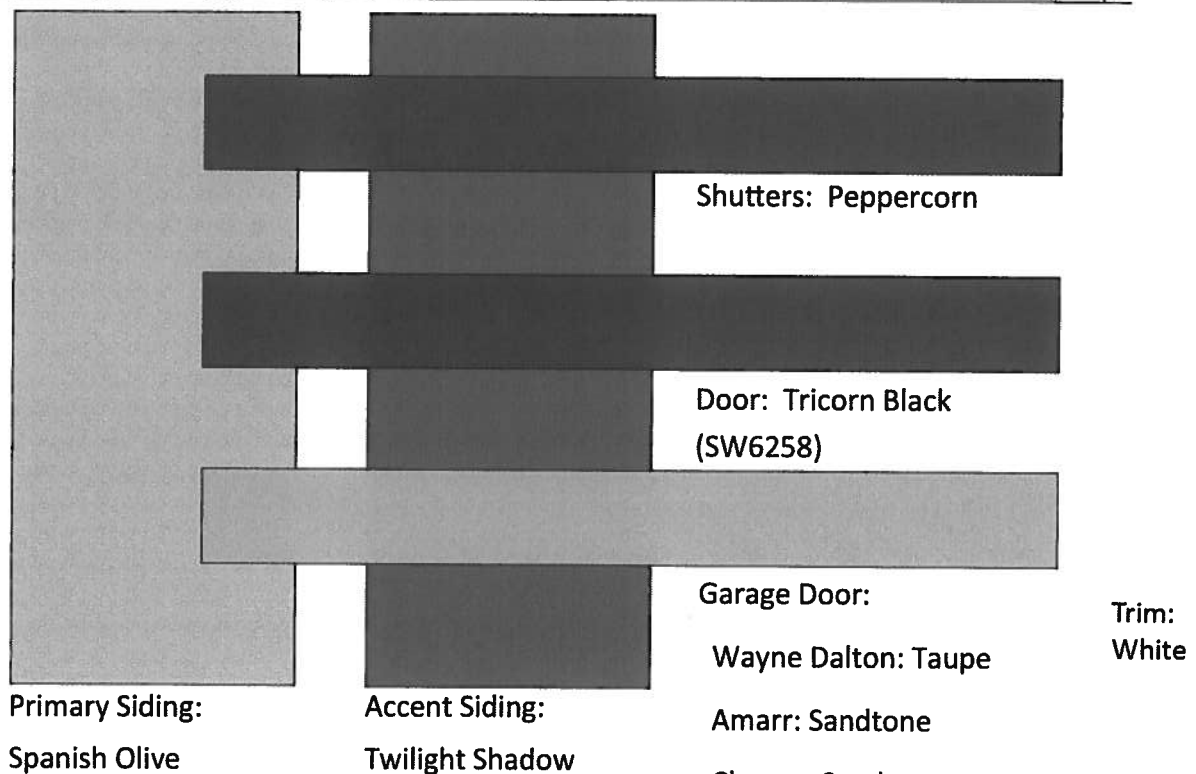
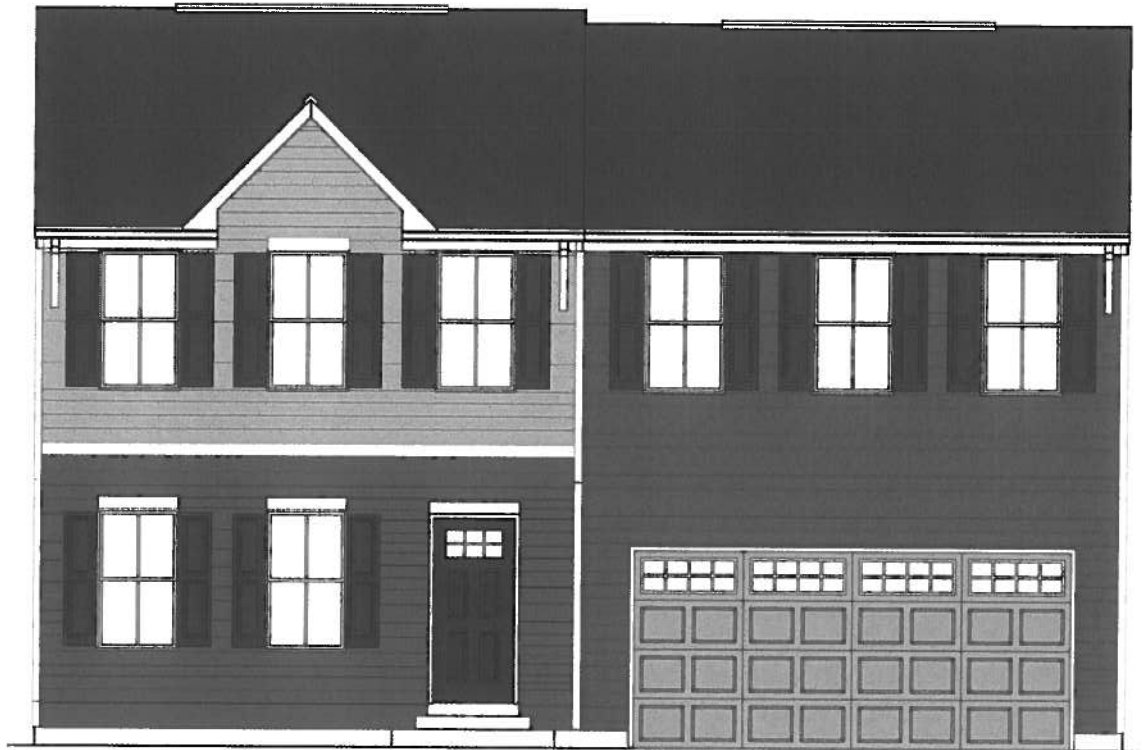
Color Scheme Selection Book



