

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
June 7, 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 - May 3, 2017 Regular Meeting
2. Development Review Committee Action Item: SP-0047-2017, Colonial Heritage Model Home Rentals
3. Adoption of Updated 2017 Calendar

F. PUBLIC HEARINGS

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - June 2017

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 6/7/2017

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes Adoption - May 3, 2017 Regular Meeting

ATTACHMENTS:

	Description	Type
□	Minutes of the May 3, 2017 Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	ComSecretary, Planning	Approved	5/31/2017 - 9:53 AM
Planning Commission	ComSecretary, Planning	Approved	5/31/2017 - 9:55 AM
Publication Management	Burcham, Nan	Approved	5/31/2017 - 9:59 AM
Planning Commission	ComSecretary, Planning	Approved	5/31/2017 - 10:21 AM

MINUTES
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

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
Danny Schmidt
Jack Haldeman

Absent:

Heath Richardson

Staff Present:

Paul Holt, Director of Community Development and Planning
Maxwell Hlavin, Assistant County Attorney
Savannah Pietrowski, Planner II

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. Danny Schmidt stated that the Development Review Committee (DRC) met on Wednesday, April 19 to consider C-0014-2017, 6515 Richmond Road Lidl Grocery Store Conceptual Plan.

Mr. Schmidt stated that Mr. Jeremy Yee of Kimley-Horn submitted a Conceptual Plan to the DRC relating to the proposed construction of a 35,962-square-foot grocery store on two parcels of land at 6515 and 6495 Richmond Road. Mr. Schmidt noted that Smith Memorial Baptist Church resides on one of these properties. Mr. Schmidt stated that the two parcels are zoned B-1. Grocery stores are permitted in B-1, but a Special

Use Permit (SUP) is required for a store over 10,000 square feet.

Mr. Schmidt stated that the Committee had questions regarding traffic and a proposed traffic light for the store. Mr. Schmidt stated the Committee felt that a formal traffic study would be beneficial to understanding the store's effect on this section of Richmond Road. Mr. Schmidt stated that the Committee discussed concerns about the impact on nearby communities. Mr. Schmidt stated that the applicant had explored options for moving the building away from the neighboring subdivision, but that such a move would put the number of spaces well under the 180 spaces required under the County's parking minimum. Mr. Schmidt noted that the applicant has stipulated that the loading dock would be screened with a buffer and a densely vegetated area would still be present between the store and the subdivision. Mr. Schmidt stated that the Committee members also suggested a wider buffer between Richmond Road and the parking lot as this section of Richmond Road is designated a Community Character Corridor. Mr. Schmidt stated that the applicant will provide additional elevations for the project and will meet with the Committee in May to obtain feedback on the elevations and revisions to the Conceptual Plan.

E. CONSENT AGENDA

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

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

On a voice vote, the Commission voted to approve the Consent Agenda (6-0).

F. PUBLIC HEARINGS

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

Mr. Paul Holt, Director of Community Development and Planning, stated that the applicant has requested indefinite deferral of the application. Mr. Holt further stated that staff concurs with the request and recommends that the Planning Commission defer the application indefinitely. Mr. Holt further stated that such an action would effectively withdraw the application from the Public Hearing schedule. Mr. Holt stated that the Commission should vote on the deferral and close the Public Hearing. Mr. Holt stated that when the applicant is ready to move forward, the case would be re-advertised and adjacent property owner notifications would be made again. Mr. Krapf closed the Public Hearing.

On a voice vote, the Commission voted to approve indefinite deferral of the application.

2. SUP-0026-2016. Forest Glen Section 5

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

Ms. Savannah Pietrowski, Planner II, stated that Mr. Elliott York of American Eastern Incorporated has applied for an SUP to allow a residential cluster within the existing

Forest Glen neighborhood. Ms. Pietrowski stated that the development would consist of 45 single-family lots with a gross density of approximately 2.79 units per acre.

Ms. Pietrowski stated that in order to achieve a density greater than one unit per acre, a residential cluster SUP is necessary. Ms. Pietrowski stated that for this proposal, the applicant intends to obtain the necessary density bonus points by committing 40% of all units to the provisions of affordable and workforce housing.

