

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
October 17, 2018
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of the September 5, 2018 Regular Meeting

F. PUBLIC HEARINGS

1. SUP-18-0011. 750 Blow Flats Road Borrow Pit Renewal and SUP-18-0023. 700 Blow Flats Road Borrow Pit Renewal
2. SUP-18-0024. Christ Community Church Multipurpose Building

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - October 2018

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 10/17/2018

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the September 5, 2018 Regular Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the September 5, 2018 Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	9/21/2018 - 1:54 AM
Planning Commission	Holt, Paul	Approved	9/21/2018 - 1:54 AM
Publication Management	Burcham, Nan	Approved	9/21/2018 - 7:57 AM
Planning Commission	Holt, Paul	Approved	9/21/2018 - 8:08 AM

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
September 5, 2018
6:00 PM

A. CALL TO ORDER

Mr. Heath Richardson called the meeting to order at 6:00 p.m.

B. ROLL CALL

Planning Commissioners Present:

Heath Richardson
Rich Krapf
Tim O'Connor
Danny Schmidt
Jack Haldeman
Frank Polster
Julia Leverenz

Staff Present:

Paul Holt, Director of Community Development and Planning
Max Hlavin, Deputy County Attorney
José Ribeiro, Senior Planner II

C. PUBLIC COMMENT

Mr. Richardson opened Public Comment.

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

D. REPORTS OF THE COMMISSION

Mr. Rich Krapf stated that the Development Review Committee (DRC) met on August 22, 2018, to review three cases.

Mr. Krapf stated that the first case, Case No. C-18-0071, BASF Temporary Overhead Power Line was before the Committee because Section 24-200(c) of the Zoning Ordinance requires all new utility connections to be placed underground. Mr. Krapf stated that the applicant has requested a waiver to this requirement to allow a temporary overhead power line connection to a temporary construction trailer. Mr. Krapf noted that the waiver may be granted by approval of the Planning Commission per the recommendation of the DRC. Mr. Krapf stated that the Committee voted unanimously to recommend approval of the waiver with the condition that the overhead power line and all related infrastructure be removed by May 17, 2019, or within 60 days of the completion of construction, concurrent to the removal of the existing temporary construction trailer. Mr. Krapf further stated that the Committee requested that the Policy Committee consider whether the Zoning Ordinance should be amended to make a waiver for a temporary overhead powerline automatically approved with an approved permit for a temporary construction trailer.

Mr. Krapf stated that the Committee also reviewed Case No. C-18-0064, 7083 Menzels Road Minor Subdivision. Mr. Krapf stated that this case was before the Committee because Section 19-73 of the Subdivision Ordinance requires that all minor subdivisions of three or more lots shall limit direct access from the existing road to one shared driveway. The applicant would like to have each lot served by an individual driveway and has requested an exception to this section of the Subdivision Ordinance. Mr. Krapf stated that staff recommended denial of the request as it does not meet exception criteria. Mr. Krapf stated that the Virginia Department of Transportation has expressed no concerns over the individual driveways. Mr. Krapf further stated that the applicant has proposed a modified plan which would provide four shared driveways along property lines. Mr. Krapf further stated that the shared drives would be constructed to facilitate the absorption of stormwater and decrease runoff. Mr. Krapf stated that the Committee voted unanimously to recommend approval of the exception as amended by the applicant.

Mr. Krapf further stated that the Committee reviewed Case No. S-0022-2018, 9812 Old Stage Road Minor Subdivision. Mr. Krapf stated that this case was before the Committee because Section 19-73 of the Subdivision Ordinance requires that all minor subdivisions of three or more lots shall limit direct access from the existing road to one shared driveway. Mr. Krapf stated that the applicant has requested an exception to this section of the Subdivision Ordinance. Mr. Krapf stated that staff recommended approval of the exception request for the individual lot but not for the three contiguous parcels. Mr. Krapf stated that the Committee voted unanimously to recommend approval of the exception request for all four lots. Mr. Krapf noted that the individual driveways were less impactful to the environment due to reduced amounts of impervious cover and land clearing.

Mr. Jack Haldeman stated that the Policy Committee met on August 9, 2018. Mr. Haldeman stated that, in response to a request by the Board of Supervisors, the Committee continued to consider the process by which master plan consistency determinations are made. Mr. Haldeman stated that the Committee reviewed the flowchart outlining the process for review of development plans. Mr. Haldeman further stated that the Committee discussed the difficulty of objectively defining the term “significant” in matters involving a change in residential character. Mr. Haldeman stated that the Committee also revisited the discussion on the nature of a contract between the developer and a Homeowner’s Association (HOA). Mr. Haldeman stated that staff pointed out that any change to the master plan that resulted in an increase in the number of houses automatically requires legislative action. Mr. Haldeman stated that the Committee decided to request additional guidance from the Board of Supervisors at the Joint Work Session on September 25. Mr. Haldeman stated that the Committee also discussed whether an application to reduce density or to cluster homes should be encouraged by reducing the steps and costs involved. Mr. Haldeman noted that more work will be needed to assess the risks and benefits of those changes.