Color Scheme Selections

Color Scheme SUJ

Profile for this scheme: D4.5 DL

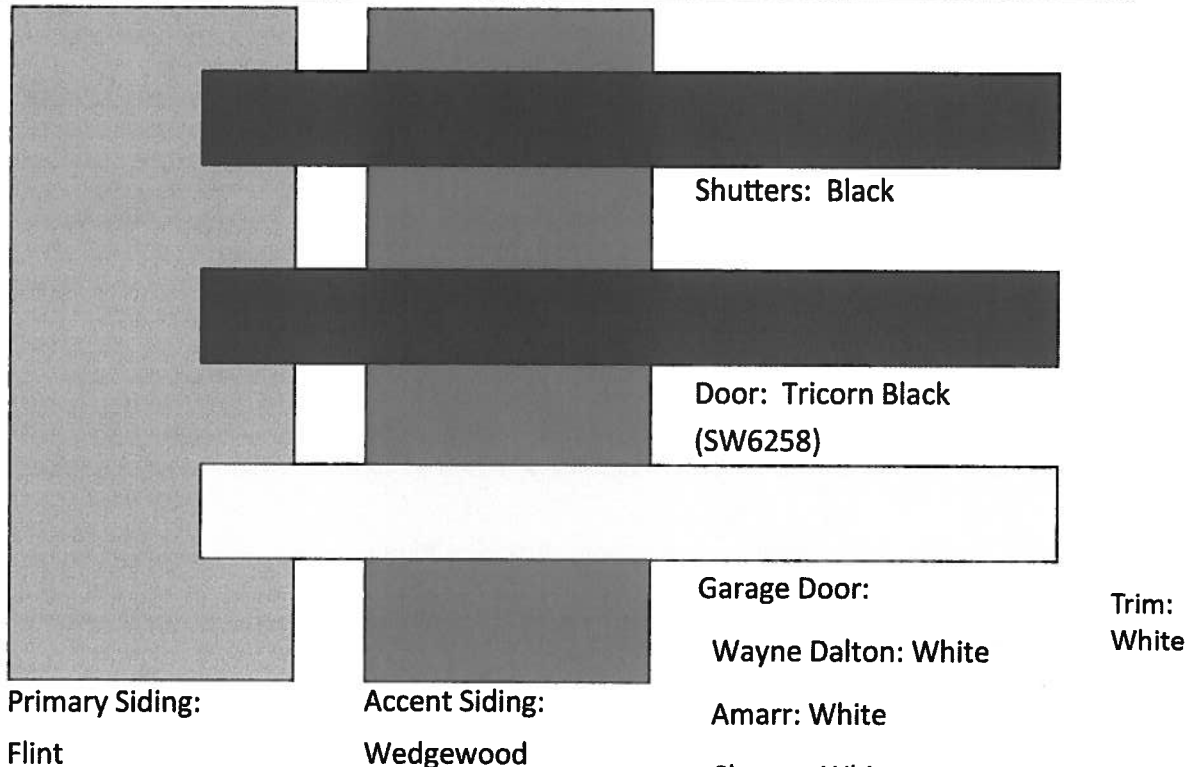
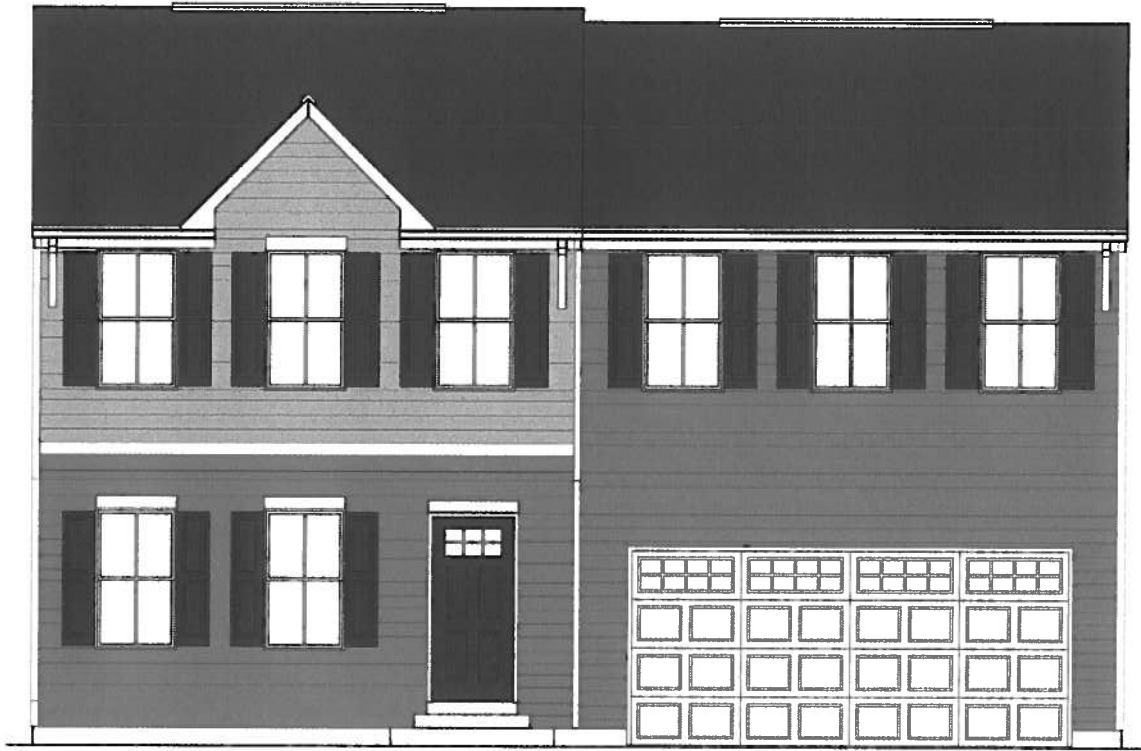


The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

Color Scheme Selections

Color Scheme SUK

Profile for this scheme: D4.5 DL

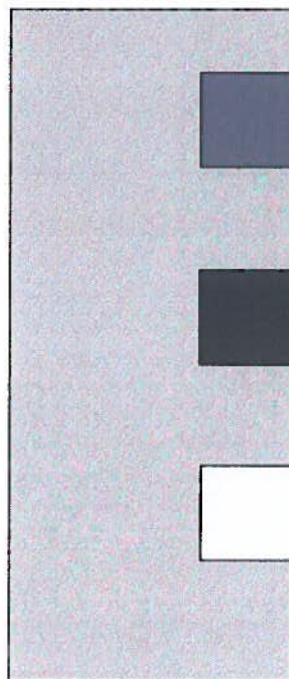


The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

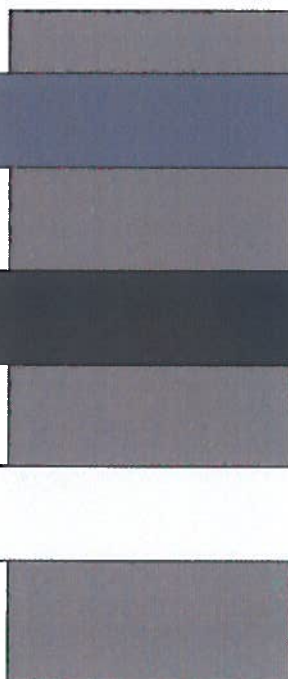
Color Scheme Selections

Color Scheme SUL

Profile for this scheme: D4.5 DL



Primary Siding:
Georgian Gray



Accent Siding:
Pewter

Shutters: Blue

Door: Tricorn Black
(SW6258)