Ms. Pietrowski stated that the existing County-owned neighborhood park, known as Forest Glen Playground, is also included as a part of this SUP application. Ms. Pietrowski stated that the applicant is proposing to supplement the existing facilities at Forest Glen Playground in lieu of providing the full set of items typically required by the James City County Recreational Facilities Development Guidelines and has requested an exception from the Board of Supervisors. Ms. Pietrowski further stated that he applicant has been in discussion with Mr. John Carnifax, Director of Parks & Recreation, and the Parks & Recreation Department is in support of their proposal.

Ms. Pietrowski stated that historically, residential cluster SUP applications have been accompanied by an application for rezoning and typically included voluntary proffers to mitigate impacts associated with increasing the permitted density. Ms. Pietrowski stated that as the County no longer accepts proffers associated with residential rezonings, this application has been submitted as an SUP only. Ms. Pietrowski stated that while most of the impacts associated with the proposal can be mitigated through the proposed SUP conditions, there are some fiscal impacts which cannot be mitigated.

Ms. Pietrowski stated that the properties are designated Low Density Residential on the Comprehensive Plan Land Use Map and are located inside the Primary Service Area (PSA). Ms. Pietrowski stated that recommended uses for this designation include single-family and multi-family units, cluster housing and recreation areas. Ms. Pietrowski further stated that the Comprehensive Plan recommends a density of up to one unit per acre in Low Density Residential areas; however, higher densities are acceptable if certain public benefits are provided, such as affordable and workforce housing. Ms. Pietrowski stated that this proposal also addresses recommendations within the Comprehensive Plan to address the need for affordable and workforce housing and to promote infill within the PSA.

Ms. Pietrowski stated that staff finds the proposal to be compatible with surrounding zoning and development and consistent with the Comprehensive Plan. Ms. Pietrowski further stated that staff recommends the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the conditions listed in the staff report.

Mr. Krapf recognized the presence of Mr. John Carnifax, Director of Parks & Recreation, who was on hand to address any questions related to the playground.

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

Ms. Robin Bledsoe inquired if the data for fiscal impact was based on the 40% affordable housing units or 100% affordable housing units.

Ms. Pietrowski stated that the data was based on the 40%.

Mr. Jack Haldeman inquired if the net negative fiscal impact is \$209,000.

Ms. Pietrowski stated that it was approximately \$206,000.

Mr. Haldeman inquired if that was a total figure or a per year deficit.

Ms. Pietrowski stated that it was per year.

Mr. Schmidt inquired if the by-right development would be one unit per acre.

Ms. Pietrowski confirmed.

Mr. Wright inquired whether the affordable housing price restriction would apply to future sales of the property.

Mr. Holt stated that the affordable housing restriction applied only to the initial sale and that future sales of the property would be at market rate.

Mr. Haldeman asked about the fiscal deficit if the entire project were affordable housing.

Ms. Pietrowski stated that staff had not done that comparison.

Mr. Haldeman inquired if the fiscal impact was for school only.

Ms. Pietrowski stated that the fiscal impact does include other services. Ms. Pietrowski stated that fiscal impact is calculated after tax revenues have been accounted for.

Mr. Holt clarified that the County uses a standard template to assess fiscal impact and that the per-unit value is an average of the anticipated sales price. Mr. Holt stated that the fiscal impact could vary depending on actual sales.

Ms. Bledsoe inquired about how the impact on the schools was calculated.

Ms. Pietrowski stated that the school impact is based on the entire number of units.

Mr. Krapf called for disclosures from the Commission.

Mr. Krapf stated that he had spoken with the applicant.

Mr. Tim O'Connor stated that he had spoken with Mr. Howard Price of AES.

Mr. Wright stated that he did not speak with anyone; however, he did visit the site.

Ms. Bledsoe stated that she visited the site.

Mr. Haldeman stated that he visited the site.

Mr. Schmidt stated that he viewed the site using online mapping technology.

Mr. Krapf opened the Public Hearing.

Mr. Elliott York, Assistant Manager, Forest Glen Associates, LLC, made a presentation to the Commission on the proposed project. Mr. York stated that Forest Glen Associates is excited to have the opportunity to provide affordable housing units in James City County. Mr. York stated that in addition to the benefit of affordable housing, the project proposes a regional stormwater facility that will also serve a number of the existing lots. Mr. York further noted that as part of the proposal, improvements will be made to the existing James City County playground.