E. CONSENT AGENDA

1. Development Review Committee Action Item: Case No. C-18-0071. BASF Temporary Overhead Power Line
2. Development Review Committee Action Item: Case No. C-18-0064. 7083 Menzels Road Minor Subdivision
3. Development Review Committee Action Item: Case No. S-0022-2018. 9812 Old Stage Rd. Minor Subdivision
4. Minutes of the August 1, 2018 Regular Meeting

Mr. Haldeman 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. SUP-18-0010. Outdoor Flea Market at 6623 Richmond Road

A motion to Approve was made by Rich Krapf, the motion result was Passed.

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

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

Mr. José Ribeiro, Senior Planner II, stated that a Special Use Permit Application (SUP) has been submitted to allow an outdoor flea market at 6623 Richmond Road. Mr. Ribeiro stated that the front portion of the property is zoned B-1, General Business and the rear portion is zoned A-1, General Agricultural. Mr. Ribeiro stated that the property is designated Mixed Use on the 2035 Comprehensive Plan Land Use Map. Mr. Ribeiro further stated that Richmond Road is designated in the Comprehensive Plan as a Community Character Corridor (CCC). Mr. Ribeiro stated that an SUP is required for flea markets in the B-1 zoning district.

Mr. Ribeiro stated that the property is the site of a commercial office/warehouse complex. Mr. Ribeiro further stated that on August 8, 2006, the Board of Supervisors approved an SUP request for the redevelopment of the property. Mr. Ribeiro stated that the SUP proposed no additional square footage, only changes in use to the existing structure. Mr. Ribeiro stated that in the years since, the DRC has approved several master plan consistency requests for specific uses including switching the location of office and commercial space, placement of a roller-skating rink in an area previously identified for a skate park and placement of Sears Hometown and Outlet Store at a location previously identified on the Master Plan as a roller-skating rink.

Mr. Ribeiro noted that all SUP conditions associated with the addition of the skate park are outstanding; however, as the skate park was never pursued the conditions were never triggered. Mr. Ribeiro stated that the proposed flea market would provide space for up to 20 vendors to be located in the front parking area. Mr. Ribeiro stated that the flea market would operate Saturdays and Sundays from 6 a.m. to 4 p.m. year-round. Mr. Ribeiro further stated that no new permanent structure or building addition is proposed to be constructed as part of this SUP application. Mr. Ribeiro stated that the vendors would bring their own tables, which are later disassembled and removed from the site after the end of business hours.

Mr. Ribeiro stated that there are a total of approximately 180 parking spaces on the site. Mr. Ribeiro stated that 118 parking spaces are located in the commercial part of the complex and 62 parking spaces are located in the warehouse part of the complex. Mr. Ribeiro stated that a total of 158 parking spaces were originally calculated to be required to accommodate all the proposed uses.

Mr. Ribeiro noted that since approval of the SUP in 2006, the complex has never experienced full tenant occupancy. Mr. Ribeiro stated that according to the real estate agency responsible for leasing at the complex, the current tenant configuration includes an antique store, a youth baseball travel team, medical equipment office and storage and a nonprofit car club. Mr. Ribeiro stated that all storage/warehousing square footage is currently empty.

Mr. Ribeiro further stated that based on the Zoning Ordinance, staff calculates that a total of 100 parking spaces are required to meet the parking needs of existing tenants. Mr. Ribeiro

stated that the proposed flea market will occupy an area of approximately 7,000 square feet, which would require a total of 14 parking spaces. Mr. Ribeiro stated that the area occupied by the proposed flea market will take the space of a total of 27 parking spaces during the weekends. Mr. Ribeiro stated that the total number of parking spaces required for the existing uses and proposed outdoor flea market is 141 parking spaces. Mr. Ribeiro stated that based on the number of existing parking spaces, there are a total of 39 parking spaces left for the remaining uses on the property. Mr. Ribeiro stated that in order to ensure the availability of parking in the entire complex year-round, SUP Condition No. 8 requires that prior to any new tenant occupying the building a change of use application or parking verification must be submitted to the Director of Planning for review in order for staff to ensure the availability of parking spaces for all uses in accordance with the Zoning Ordinance. Mr. Ribeiro stated that the remaining empty spaces the property, mainly the warehousing and commercial uses, will be required to meet the minimum parking requirements of the Zoning Ordinance in order to be permitted.

Mr. Ribeiro stated that the Comprehensive Plan states that in the Lightfoot Mixed Use area, commercial uses should not develop in a strict commercial fashion and should emphasize shared access and parking, as well as consistent treatment for landscape and architecture. Mr. Ribeiro stated that no permanent structures will be constructed for this use and will use existing parking spaces. Mr. Ribeiro further stated that the existing landscaping will be supplemented and improved.

Mr. Ribeiro stated that the proposed SUP conditions have been developed to mitigate the impacts of the proposed use. Mr. Ribeiro further stated that staff finds the proposal to be compatible with surrounding zoning and development and that it is consistent with the 2035 Comprehensive Plan. Mr. Ribeiro stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors.

Mr. Schmidt inquired if the proposed hours of operation included set-up and breakdown.

Mr. Ribeiro stated that he believed that the hours of operation included set-up and breakdown; however, he would defer to the applicant for confirmation.

The applicant's representative confirmed that the hours of operation included set up and break down.

Mr. Richardson opened the Public Hearing.