Garage Door:

Wayne Dalton: White

Amarr: White

Clopay: White

Trim:
White

The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

Color Scheme Selections

Color Scheme SUM

Profile for this scheme: D4.5 DL

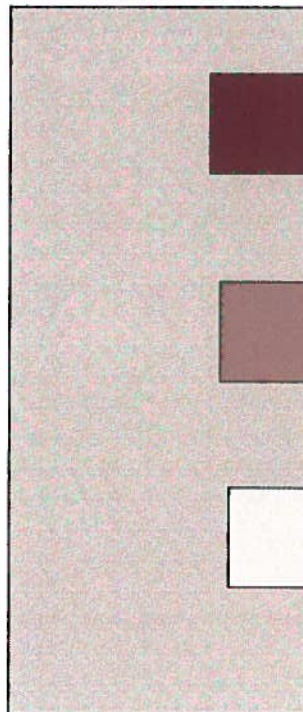


The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

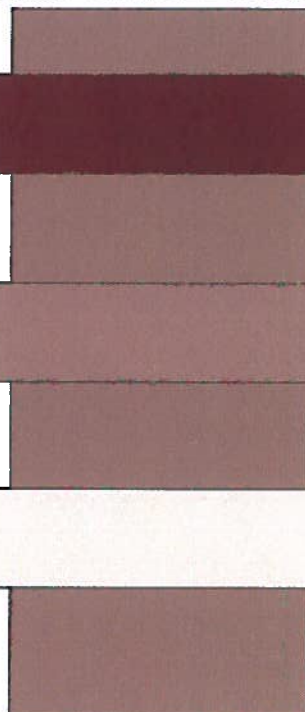
Color Scheme Selections

Color Scheme SUN

Profile for this scheme: D5



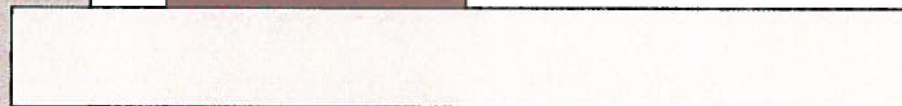
Primary Siding:
Sandy Tan



Accent Siding:
Briarwood

Shutters: Terra Brown

Door: Tree Branch (SW7525)