Mr. York stated that a Community Meeting was held on December 9, 2016. Mr. York stated that the meeting was very positive with good feedback from the community.

Mr. York requested that the Commission consider the benefits of the project and recommend approval of the project.

Mr. Haldeman inquired about the zoning of the adjacent undeveloped parcel.

Mr. York stated that he believed it was also R-2.

Mr. Haldeman inquired if there was a connection from Forest Glen to the Warhill Sports Complex.

Mr. York stated that the parcels between Forest Glen and the Warhill Sports Complex were owned by two separate entities.

Mr. Schmidt inquired about the nearest bus stop.

Mr. Holt stated that staff would look into the bus stop location and provide that information to the Commission.

Ms. Bledsoe inquired if the Homeowners Association would be responsible for maintaining the stormwater facility.

Mr. York stated that discussions are being held with the Stormwater Division regarding maintenance.

Ms. Bledsoe inquired about the cost of maintaining the additional playground equipment.

Mr. York stated that he does not have that figure.

Ms. Bledsoe inquired when the playground equipment would be installed.

Mr. York stated that the County has not stipulated when the playground equipment must be installed. Mr. York noted that it would likely be installed after the start of construction. Mr. York noted that playgrounds are an amenity that sells homes.

Ms. Bledsoe inquired about the number of homes that would be offered at the affordable housing price.

Mr. York stated that based on the surrounding community, it is likely that all the homes would sell at price points that fall within the affordable housing guidelines.

Mr. Krapf inquired about stipulations in the SUP condition for installation of the recreational equipment.

Mr. Holt stated that there is no timeframe given in the SUP condition; however, there is a requirement for the amenities to be shown on the subdivision construction plans. Mr. Holt further stated that the amenities would be bonded to ensure completion.

Mr. Wright inquired how long the construction period would be to construct all the homes.

Mr. York stated that once the SUP and construction plan are approved, site development would be complete within 18 months.

Ms. Bledsoe inquired if the intent is to use a local builder.

Mr. York stated that they have not decided on a builder. Mr. York stated that Forest Glen Associates does much of the work in-house including building.

Mr. Schmidt inquired how many homes in the existing community would benefit from the regional stormwater facility.

Mr. York stated that the stormwater facility would handle drainage for 30 acres, which would cover the 15 acres of the proposed development and 15 acres of the existing development.

Mr. Holt clarified that while the retention pond would be large enough to handle the drainage, additional engineering would be required to allow conveyance of the water to this facility.

Ms. Bledsoe inquired about water supply for the project.

Mr. York stated that the project would connect to public water and sewer and that the existing well has been abandoned.

Mr. Holt stated that, following up on the question about zoning of the adjacent parcel, it is zoned R-8, Rural Residential, which would require a minimum lot size of three acres. Mr. Holt further stated that because the adjacent property is large, there is no direct connection with the Warhill Sports Complex.

Ms. Dianna Anderson, 327 Merrimac Trail, County Resident, addressed the Commission in favor of affordable housing and suggested that the Commission consider asking the developer to provide senior housing units.

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

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

Mr. Wright stated that his greatest concern is the fiscal deficit. Mr. Wright inquired if the Board of Supervisors has indicated how the County should mitigate fiscal impacts.

Mr. Holt stated that the James City Service Authority already has connection fees. Mr. Holt further stated that under the enabling state legislation, there is no provision to

collect cash proffers and that the County is no longer able to accept proffers for residential development.

Mr. Krapf stated that he has concerns about the fiscal deficit; however, the project has several positive factors including providing workforce housing consistent with the goals of the Comprehensive Plan, providing additional recreation equipment and the potential to create a regional stormwater facility. Mr. Krapf stated that he is inclined to support the application.

Mr. Haldeman noted that the Comprehensive Plan and Housing Opportunities Policy encourages workforce housing to be spread throughout the County; however, in this instance it is creating a concentrated area of workforce housing.

Mr. O'Connor stated that in many of the developments that incorporate affordable housing, there is a distinct divide between the affordable housing and the market rate homes. Mr. O'Connor stated that when you have like neighborhoods together, it creates a better sense of community.