Mr. David Otey, Otey Smith & Quarles, representing the applicant, addressed the Commission in support of the application. Mr. Otey thanked staff for their efforts in bringing this case forward to the Commission. Mr. Otey noted that the applicant appreciated the thoughtful approach to the suggested SUP conditions. Mr. Otey stated that the proposed use would be weekend only, would not require additional infrastructure and would not place an additional burden on County services. Mr. Otey requested that the Commission recommend approval of the application.

Ms. Julia Leverenz inquired if the flea market would operate on holidays.

Mr. Neal Jones, applicant, stated that the flea market would not operate on weekday holidays.

Ms. Leverenz inquired if the vendors have made a request for additional operating days.

Mr. Jones stated that the parameters of the SUP would prohibit operating other than the specified weekend hours and that they fully intended to abide by the SUP conditions. As no one else wished to speak, Mr. Richardson closed the Public Hearing.

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

Mr. Krapf made a motion to recommend approval of the application subject to the proposed SUP conditions.

On a roll call vote, the Commission voted to recommend approval of SUP-18-0010, Outdoor Flea Market at 6623 Richmond Road (7-0).

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - September 2018

Mr. Paul Holt, Director of Community Development and Planning, stated that he had nothing in addition to the report provided in the Agenda Packet.

Mr. Tim O'Connor inquired if the Oakland Pointe matter would be coming before the Commission again.

Mr. Holt stated that the applicant is still working to update the application and has not requested that it be scheduled for a hearing.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Richardson noted that three of the Commissioners have plans and obligations that will prevent them from participating in the October 3, 2018 meeting. Mr. Richardson stated that it would be important to ensure that there would be a quorum.

Mr. Holt requested that the Commissioners confirm with him whether they are or are not available to attend the October meeting.

J. ADJOURNMENT

Mr. Haldeman made a motion to adjourn.

The meeting was adjourned at approximately 6:21 p.m.

Heath Richardson, Chair

Paul D. Holt, III, Secretary

ITEM SUMMARY

DATE: 10/17/2018

TO: The Planning Commission

FROM: Terry Costello, Deputy Zoning Administrator

SUBJECT: SUP-18-0011. 750 Blow Flats Road Borrow Pit Renewal SUP-18-0023. 700 Blow Flats Borrow Pit Renewal

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Attachment No.1 Location Map	Backup Material
☐	Attachment No.2 700 Blow Flats Road Master Plan	Backup Material
☐	Attachment No.3 750 Blow Flats Road Master Plan	Backup Material
☐	Attachment No. 4 Proposed SUP Conditions for SUP-18-0023	Backup Material
☐	Attachment No. 5 Proposed SUP Conditions for SUP-18-0011	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	10/10/2018 - 11:32 AM
Planning Commission	Holt, Paul	Approved	10/10/2018 - 11:33 AM
Publication Management	Burcham, Nan	Approved	10/10/2018 - 11:41 AM
Planning Commission	Holt, Paul	Approved	10/10/2018 - 1:21 PM

SPECIAL USE PERMIT-18-0011. 750 Blow Flats Road Borrow Pit Renewal
SPECIAL USE PERMIT-18-0023. 700 Blow Flats Road Borrow Pit Renewal
Staff Report for the October 17, 2018, Planning Commission Public Hearing

SUMMARY FACTS

Applicant: Mr. Julian Lipscomb, Jr.

Land Owners: USA Waste of Virginia, Inc.
Branscome, Inc.

Proposal: Continued operation of a borrow pit (i.e.,
surface mine for sand and clay)

Locations: 700 and 750 Blow Flats Road

Tax Map/Parcel Nos.: 6030100003, 6030100002, respectively

Project Acreage: +/- 281 acres (Branscome property) and
approximately 139 acres (USA Waste of
Virginia property), for a total of +/- 420
acres

Zoning: M-2, General Industrial

Comprehensive Plan: General Industrial

Primary Service Area: Inside

Staff Contact: Terry Costello, Deputy Zoning
Administrator

PUBLIC HEARING DATES

Planning Commission: October 17, 2018, 6:00 p.m.
Board of Supervisors: November 13, 2018, 5:00 p.m. (Tentative)

FACTORS FAVORABLE

1. With the recommended conditions, the proposal is compatible with surrounding zoning and development.
2. The proposal is consistent with the recommendations for commercial and industrial development in lands designated General Industry by the adopted Comprehensive Plan.
3. The Virginia Department of Mines, Minerals and Energy (DMME) monitors use of the site with more stringent monitoring and reporting requirements than what is required by the Special Use Permit (SUP).

FACTORS UNFAVORABLE

1. With the attached SUP conditions for each application, staff finds that there are no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Recommend approval of this application to the Board of Supervisors, subject to the attached conditions.

PROJECT DESCRIPTION

Mr. Julian Lipscomb, Jr. has applied on behalf of Branscome Inc. and USA Waste of Virginia Inc. to permit the continued operation of a +/- 420-acre site to be used as a borrow pit.