Garage Door:
Wayne Dalton: Almond
Amarr: Almond
Clopay: Almond

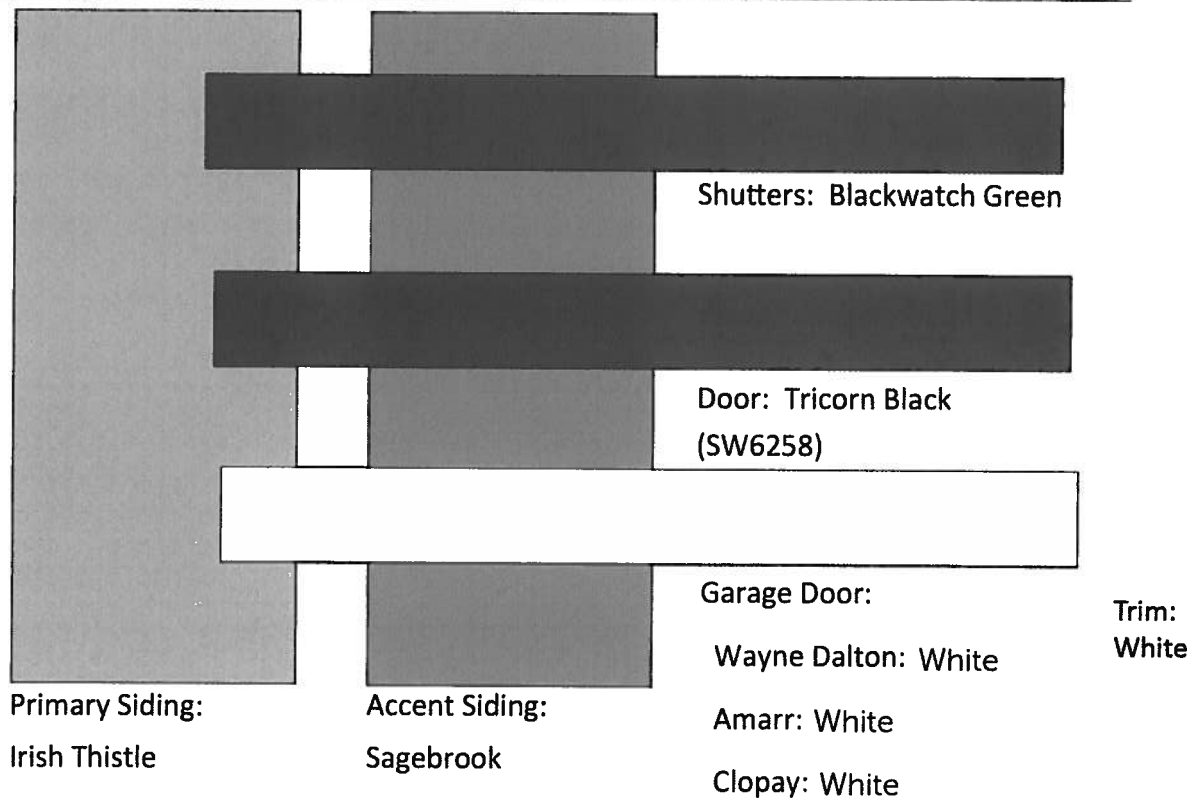
Trim:
White

The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

Color Scheme Selections

Color Scheme SUO

Profile for this scheme: D5

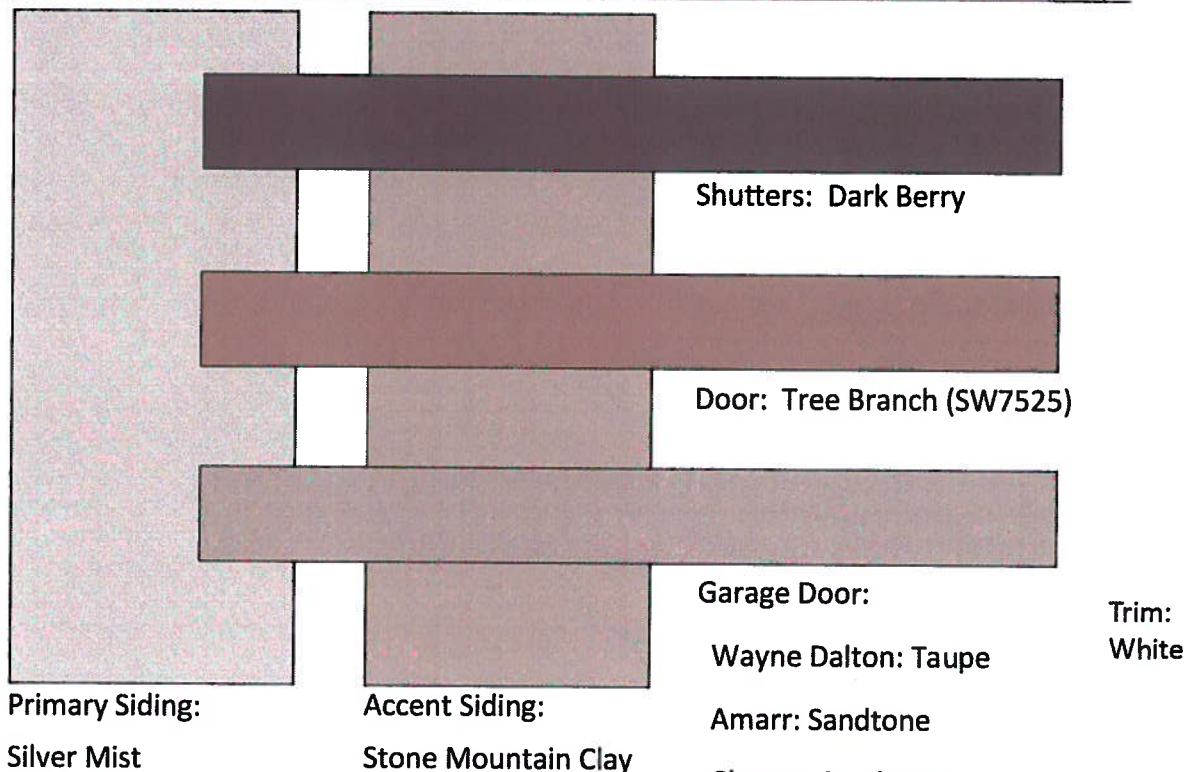


The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

Color Scheme Selections

Color Scheme SUP

Profile for this scheme: D5

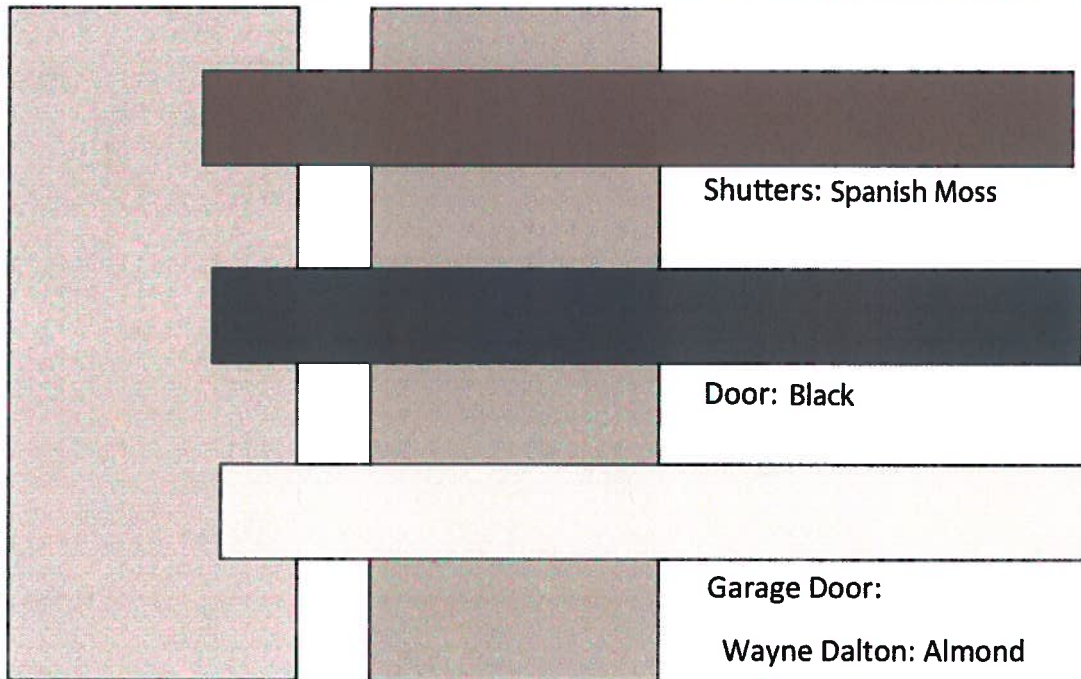


The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

Color Scheme Selections

Color Scheme SUR

Profile for this scheme: D5



Primary Siding:
Natural Almond

Accent Siding:
Spanish Olive

Shutters: Spanish Moss

Door: Black

Garage Door:

Wayne Dalton: Almond

Amarr: Almond

Clopay: Almond

Trim:
White

The colors displayed here are as close to the actual colors as possible. However, they are still only approximations. Before making your final selection, use the accompanying material samples for accurate color depictions. Standard roof colors as determined by region.

Existing and Proposed Recreation Facilities

Forest Glen Playground, 204 Forest Glen Drive



APPENDIX F – DEVELOPMENT GUIDELINES

James City County Recreational Facility Development Guidelines

Introduction

Mini parks/neighborhood parks and recreational amenities provide opportunities for physical activity, improved health, improved community interactions, and personal enjoyment to residents. Neighborhoods are residential subdivisions with or without other associated land uses in the subdivision. The number of housing units and their type are used to evaluate how these guidelines apply and standards are based on the 2009 Parks and Recreation Master Plan or other appropriate and professionally recognized guidelines or standards. The requirements for parks will be reviewed and applied for all phases of a development together or to the total of contiguous parcels subdivided by the same developer. These guidelines are divided into three sections: I. recommended facilities, II. recommended development guidelines, and III. design specifications. All three sections should be referenced in development of any master plan.

I. Recommended Facilities

Recreational programming for neighborhood recreation area shall include facilities in each of the following major categories:

- Playground with 5 activities minimum or, in age-restricted communities, an age-appropriate alternative facility (for example: lawn bowling, community gardening, bocce area, picnic shelters and grills, horseshoe pit, or wildlife observation platform)
- Sport court or competitive pool
- Graded athletic field
- Paved multiuse trails located either within the recreation area or providing connections from residences to recreation areas or adjacent trails and developments

The Director of Planning or his designee can modify pool design standards if necessary, provided that the overall design gives equivalent benefit to the desired population as a 25 meter competitive pool. See Exhibit 1 at the end of this document for an example arrangement to meet these Guidelines.