Mr. Holt noted that the Housing Opportunities Policy was designed to create a range of housing options for those whose income qualifies them for affordable housing. Mr. Holt stated that this application is somewhat unique as it is infill development and is located in an area where the existing housing price points are similar as opposed to a new community where the majority of homes might not be in the affordable housing price point. Mr. Holt stated that the Housing Opportunities Policy was designed to apply to the entire County but it does not take into account unique situations such as infill development or providing affordable housing to obtain a density bonus.

Mr. Wright stated that he appreciated the benefits of the project; however, he is concerned about the fiscal deficit. Mr. Wright stated that it is necessary for the County to develop methods to mitigate the financial impacts. Mr. Wright stated that he cannot support the project.

Mr. Schmidt stated that the fiscal shortfall is a great concern. Mr. Schmidt further stated that he sees benefits from the project.

Ms. Bledsoe stated that her main hesitation about the project is that the proposed price point is still higher than what most of the workforce could afford. Ms. Bledsoe stated that she would like to see the applicant work with agencies that provide assistance with loans and grants. Ms. Bledsoe further stated that she has concerns over the stormwater facility maintenance which may be an additional cost to the County.

Mr. O'Connor stated that the developer has made a good effort to work with the framework of the County's ordinances and policies. Mr. O'Connor further stated that the Stormwater Division is already addressing this area due to flooding and that the regional stormwater facility will provide a way to treat the water. Mr. O'Connor stated that he would support the application.

Mr. O'Connor made a motion to recommend approval of the application.

On a roll call vote, the James City County Planning Commission voted on a motion to recommend approval of the above-referenced application, resulting in a tie vote (3-3).

Ms. Bledsoe commented that before the application is reviewed by the Board of Supervisors, it would be helpful to have more information about the stormwater facility.

Mr. Holt stated that a stormwater facility would be required for the development under any circumstances and that discussions are ongoing regarding the creation of a regional facility.

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - May 2017

Mr. Holt stated that the Virginia Department of Transportation (VDOT) will hold a Design Public Hearing for the proposed improvements for the I-64 Widening, Segment 3. Mr. Holt noted that this is the portion between the two Route 199 exits. Mr. Holt stated that the work would include repair of four existing bridges, three major culverts and replacement of the two bridges over Queens Creek. Mr. Holt further stated that the widening will occur within the median, which should limit the amount of right-of-way and impacts to existing interchanges. Mr. Holt stated that the hearing will be held on May 18 at 4 p.m. at Bruton High School. Mr. Holt stated that comments will be accepted by VDOT until May 28.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf noted that Mr. O'Connor has the Board of Supervisors coverage for May.

Ms. Bledsoe noted that on May 11 she, Mr. Haldeman and Mr. Holt will make a presentation to the Leadership Historic Triangle class of 2017.

Ms. Bledsoe inquired if data could be provided on the number of affordable housing units available. Ms. Bledsoe stated that the County should compare this data to know data about housing burdened residents to ensure that the County addresses having sufficient stock of affordable housing.

Mr. Holt noted that this effort, in support of the Strategic Plan, would be upcoming with the creation of a Housing Task Force as part of the FY18 Work Plan.

J. ADJOURNMENT

Mr. Wright made a motion to adjourn.

The meeting was adjourned at approximately 8:06 p.m.

ITEM SUMMARY

DATE: 6/7/2017

TO: The Planning Commission

FROM: Savannah Pietrowski, Senior Planner

SUBJECT: Development Review Committee Action Item: SP-0047-2017, Colonial Heritage Model Home Rentals

As part of its marketing efforts, Lennar offers a “Discovery Package” to prospective residents who want to stay in Colonial Heritage prior to deciding to purchase a home in that neighborhood. According to the applicant, the package includes the ability to rent two of the existing model homes for overnight stays up to two nights for a fee. Visitors get to interact with existing residents, learn about Colonial Heritage, tour Williamsburg, use neighborhood amenities and either have dinner at the clubhouse or play a round of golf. The applicant is proposing that two existing model homes be used for this purpose. The homes are located at 4808 and 4812 House of Lords. Both of these units would utilize private driveways for parking.