The facility currently operates up to six days a week, during daylight hours. The total size of the project area is approximately 420 acres with previous SUP conditions limiting the amount of area that can be

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-18-0011. 750 Blow Flats Road Borrow Pit Renewal
SPECIAL USE PERMIT-18-0023. 700 Blow Flats Road Borrow Pit Renewal
Staff Report for the October 17, 2018, Planning Commission Public Hearing

disturbed at any given time to 40 acres. However, with this renewal, the applicant would like to increase this number to 60 acres. The most current information staff has indicated the following:

- 182.09 acres are covered by the State Mining Permit (43.28 + 138.81).
- 36.00 acres are currently disturbed (1.57 + 34.43).
- 10.32 acres are currently being mined (0 + 10.32).
- 29.92 acres are to be mined in the near future (19.66 + 10.26).
- 56.00 acres are set aside to accommodate long-term goals (29.05 + 20.95).
- 14.72 acres have been reclaimed and associated bonds have been released since the last SUP renewal (14.72 + 0).

The applicant had previously proposed to create tidal wetlands on the three western peninsulas on the USA Waste of Virginia Landfills, Inc. property. The process of creating tidal wetlands would involve mining to an elevation of -15 feet to mean sea level on portions of the peninsulas that would become inundated by water during high tide. The Stormwater and Resource Protection Division is receptive to the idea and would oversee and provide guidance set forth by conditions of the SUP. The largest peninsula to the south has not been previously mined and is set aside for future mining operations. The two other peninsulas have been previously mined and were both reclaimed and were released of their bonds by the state in 2001. In order to re-mine the two smallest peninsulas, the mine operators would have to apply for, and be approved for, an amendment to their current state mining

permit. Per an existing SUP condition, the Office of Economic Development will aid the Stormwater and Resource Protection Division in delineating the limits of the tidal wetland to ensure that there will be viable land for future economic development. The limits of the tidal wetlands will be delineated over time to meet the demands of the market and possible changing environmental regulations.

There is an active mining permit from DMME for the borrow pit. All operational activities associated with the borrow pit are regulated by DMME. The borrow pit is being utilized as an area where sand and clay are mined for use as fill material in off-site building and roadway construction. The site is not open to the general public for the sale of materials. The master plan identifies the areas that are currently being mined, areas that have been released and areas that are currently under bond.

A land use permit was required by the Virginia Department of Transportation (VDOT) that ran concurrently with the previous SUP. Since there is no new construction or changes proposed, a land use permit will not be required by VDOT as part of this proposal. If conditions change to warrant such a permit, VDOT has the ability to require it outside the County's process of obtaining an SUP.

A condition was added to these renewals to require archaeological studies in accordance with the County's Archaeological Policy. This is in response to the applicant's request to increase the acreage of disturbed land.

PLANNING AND ZONING HISTORY

- The Board of Supervisors approved Case Nos. SUP-38-91 and SUP-39-91 on September 8, 1992. This allowed for the continued operation of these facilities. A five-year limit was placed on the

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SPECIAL USE PERMIT-18-0011. 750 Blow Flats Road Borrow Pit Renewal
SPECIAL USE PERMIT-18-0023. 700 Blow Flats Road Borrow Pit Renewal
Staff Report for the October 17, 2018, Planning Commission Public Hearing

permits as a condition of approval in order to provide staff the opportunity to reevaluate the impacts of the operation.

- The Board of Supervisors approved Case Nos. SUP-30-97 and SUP-31-97 on December 22, 1997. This was a renewal of the previous SUPs that were issued in 1992. A three-year limit was placed on the permits.
- The Board of Supervisors approved renewal Case Nos. SUP-8-00 and SUP-9-00 on October 10, 2000. A five-year limit was placed on the permits.
- The Board of Supervisors approved renewal Case Nos. SUP-19-05 and SUP-20-05 on October 10, 2000. A five-year limit was placed on the permits.
- The Board of Supervisors approved renewal Case Nos. SUP-0009-2010 and SUP-0010-2010 on June 8, 2010. An eight-year limit was placed on the permits.

SURROUNDING ZONING AND DEVELOPMENT

- The properties are located on Blow Flats Road, bordered on the east and south by Skiffes Creek while Wood Creek is located to the west of the site. Property to the north of the site is the Walmart Distribution Center.
- Surrounding Zoning Designations include:
 - M-2, General Industrial to the north (Walmart Distribution Center), east (BASF), and west (Greenmount Property).

- Residences along Blow Flats Road zoned M-2, General Industrial.

COMPREHENSIVE PLAN

- The properties are designated General Industrial on the 2035 Comprehensive Plan Land Use Map.
- Recommended uses for the General Industrial District include industrial operations with office and commercial as secondary uses.
- Staff finds that this proposal is consistent with Comprehensive Plan as a primary use and is compatible with surrounding properties and zoning.
- Surrounding Comprehensive Plan designations include:
 - General Industrial to the north (Walmart Distribution Center).
 - General Industrial to the east (BASF).
 - General Industrial to the west (Greenmount Property).
 - General Industrial and Mixed Use for the residences along Blow Flats Road.

PUBLIC IMPACTS

1. Anticipated Impact on Public Facilities and Services:
 - a. *Traffic.* Access to the site is provided by a private road to the south-west of the Walmart Distribution Center. Trucks access

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-18-0011. 750 Blow Flats Road Borrow Pit Renewal
SPECIAL USE PERMIT-18-0023. 700 Blow Flats Road Borrow Pit Renewal
Staff Report for the October 17, 2018, Planning Commission Public Hearing

this gravel road from an existing commercial entrance located at the end of Blow Flats Road. The applicant estimates that the site generates 90 truck trips on an average day and approximately 200 truck trips on a peak day. This is an increase from the data received at the last renewal which was 70 truck trips on an average day with 120 truck trips on a peak day. Historical data from the company has shown the busiest month generated 4,094 total trips and an average 152 daily trips. This number has slightly changed from the last renewal time that showed 4,000 total trips per month with an average 160 daily trips.