Other types of activities may be included in addition to but not in lieu of the above listed major category activities, unless otherwise approved by the Board of Supervisors. Upon application for an exception, and after receiving a report from the Director of Planning and the Director of Parks & Recreation, the Board of Supervisors may approve alternate facilities upon finding that proposed facilities are appropriate for the anticipated resident population. Activities selected for a neighborhood park should be appropriate to the anticipated resident population with age appropriate activity programming for the space. For more information, see design specifications in section III of this document.

II. Recommended Development Guidelines

A. Recommended Guidelines for Single Family Detached Developments (2.58 persons/unit)⁷⁸

Single family detached units average 2.58 persons per unit and therefore 388 units would house approximately 1000 persons.

Park land

Pocket Parks / Neighborhood Parks = 1.5 acres/1000 population. Pocket Parks / Neighborhood Parks are required for all developments.

Analysis: 1.5 acres/1000 pop. = 1.5 acres/388 units = 0.0039 acres per unit

Recommended Guidelines:	1-77 units	1 park (minimum 0.3 acres)
	78 or more units	0.0039 acres/unit

Biking/Jogging Trails

Analysis: Hard surface multiuse 0.4 miles/1000 pop. = 0.4 miles/388 units = 0.001 miles/unit
Soft surface gravel 0.4 miles/1000 pop. = 0.4 miles/388 units = 0.001 miles/unit
0.001 miles/unit x 5280 FT/mile = 5.28 LF/unit

Playgrounds

Analysis: 1 playground/2500 pop. = 1 playground/969 units = 0.001 playground/unit

Recommended Guidelines:	1-969 units	1 playground OR alternative age-appropriate activity
	970-1938 units	2 playgrounds
	1939 or more units	3 playgrounds

Courts or Pool

Analysis: Basketball 1 court/2500 pop. = 0.40 court/1000 = 1 court/969 units = 0.001 court/unit
Tennis 1 court/5000 pop. = 0.20 court/1000 = 1 court/1938 units = 0.0005 court/unit

Recommended Guidelines:	Basketball- 1-969 units	1 basketball court
	970-1938 units	2 basketball courts
	1939 or more units	3 basketball courts
	Tennis- 1-1938 units	1 tennis court
	1939 or more units	2 tennis courts

⁷⁸ Methodology for determination of average household size located in Appendix

Fields, Multiuse rectangular/soccer

Analysis: $1 \text{ field}/4000 = 0.25 \text{ field}/1000 = 1 \text{ field}/1550 \text{ units} = 0.00065 \text{ fields/unit}$

Recommended Guidelines:	1-1550 units	1 field
	1551 or more units	2 fields

B. Recommended Guidelines for Single Family Attached and Multifamily Developments (1.52 persons/unit)⁷⁹

Townhouse and multi-family units average 1.52 persons per unit and therefore 658 units would house approximately 1000 persons.

Park land

Pocket Parks / Neighborhood Parks = 1.5 acres/1000 population. Pocket Parks / Neighborhood Parks are required for all developments. Due to the higher density of townhouses and multi-family developments there is a greater need for pocket parks / neighborhood parks as shared open space.

Analysis: $1.5 \text{ acres}/1000 \text{ pop.} = 1.5 \text{ acres}/658 \text{ units} = 0.0023 \text{ acres per unit}$

Recommended Guidelines:	1-130 units	1 park (minimum 0.3 acres)
	131 or more units	0.0023 acres/unit

Biking/Jogging Trails

Analysis: Hard surface multiuse $0.4 \text{ miles}/1000 \text{ pop.} = 0.4 \text{ miles}/658 \text{ units} = 0.00061 \text{ miles/unit}$
Soft surface gravel $0.4 \text{ miles}/1000 \text{ pop.} = 0.4 \text{ miles}/658 \text{ units} = 0.00061 \text{ miles/unit}$
 $0.00061 \text{ miles/unit} \times 5280 \text{ FT/mile} = 3.21 \text{ LF/unit}$

Playgrounds

Analysis: $1 \text{ playground}/2500 \text{ pop.} = 1 \text{ playground}/1645 \text{ units} = 0.00061 \text{ playground/unit}$

Recommended Guidelines:	1-1645 units	1 playground
		OR alternative age-appropriate activity
	1646-3290 units	2 playgrounds
	3291 or more units	3 playgrounds

⁷⁹ Methodology for determination of average household size located in Appendix

Courts or Pool

Analysis: Basketball 1 court/2500 pop. = 0.40 court/1000 = 1 court/1645 units = 0.00061 court/unit
Tennis 1 court/5000 pop. = 0.20 court/1000 = 1 court/3290 units = 0.00030 court/unit

Recommended Guidelines: Basketball-1-1645 units	1 basketball court
1646-3290 units	2 basketball courts
3291 or more units	3 basketball courts
Tennis- 1-3290 units	1 tennis court
3291 or more units	2 tennis courts

Multi-use Fields (rectangular/soccer)

Analysis: 1 field/4000 = 0.25 field/1000 = 1 field/2632 units = 0.00038 fields/unit

Recommended Guidelines:	1-2632 units	1 field
	2633 or more units	2 fields

III. Design Specifications

In general, facilities should be built according to James City County standards as set forth in the 2002 JCC Greenways Master Plan, or other appropriate and professionally recognized standards or guidelines for technical information on size, details, and orientation, and in compliance with all applicable local, state, and national codes and regulations.

Mini Park / Neighborhood Park

Minimum mini park / neighborhood park size is 13,068 SF or 0.3 acres of relatively level, non-flood plain land outside the RPA, minimum 70% groomed space and the balance may be in existing natural tree cover. Goals for retaining existing trees are to reduce wind speeds in recreational space, provide shade and shelter for visitors and especially parents supervising children, reduce local air temperature, provide space for unprogrammed play, and improve environmental stewardship. The land should be centrally located within the neighborhood or development with no less than 0.25 acres in a single contiguous piece of land not less than 60 feet in width. In larger developments, dispersion of neighborhood park areas and amenities should be considered to ensure adequate access to all residents. Neighborhood parks should be within a half mile of the residents they are intended to serve.