The Master Plan for Colonial Heritage, adopted by the Board of Supervisors in 2004, designates uses permitted within identified “Areas” on the plan. The model units are located in Area III of the Master Plan, which is designated for Residential Uses A, B or D (single-family dwelling units, attached structures containing two to four dwelling units and attached structures of three or more stories and containing more than four dwelling units).

Section 24-516 of the Zoning Ordinance states that “All development plans shall be consistent with the Master Plan. Development plans may deviate from the Master Plan if the Planning Director concludes that the plan does not significantly alter the character of land uses or other features or conflict with any conditions placed on the approval of rezoning.” The Zoning Administrator has determined that the proposed use classifies as a “motel” in the Zoning Ordinance, which is a commercial use. As a result of this determination, the Planning Director has determined that this use is not consistent with the residential designation on the Master Plan.

As this proposal involves two new units, a new Master Plan determination is necessary. According to the applicant, the previous four units are no longer being used for the Discovery Package and are being sold as single-family residential units.

Link to DRC Agenda and Staff Report:
<https://jamescity.novusagenda.com/AgendaPublic/MeetingView.aspx?MeetingID=601&MinutesMeetingID=-1&doctype=Agenda>

DRC Recommendation on May 24: Approval of the proposal, with conditions, as

being consistent with the Master Plan (3-0).

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	5/25/2017 - 1:53 PM
Planning Commission	Holt, Paul	Approved	5/25/2017 - 1:53 PM
Publication Management	Burcham, Nan	Approved	5/25/2017 - 2:08 PM
Planning Commission	Holt, Paul	Approved	5/25/2017 - 2:34 PM

ITEM SUMMARY

DATE: 6/7/2017

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Adoption of Updated 2017 Calendar

The attached calendar has been updated to reflect a joint work session with the Board of Supervisors on October 24, 2017.

ATTACHMENTS:

	Description	Type
▣	Updated Calendar	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	5/25/2017 - 2:34 PM
Planning Commission	Holt, Paul	Approved	5/25/2017 - 2:34 PM
Publication Management	Burcham, Nan	Approved	5/25/2017 - 2:44 PM
Planning Commission	Holt, Paul	Approved	5/26/2017 - 8:09 AM

Planning Commission 2017/18 (7PM)

- April 5
- May 3
- May 23 Joint Work Session w/BOS (4pm)
- June 7
- July 5
- August 2
- September 6
- October 4
- October 24 Joint Work Session w/BOS (4pm)
- November 1
- December 6
- January 3 (2018)
- February 7 (2018)
- March 7 (2018)
- March 19 (2018) (6pm)*

*Special Meeting (Organizational and CIP)

Policy Committee 2017/18 (4PM)

- April 13
- May 11
- June 8
- July 13
- August 10
- September 14
- October 12
- November 9
- December 14
- January 11 (2018)
- February 8 (2018)**
- February 15 (2018)**
- February 22 (2018)**
- March 8 (2018)

**CIP Meetings

DRC 2017/18 (4PM)

- March 29
- April 19
- May 24
- June 21
- July 19
- August 23
- September 20
- October 18
- November 15 (1 wk. early for holiday)
- December 20
- January 24 (2018)
- February 21 (2018)

Planning Commission 2018/19 (7PM)

- April 4
- May 2
- May 22 Joint Work Session w/BOS (4pm)
- June 6
- July 4 (Reschedule date TBD)
- August 1
- September 5
- October 3
- November 7
- December 5
- January 2 (2019)
- February 6 (2019)
- March 6 (2019)
- March 18 (2019) (6pm)*

*Special Meeting (Organizational and CIP)

Policy Committee 2018/19 (4PM)

- April 12
- May 10
- June 14
- July 12
- August 9
- September 13
- October 11
- November 8
- December 13
- January 10 (2019)
- February 14 (2019)**
- February 21 (2019)**
- February 28 (2019)**
- March 14 (2019)

**CIP Meetings

DRC 2018/19 (4PM)

- March 28
- April 18
- May 23
- June 20
- July 18
- August 22
- September 19
- October 24
- November 14 (1 wk. early for holiday)
- December 19
- January 23 (2019)
- February 20 (2019)