- b. *Schools/Fire/Utilities.* No impacts anticipated. The site is served by public water and sewer. Newport News Waterworks have been sent the proposal and staff has received no comments. James City Service Authority and the Fire Department have reviewed the proposals and have no comments.

2. Environmental: There is a Resource Protection Area (RPA) located on these properties. However, one condition of the SUP is that there is no encroachment in the RPA without written consent and only for the sole purpose of creating wetlands. The Stormwater and Resource Protection Division recommends including a time limit on the SUPs (proposed Condition No. 12) as has been included in past SUPs. The regulations regarding environmental protection change over time and having an opportunity to periodically review the conditions of the operation allows the County to address these changes, which is critical for the potential future redevelopment of the property for economic development purposes. DMME addresses environmental concerns associated with the borrow pit through the applicant's mining permit and operational plan; however, a condition is also proposed

requiring the applicant to submit yearly progress reports to the County.

3. Nearby and Surrounding Properties:

- a. *Visual Impacts:* Access to the site is provided by a private road to the southwest of the Walmart Distribution Center. This road is approximately 5,300 feet in length and truck access to it is from an existing commercial entrance located at the end of Blow Flats Road. This site is not visible from any residential property and is surrounded by industrial sites.

PROPOSED CONDITIONS

- The full text of the proposed conditions is attached.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of this application, subject to the attached conditions, to the Board of Supervisors.

TC/md
SUPBorrowPitRenw

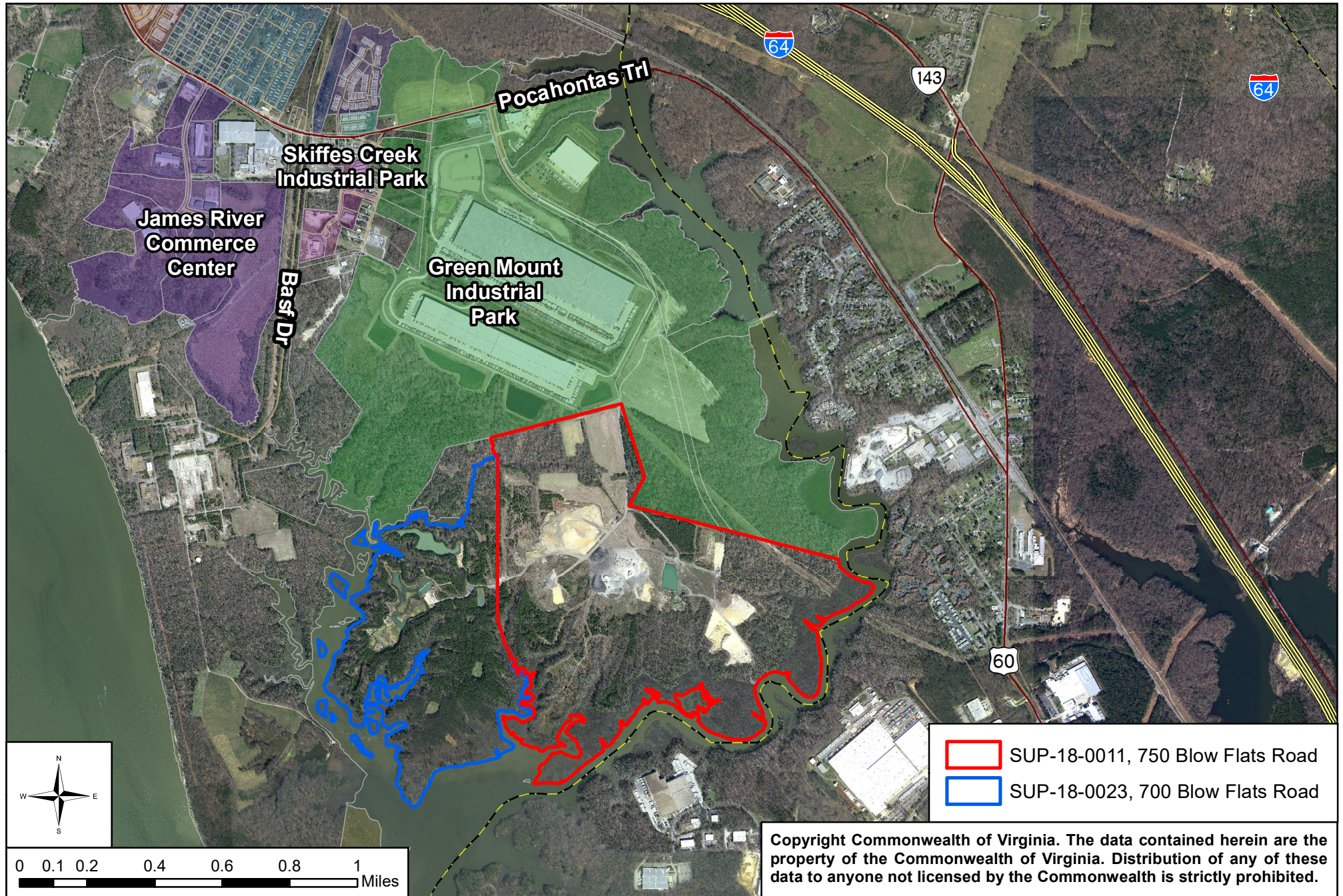
Attachments:

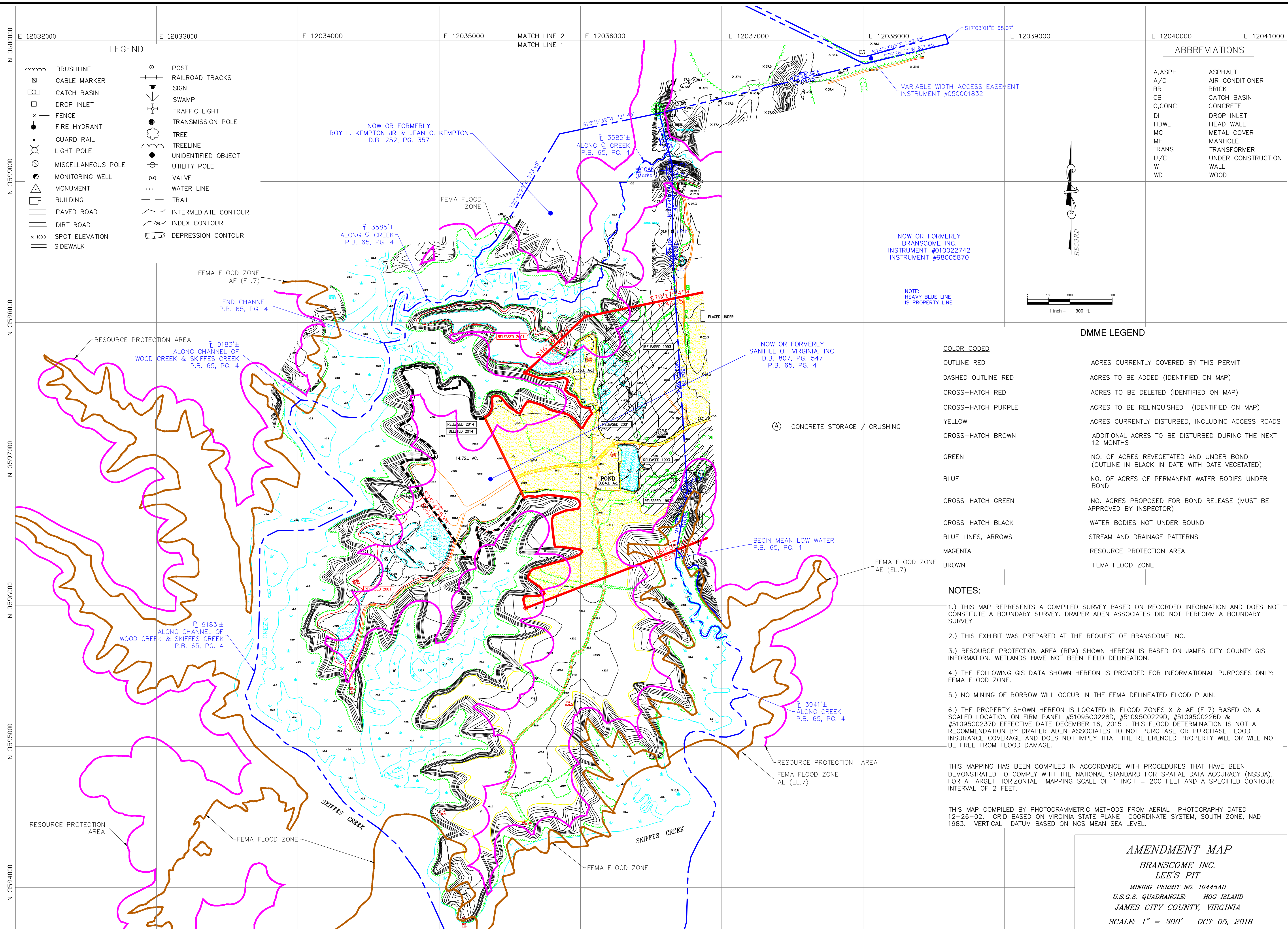
1. Location Map
2. USA Waste of Va Property Master Plan dated October 5, 2018
3. Branscome Property Master Plan dated October 5, 2018
4. Draft SUP Conditions SUP-18-0023
5. Draft SUP Conditions SUP-18-0011


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.