Groomed space is to have the majority of the ground cover in grass cover appropriate to this region and may include trees, shrubs, or perennial planting beds with mulch cover. Neighborhood parks are to be maintained and owned by the developer or by the Homeowner's Association and should be open to all residents of the development or to the public. The area included as recreational space may not include streets, medians or parking islands, landscape buffers (exception may be granted by the Director of Planning or his designee for location of trails only), or built improvements such as pools or pool houses.

Water Access

Blueways are an important recreational goal for James City County. Whenever a development site or parcel has frontage on a river or creek capable of floating a canoe or larger craft year round, then the recreational space offered should provide community access to that water with parking where practical as determined by the Director of the Environmental Division.

Playgrounds

Playgrounds should include a minimum of 2,500 SF including the fall zone and safety space as required by all applicable local, state, and national regulations and codes. Possible activities include swings, slides, climbing nets, climbers (rock, balance step, etc.), overhead events (monkey bars, rings, zip, etc.), suspension bridges, ramps, and others. Activities to be age appropriate for the neighborhood population.

Sport Courts and Pools

Sport courts should be tennis, basketball, or paved multi-purpose courts with court markings painted in compliance with the Virginia High School League dimensions or other appropriate and professionally recognized standards or guidelines as well as the goals or other court equipment necessary for play. Pools should be a minimum length of 25 meters, or an alternative design appropriate for the neighborhood population as approved by the Director of Planning or his designee.

Multi-Use Fields

Multi-use fields with dimensions compatible with middle school soccer should be grass, and they would include a backstop for softball/baseball use, goals for soccer, lacrosse to facilitate use by the widest range of sport players. Refer to Virginia High School League design standards for technical information on size, details, equipment such as goals, and orientation. Fields are to be maintained by the developer or HOA in safe playable condition with grass cover for safe play and for resistance to erosion. Any fencing, goals, or other equipment shall also be kept in safe playable condition.

Trails

Trails will be considered to meet the recommended guidelines where:

- 1) The trail is a planned route or provides connections with a planned route in the 2002 JCC Greenway Master Plan, or
- 2) Connectivity to existing trails, sidewalk systems, or adjacent neighborhoods is made with a length of new hard surface trail or internally looped hard-surface trail not less than 0.3 miles which is located outside of sensitive environmental areas, as determined by the Director of Engineering & Resource Protection.

Greenway Master Plan Trails:

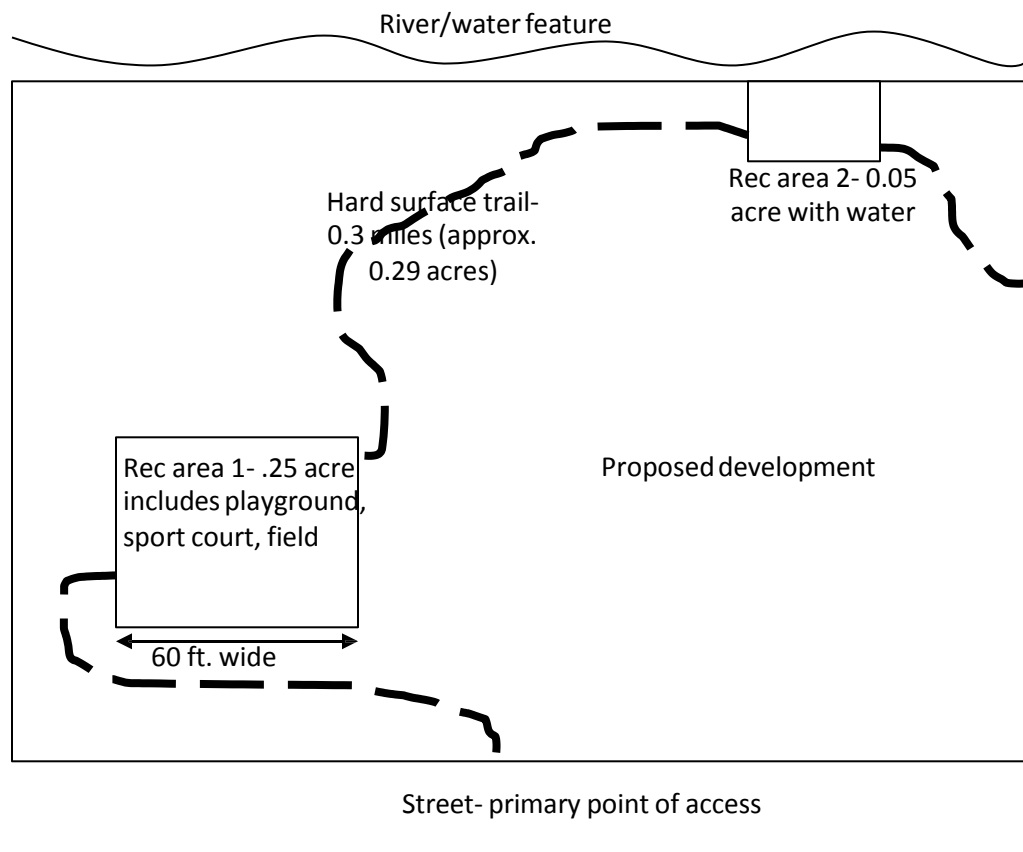
Provision of trails that complete or connect to trails included in the Greenway Master Plan shall be the priority. Primary trails with the potential to connect to schools and/or parks in the 2002 JCC Greenway Master Plan are to be 10 feet wide and paved. Easements for trails should be a minimum of 20 feet wide to allow for designing alignments with minimal environmental impacts, optimal slopes for accessibility, and vegetated shoulders. Trails should be located outside the RPA and RPA buffers wherever possible or use perpendicular crossings when necessary. Any trails within the RPA should have a minimum 20 foot easement outside delineated wetlands, wherever possible, to allow for the

greater environmental restrictions in the design and final alignment is subject to approval by the Director of Engineering & Resource Protection. Refer to 2002 Greenway Master Plan for surface standards consistent with the level of traffic and modes of travel. Trail easements shall be clearly labeled on plans stating width and indicated with dashed lines at the limits of easement. Trail easements are to be dedicated and recorded to James City County.

Private Trails:

Biking or multi-use trails within a development are to be asphalt (preferred) or concrete of a minimum of 8 feet width or wider. Mulch trails are not acceptable due to short maintenance life cycle and erosion risk. Trails that are internal to a neighborhood or subdivision are to be maintained by the developer or HOA. Trails to be constructed shall be clearly labeled on the master plan and development plans with a cross section of the construction specifications (including surface material) and indicated with solid lines at edges. Trails should be located outside the RPA and RPA buffers wherever possible or use perpendicular crossings when necessary. Final alignment and design is subject to the approval of the Director of Engineering & Resource Protection.