2017/18 Calendar Year = March 21, 2017 – March 19, 2018

2018/19 Calendar Year = March 20, 2018 – March 18, 2019 (2018/19 Calendar provided for reference only)

ITEM SUMMARY

DATE: 6/7/2017

TO: The Planning Commission

FROM: Paul D. Holt, III, Director of Community Development and Planning

SUBJECT: Planning Director's Report - June 2017

ATTACHMENTS:

	Description	Type
▣	Memo	Cover Memo
▣	Spreadsheet listing new applications received	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	ComSecretary, Planning	Approved	5/31/2017 - 9:53 AM
Planning Commission	ComSecretary, Planning	Approved	5/31/2017 - 9:57 AM
Publication Management	Burcham, Nan	Approved	5/31/2017 - 9:59 AM
Planning Commission	ComSecretary, Planning	Approved	5/31/2017 - 10:22 AM

PLANNING DIRECTOR'S REPORT
June 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:** May 9, 2017
 - SUP-0028-2016. Solar Electrical Generation Facility at Norge
Deferred until July 11, 2017 (5 – 0)
 - Proposed FY 18-23 Secondary Six Year Plan
Approved (5 – 0)
 - HW-0002-2017. AB InBev Brewery
Approved (5 – 0)
 - LU-0002-2014. 8491 Richmond Road (Taylor Farm) Land Use Designation Change
Approved (3 – 2)

- **Building Safety & Permits**

Stacy McKinney, Karolee Towe, Allen Turner and Tom Coghill completed Tyler's Business Process surveys and have begun preliminary testing of the new permitting and inspections software.

- **Engineering & Resource Protection**

Deirdre Wells, Ashley Tatge and Mike Woolson gave a presentation on the roles and responsibilities of the Engineering and Resource Protection Division to the County's Stormwater Program Advisory Committee. Committee members stated that learning about the permitting, plan review and inspection processes rounded out their understanding of stormwater issues. Committee members also commented on the importance of the Division's work and thanked staff for their efforts.