JCC SUP-18-0011 & SUP18-0023

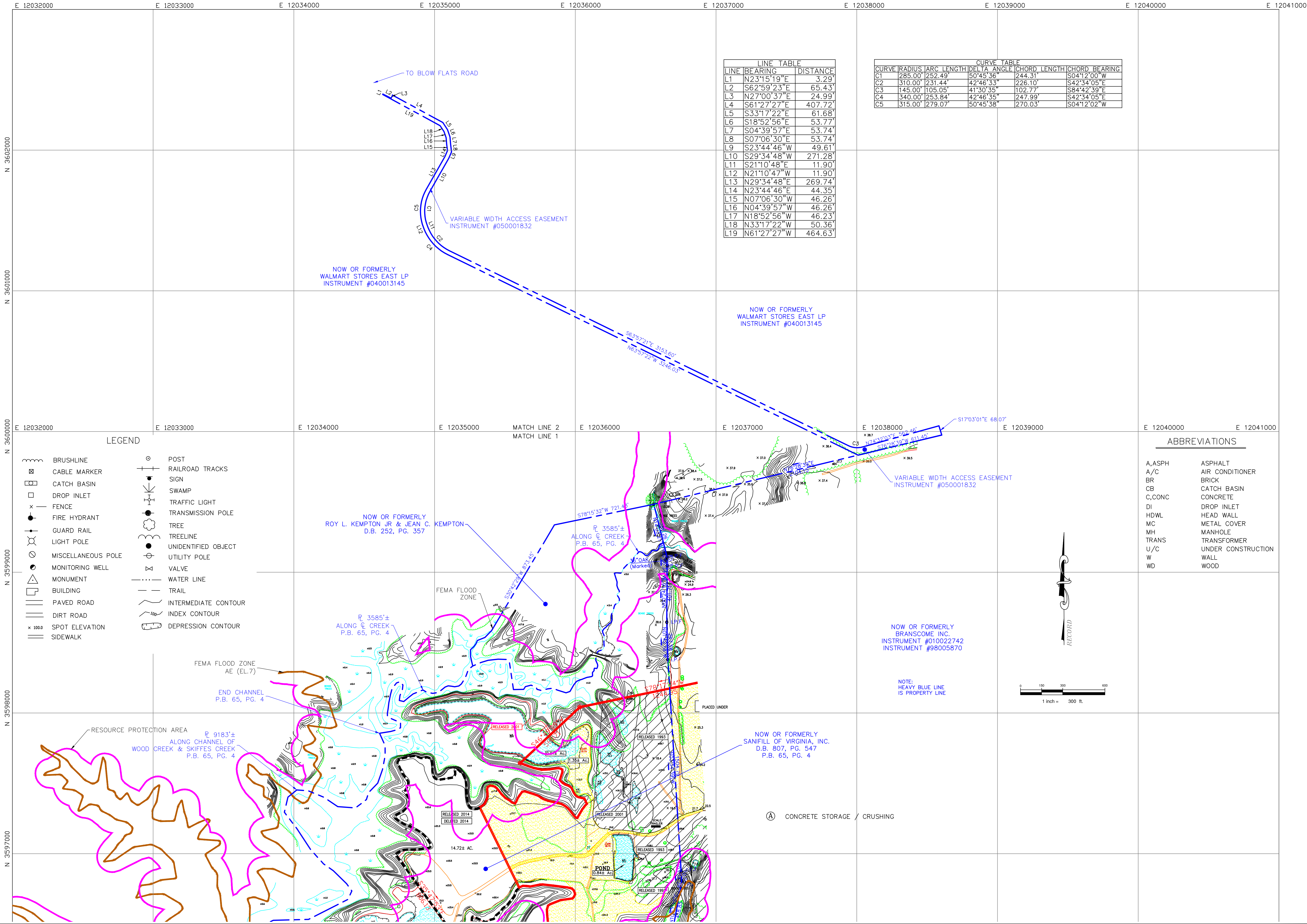
750 & 700 Blow Flats Road Borrow Pit Renewal





<p>PARCEL ID #603010003 - LEE'S PIT 700 BLOW FLATS ROAD SUP-18-0023 USA WASTE OF VIRGINIA, INC. JAMES CITY COUNTY, VIRGINIA</p>		 <p>Draper Aden Associates <i>Engineering • Surveying • Environmental Services</i></p> <p>703 Thimble Shoals Boulevard, Suite C2 Newport News, VA 23606 757-559-5800 Fax: 757-595-5884 www.daa.com</p> <ul style="list-style-type: none"> • Raleigh, NC • Fayetteville, NC • Northern Virginia • Charlottesville, VA • Virginia Beach, VA 	
<p>REVISIONS</p>			
DESIGNED BY:	N/A		
DRAWN BY:	MJL		
CHECKED BY:	RJE		
SCALE:	1" = 300'		
DATE:	10/05/2018		
PROJECT NUMBER:	18070164-010504		
<p>SHEET 1 OF 2</p>			

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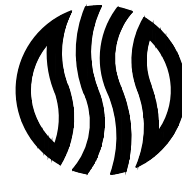
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N23°15'19"E	3.29'
L2	S62°59'23"E	65.43'
L3	N27°00'37"E	24.99'
L4	S61°27'27"E	407.72'
L5	S33°17'22"E	61.68'
L6	S18°52'56"E	53.77'
L7	S04°39'57"E	53.74'
L8	S07°06'30"E	53.74'
L9	S23°44'46"W	49.61'
L10	S29°34'48"W	271.28'
L11	S21°10'48"E	11.90'
L12	N21°10'47"W	11.90'
L13	N29°34'48"E	269.74'
L14	N23°44'46"E	44.35'
L15	N07°06'30"W	46.26'
L16	N04°39'57"W	46.26'
L17	N18°52'56"W	46.23'
L18	N33°17'22"W	50.36'
L19	N61°27'27"W	464.63'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	285.00'	252.49'	50°45'36"	244.31'	S04°12'00"W
C2	310.00'	231.44'	42°46'33"	226.10'	S42°34'05"E
C3	145.00'	105.05'	41°30'35"	102.77'	S84°42'39"E
C4	340.00'	253.84'	42°46'35"	247.99'	S42°34'05"E
C5	315.00'	279.07'	50°45'38"	270.03'	S04°12'02"W