Exhibit 1: Example arrangement to meet Guidelines



Appendix: Methodology for determining household size for the purposes of the James City County Recreational Facility Development Guidelines⁸⁰

1. Determining the number of certain types of housing units:

H30. UNITS IN STRUCTURE [11] - Universe: Housing units
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	James City County, Virginia
Total:	20,772
1, detached	13,899
1, attached	2,536
2	238
3 or 4	520
5 to 9	784
10 to 19	694
20 to 49	166
50 or more	512
Mobile home	1,413
Boat, RV, van, etc.	10

U.S. Census Bureau
Census 2000

- **15,322 single family detached housing units** (includes 1, detached, mobile home, and boat, RV, van, etc... categories⁸¹)
- **5,450 single family attached/multifamily units.**

2. Determining the number of people in each type of housing unit:

H33. TOTAL POPULATION IN OCCUPIED HOUSING UNITS BY TENURE BY UNITS IN STRUCTURE [23] - Universe: Population in occupied housing units
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

	James City County, Virginia
Total population in occupied housing units:	46,857
Owner occupied:	38,201
1, detached	32,899
1, attached	2,384
2	100
3 or 4	111

⁸⁰ All data taken from the 2000 Decennial Census, American FactFinder, Summary File 3 (SF 3)- Sample Data http://factfinder.census.gov/home/saff/main.html?_lang=en

⁸¹ Unit types were assigned to categories based on James City County Real Estate Assessment classifications.

	James City County, Virginia
5 to 9	87
10 to 19	107
20 to 49	16
50 or more	37
Mobile home	2,460
Boat, RV, van, etc.	0
Renter occupied:	8,656
1, detached	2,637
1, attached	1,020
2	300
3 or 4	752
5 to 9	1,240
10 to 19	1,236
20 to 49	303
50 or more	590
Mobile home	543
Boat, RV, van, etc.	35

U.S. Census Bureau
Census 2000

Total population in housing units...

- Single family detached (includes 1, detached, mobile home, and boat, RV, van, etc categories): 35,359 owners in SFD + 3,215 renters in SFD = **38,574 people**
- Single family attached/multi-family (includes all other categories): 2,842 owners in SFA/MF + 5,441 renters in SFA/MF = **8,283 people**

3. Adjusting the numbers based on revision of overall population data provided in the 2000 Census...

- James City County challenged the overall population figure provided by the Census and had it changed from 46,857 to 48,102 people, but the breakdowns of the data do not reflect the change.
- Based on percentages, 76.28% of County residents live in single family detached homes, so:

48,102 (revised Census population) – 46,857 (original Census population) = 1,245 people

1,245 x 0.7628 = 949.68 (so 950 additional residents live in single family detached for a total of **39,524 people**)

1,245 – 950 = 295 additional residents live in single family attached/multi-family for a total of **8,578 people**

Average SFD household size = 39,524 (# people in SFD) / 15,322 (# SFD) = **2.58** people/unit

Average SFA/MF household size = 8,283 (# people in SFA/MF) / 5,450 (# SFA/MF) = **1.52** people/unit



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April 14, 2017

Mr. Paul Holt
Planning Director
James City County
101-A Mounts Bay Road
P.O. Box 8784
Williamsburg, Virginia 23187

PLANNING DIVISION

**RE: Forest Glen Section 5
Parks and Recreation Exception Request
County Plan SUP-0026-2016
AES Project Number: W06195-02**

APR 17 2017

RECEIVED

Dear Mr. Holt:

AES Consulting Engineers on behalf of Forest Glen Associates, LLC is requesting an exception to the James City County Recreational Facility Development Guidelines for the subject project. Pursuant to the recent adoption of the Master Plan for Parks and Recreation (April 11, 2017), an exception is allowed by the Board of Supervisors through recommendations from the Director of Planning and the Director of Parks and Recreation.

Our SUP proposal shall meet the guideline standards as listed for the park area, bike/jogging trail and playground area; however, the areas of exception are the location of the facilities along with the hard court surface and the field.

Our proposal shall enhance the existing recreation lot, which is not on our proposed developed site, but is located approximately 300 feet away and is already operated and maintained by the county. It is also centrally located to the entire Forest Glen development. Discussions with planning staff, DRC and the Director of Parks and Recreation have been favorable to this as a better location as opposed to adding a second facility nearby.

The hard court surface requirement is an issue of bad memories for the development as they previously had a basketball court that became a hangout for drinking, smoking and partying that created a disturbance to the neighbors. This also led to additional cleanup efforts by the county. Consequently, the court was removed to appease the citizens in the neighborhood as well as the county.

The field requirement appears to be more a question of timing. Our new development will occupy the last available area and accounts for a rather small percentage of the entire neighborhood that has been around for many years. The opportunity for large use would have been years ago. This requirement would also place an unfair burden on a community designed for affordable/workforce housing and this would become another maintenance nightmare for the HOA.

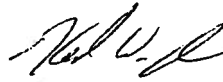
Mr. Paul Holt
April 14, 2017

AES Project Number: W06195-02
Page 2 of 2

We appreciate the time spent by the various review agencies in the review and guidance for this project. If anyone has any questions in reference to this project please do not hesitate to call me at my office at 757-253-0040.

Sincerely,

AES Consulting Engineers



Howard W. Price
Principal
howard.price@aesva.com

ITEM SUMMARY

DATE: 5/3/2017

TO: The Planning Commission

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Planning Director's Report - May 2017

ATTACHMENTS:

	Description	Type
▣	Memo	Cover Memo
▣	Spreadsheet listing new applications received	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	4/26/2017 - 12:58 PM
Planning Commission	Holt, Paul	Approved	4/26/2017 - 12:59 PM
Publication Management	Burcham, Nan	Approved	4/26/2017 - 1:41 PM
Planning Commission	Holt, Paul	Approved	4/26/2017 - 2:26 PM

PLANNING DIRECTOR'S REPORT
May 2017

This report summarizes the status of selected Department of Community Development activities during the past month.

- **Planning**

- **Monthly Case Report:** For a list of all cases received in the last month, please see the attached documents.

- **Board Action Results:** April 2017

- Virginia Department of Transportation Project No. UPC 98823. Hick's Island Road Bridge over Diascund Creek – Resolution of Support. **Approved** (5-0)

- **Building Safety & Permits**

Chad Adamson and Tom Coghill attended the Virginia Code Academy's 4-day amusement device inspection course. Following the course, both took the National Association of Amusement Ride Safety Officials (NAARSO) Level 1 Amusement Device Inspector exam.