PH/gt
DirectorRpt-June17-mem

New Cases for June 2017						
Case Type	Case Number	Case Title	Address	Description	Planner	District
Conceptual Plan	C-0027-2017	Spoke & Art Provisions, 3449 John Tyler Hwy.	3449 JOHN TYLER HGWY	Proposal for retail outdoors goods space, bike rental/repair space, pavilion/meeting space, and cafe. Additions include 306 sf covered front porch, and 1280 sf deck for outdoor seating and resting space for Capital Trail patrons.	Jose Ribeiro	03-Berkeley
	C-0028-2017	Ford's Colony, Westbury Recreation Park, Pickle and Bocce Ball Courts	230 WESTBURY HILLS	Adding pickle/bocce ball courts to an existing field at Westbury Recreation Park in Ford's Colony.	Alex Baruch	04-Jamestown
	C-0029-2017	3401 Westport Ford's Colony Conceptual Plan	3400 WESTPORT	81 single family lots with associated roadway and utilities.	Roberta Sulouff	02-Powhatan
	C-0030-2017	Latimer Private Kennel, 704 Arlington Island Rd.	704 ARLINGTON ISLAND ROAD	Construction of private 1050 sf hobby kennel with 12 indoor/outdoor runs. Private use for owner's show dogs.	Lauren White	02-Powhatan
	C-0031-2017	2307 Bush Neck Road Subdivision	2307 BUSH NECK ROAD	Proposal of subdivide 98-acre parent parcel into 8 lots. The applicant has cancelled the Round Table meeting because the property needed to create the flag stem lots is not for sale.	Scott Whyte	02-Powhatan
	C-0032-2017	6137 and 6141 Richmond Rd. Townhouse Units	6137 RICHMOND ROAD	BLE between 2 lots to build 6-8 townhouse units.	Jose Ribeiro	02-Powhatan
	C-0033-2017	Bozyk Subdivision, 124 Indigo Dam Road	124 INDIGO DAM ROAD	Proposal to subdivide parent lot into 2 lots.	Alex Baruch	04-Jamestown
	C-0034-2017	Priester Subdivision, 3535 Barrett's Ferry Drive	3535 BARRETT'S FERRY DRIVE	Proposal to subdivide parent parcel, potentially as a family subdivision	Roberta Sulouff	03-Berkeley
	C-0035-2017	Quality Inn and Suites Ice Cream Stand	5351 RICHMOND ROAD	Proposal for permanent ice cream kiosk to be placed over 3 existing parking spaces. Seasonal use, weather permitting (spring/summer/fall).	Lauren White	04-Jamestown
	C-0036-2017	Hankins Resource Recovery Facility Annual Report	8212 CROAKER ROAD	Annual report for Hankins Resource Recovery Facility.	Terry Costello	01-Stonehouse
	C-0037-2017	9415 Sycamore Landing Road Subdivision	9481 SYCAMORE LANDING RD	Subdivision of parent parcel into 5 lots; BLA with 9481 Sycamore Landing Rd. (Lot 4)	Lauren White	01-Stonehouse
Subdivision	C-0038-2017	Ewell Industrial Park Towing Service and Auto Storage (York Co. Courtesy Review)		Courtesy review for York County. Application for SUP for towing service and automobile storage yard on 19.4 acre parcel, 5676 Mooretown Rd.	Jose Ribeiro	
	S-0016-2017	7713 and 7715 Newman Road BLE	7713 NEWMAN ROAD	BLE to create 1 lot on 2.5 acres.	Alex Baruch	01-Stonehouse
	S-0017-2017	122 Howard Drive Subdivision	122 HOWARD DRIVE	Create 3 new lots from 2-acre parent parcel resulting in 4 lot minor subdivision	Roberta Sulouff	05-Roberts
Site Plan	S-0018-2017	Davidson BLE, 10016 Sycamore Landing Road	10016 SYCAMORE LANDING RD	BLE to create 1 lot on .91 acres.	Alex Baruch	01-Stonehouse
	SP-0049-2017	Warhill Sports Complex Dumpster Pad	4900 STADIUM ROAD	Remove existing 24'x20' asphalt section and replace with 6" thick pad to support dumpsters and enclosures.	Roberta Sulouff	02-Powhatan
	SP-0050-2017	Jamestown Beach Event Parking and Sign Lighting Amendment	2205 JAMESTOWN ROAD	Install lighting to illuminate the existing park entrance sign on Jamestown Road at night, and expand/improve lighting on the existing storage building to illuminate the immediate area surrounding the building where parking is permitted for special events.	Tori Haynes	03-Berkeley
	SP-0051-2017	Abe's Mini Storage Amendment	5435 RICHMOND ROAD	Amendment to change building B from 2 stories to 1 story and expand footprint of building.	Jose Ribeiro	04-Jamestown
	SP-0052-2017	Captain George's Parking Lot Expansion	36 STRATFORD RD	Addition of 51 parking spaces for the existing restaurant located on parcel 'A'. Associated improvements include landscape and stormwater management.	Jose Ribeiro	04-Jamestown
	SP-0053-2017	3900 John Tyler Verizon Tower	3900 JOHN TYLER HWY	Swap/replacement of 6 existing antennas and addition of equipment. No changes to the height.	Lauren White	03-Berkeley
	SP-0054-2017	Deere Circle Stormwater Restoration	4 DEERE CIRCLE	Proposed restoration project to stabilize outfall, provide grade control, and increase available habitat.	Tom Leininger	01-Stonehouse
	SP-0055-2017	Ford's Colony Marriott Drainage Plan	2100 ST ANDREWS DR	Improvements to roof drain system on existing Marriott Manor Club building.	Savannah Pietrowski	02-Powhatan
	SP-0056-2017	WISC Pool and Shower Facility Addition Amendment	5720 WARHILL TRAIL	WISC indoor pool facility site plan amendment.	Jose Ribeiro	02-Powhatan
	SP-0057-2017	Spoke & Art Provisions, 3449 John Tyler Hwy.	3449 JOHN TYLER HGWY	Retail and trail provisions.	Jose Ribeiro	03-Berkeley
	SP-0058-2017	Busch Gardens Ice Cream Kiosk	7851 POCAHONTAS TR	Minimal removal of sod and addition of new exposed aggregate concrete. One temporary ice cream kiosk will be placed on new aggregate pad of Summer Event.	Roberta Sulouff	05-Roberts