- **Engineering & Resource Protection**

Staff from Engineering & Resource Protection met with Stormwater staff to review this year's Neighborhood Drainage Grant Program project applications and to develop procedures for reviewing and permitting future grant applications, as needed. This collaboration will improve both programs through sharing of information and will provide better service to the HOAs and other private owners of stormwater infrastructure.

New Cases for May 2017						
Case Type	Case Number	Case Title	Address	Description	Full Name	District
Conceptual Plan	C-0019-2017	162 Indigo Dam Road Access	162 INDIGO DAM ROAD	Applicant is interested in purchasing property to build SFD, but currently there is no known access from Indigo Dam Road.	Alex Baruch	04-Jamestown
	C-0020-2017	900 Drewry Lane Subdivision	900 DREWRY LANE	Divide a 10.92 acre parcel into three 3 acre parcels.	Jose Ribeiro	02-Powhatan
	C-0021-2017	7290 Little Creek Dam Road Conceptual	7290 LITTLE CREEK DAM ROAD	Proposed special use permit for a contractor's office.	Savannah Pietrowski	01-Stonehouse
	C-0022-2017	128 Turners Neck Road Subdivision Concept	128 TURNERS NECK RD	Subdivide parent parcel of 15 acres into 4 lots.	Roberta Sulouff	01-Stonehouse
	C-0023-2017	Stonehouse Water and Sewer Master Plan	9351 SIX MT ZION RD	Water/sewer master plan for Stonehouse.	Lauren White	01-Stonehouse
	C-0024-2017	Richardson-Hicks Subdivision, 5250 Riverview Road	5250 RIVERVIEW ROAD	Proposal to subdivide parent lot into 3 new lots.	Roberta Sulouff	01-Stonehouse
	C-0025-2017	3309 Venture Lane Outside Storage	3309 VENTURE LANE	Proposal for outside storage of campers, cars, trucks, and portable containers. Installation of chain link fence around property. No structures to be built.	Jose Ribeiro	04-Jamestown
	C-0026-2017	Wendy's - Toano	9131 BARHAMSVILLE RD	Conceptual plan for 3,324 sf Wendy's restaurant with 34 parking spaces, 1 bus space, dumpster pad, sidewalks, and associated landscaping and stormwater management facilities.	Roberta Sulouff	01-Stonehouse
Height Waiver	HW-0002-2017	Anheuser-Busch InBev Brewery Height Waiver	7801 POCAHONTAS TR	Height limitation waiver request for existing nonconforming Anheuser-Busch InBev facility to 135 feet above grade, so that new rooftop utility units can be installed at approx. 120 feet.	Scott Whyte	05-Roberts
Subdivision	S-0012-2017	BLA for MM&W Properties LLC	8864 RICHMOND ROAD	Property line adjustment to create 2 lots on 10.759 acres.	Lauren White	01-Stonehouse
	S-0013-2017	The Cottages at Stone Haven Amendment #3 (formerly McFarlin Park)	2719 BROWNSTONE CIRCLE	Amendment for shifted mulch trail and drainage improvements behind lots 32-44 within existing drainage easement.	Alex Baruch	00-Unknown
	S-0014-2017	Nice Subdivision, 4700 Fenton Mill Road	4700 FENTON MILL RD	Subdivide 65.97 acre parent to create 2 new lots.	Lauren White	01-Stonehouse
	S-0015-2017	Village at Candle Station Ph. 4, Lots 113-123 and 152-175	7551 RICHMOND ROAD	Final plat of 35 lots at Village at Candle Station.	Jose Ribeiro	01-Stonehouse
Site Plan	SP-0037-2017	Jamestown Archaearium Generator and Shed	1365 COLONIAL PARKWAY	Addition of generator and 15.5' x 16' shed near Jamestown Archaearium.	Lauren White	03-Berkeley
	SP-0038-2017	Anheuser-Busch InBev Admin Building Outdoor Seating	7801 POCAHONTAS TR	Site Plan for tree clearing, sidewalk improvements, parking lot restriping and minor grading.	Jose Ribeiro	05-Roberts
	SP-0039-2017	WISC Pool and Shower Facility Landscape Amendment	4900 STADIUM ROAD	Landscape amendment to the WISC pool addition site plan. Plan approved and installed, waiting on one tree for CO inspection.	Scott Whyte	02-Powhatan
	SP-0040-2017	Williamsburg Winery-Gabriel Archer Tavern SP Amend	5800 WESSEX HUNDRED	Expansion of existing kitchen.	Savannah Pietrowski	05-Roberts
	SP-0041-2017	Busch Gardens 2017 New France SP Amend	7851 POCAHONTAS TR	Revised location and orientation of heat pump, generator, and propane tank at the accessory building.	Savannah Pietrowski	05-Roberts
	SP-0042-2017	Fort Magruder Hotel Renovation SP Amend.	6945 POCAHONTAS TR	Amends previous plan to include installation of new curb and asphalt at the main entrance.	Tori Haynes	05-Roberts
	SP-0043-2017	SnoMania Island Patio Addition	7848 RICHMOND ROAD	Proposal to construct covered patio addition on front elevation for walkup customers, and another covered patio on right elevation for outdoor seating.	Scott Whyte	01-Stonehouse
	SP-0044-2017	Villas at Five Forks, Section 1, Emergency Wall Repairs	4355 CREEK VIEW EAST	Change to the previously approved temporary construction access road location.	Jose Ribeiro	03-Berkeley
	SP-0045-2017	James City County Marina Ice Vending Machine	2054 JAMESTOWN ROAD	Installation of Ice Vending Machine at James City County Marina including anchoring and utility connections.	Tom Leininger	03-Berkeley
	SP-0046-2017	5832 Williamsburg Landing Dr. Sunroom Addition	5700 WILLIAMSBURG LANDING DR	Sunroom addition in place of existing deck footprint on rear of house.	Alex Baruch	05-Roberts
	SP-0047-2017	Colonial Heritage Model Home Short Term Rental SP Amend	4808 HOUSE OF LORDS	Amendment to allow rental of two model homes for short stays for prospective home purchasers.	Savannah Pietrowski	01-Stonehouse
	SP-0048-2017	JCSA Stonehouse Well Facility W-25 Drainage Improvements	9400 FIELDSTONE PARKWAY	Improvements to the drainage area to alleviate further erosion to the site.	Jose Ribeiro	01-Stonehouse
Special Use Permit	SUP-0002-2017	Williamsburg Unitarian Universalists Commercial Kitchen	3051 IRONBOUND ROAD	Proposal to rent out kitchen to caterers.	Lauren White	03-Berkeley