ABBREVIATIONS	
A, ASPH	ASPHALT
A/C	AIR CONDITIONER
BR	BRICK
CB	CATCH BASIN
C, CONC	CONCRETE
DI	DROP INLET
HDWL	HEAD WALL
MC	METAL COVER
MH	MANHOLE
TRANS	TRANSFORMER
U/C	UNDER CONSTRUCTION
W	WALL
WD	WOOD

Draper Aden Associates

Engineering • Surveying • Environmental Services



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www.daa.com

PARCEL ID #6030100003 - LEE'S PIT
700 BLOW FLATS ROAD SUP-18-0023
USA WASTE OF VIRGINIA, INC.
JAMES CITY COUNTY, VIRGINIA

REVISIONS

DESIGNED BY: N/A
DRAWN BY: MJL
CHECKED BY: RJE
SCALE: 1" = 300'
DATE: 10/05/2018
PROJECT NUMBER: 18070164-010504

SHEET
2 OF 2

SUP-18-0023. USA WASTE OF VIRGINIA, INC. BORROW PIT SUP RENEWAL

Draft SUP Conditions:

1. An erosion and sediment control plan shall be submitted to, and approved by, the Stormwater and Resource Protection Division Director, or their designee, prior to any new land disturbance occurring on site. All approved erosion and sedimentation control measures shall be installed prior to any clearing or grading of any borrow pit cell.
2. No more than sixty (60) acres of the site shall be disturbed at any one time.
3. A transitional screening buffer equal to or greater than fifty (50) feet in width shall be provided along the perimeter of the site. The transitional screening buffer shall be established and maintained in accordance with Chapter 24, Article 11, Division 4, Section 24-100 (a) *Transitional Screening* of the James City County Code, as amended.
4. All buffer areas shall be flagged in the field prior to any new clearing so the equipment operators know the limits of their work. This flagging shall be inspected by the Stormwater and Resource Protection Division.
5. The hours of operation shall be limited to daylight hours, Monday through Saturday.
6. The special use permit shall only be valid for those areas covered by the State Department of Mines, Minerals and Energy Mining Permit No. 10445AB (the "State Mining Permit"), the limits of which are identified on the map submitted with the special use permit request and titled, "Amendment Map Branscome Inc. Lee's Pit U.S.G.S. Quadrangle: Hog Island" and dated October 5, 2018.
7. Areas on the site may be mined to an elevation of -15 feet to mean sea level, once delineated by the Stormwater and Resource Protection Director with the aid of the Office of Economic Development for the purpose of creating tidal wetlands. Soil side slopes between the elevations of +2 to -2 feet to mean sea level shall be no steeper than 4:1. All other areas on the site shall be mined to an elevation of +10 feet to mean sea level in order to be considered for future economic development. Encroachment into the Resource Protection Area (RPA) will be allowed only after obtaining expressed written consent by the Stormwater and Resource Protection Director and only for the sole purpose of creating tidal wetlands.
8. Only "inert material" shall be used as fill during the reclamation of the site. For the purposes of the special use permit, "inert material" shall be defined as "clean soil, broken concrete, broken road pavement, rocks, bricks, and broken concrete pipe." Under no condition shall fly ash, demolition debris, organic waste material, lumber, or household waste be used as fill.

9. A Phase I Archaeological Study for the site shall be submitted to the Director of Planning 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 inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III 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, Phase II, and Phase 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 plan of development for the site and the clearing, grading or construction activities thereon.
10. For as long as the special use permit is valid, the property owner shall submit a report prepared by, or verified by, a licensed engineer or surveyor or permissible on-site verification by the Stormwater and Resource Protection Director or their designee, documenting items A-H below. One such report shall be submitted between January 1 and January 31 of each year.
 - A. The extent and depth of the area mined over the previous calendar year.
 - B. The extent and depth of the area expected to be mined over the upcoming calendar year.
 - C. A certification that no unauthorized encroachment has occurred into an RPA, RPA buffer, the transitional screening buffer described above, or any Natural Open Space easement
 - D. For areas which are wooded as of the date of issuance of this permit, a delineation of any encroachment into such wooded areas.
 - E. A certification as to the amount of disturbed acreage on site.
 - F. A certification that all fill used after the date of issuance of this permit is "inert material," as defined above.
 - G. A delineation of all areas that have been restored, but not yet released under the State Mining Permit. This delineation shall show final grades for the restored area

as well as any stabilization and/or reforestation plan, with implementation time schedule, if applicable.

H. A delineation of the extent of the areas covered by the State Mining Permit.

11. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

12. This SUP shall be valid until December 31, 2026.

SUP-18-0011. BRANCSOME INC. BORROW PIT SUP RENEWAL

Draft SUP Conditions:

1. An erosion and sediment control plan shall be submitted to, and approved by, the Stormwater and Resource Protection Division Director, or their designee, prior to any new land disturbance occurring on site. All approved erosion and sedimentation control measures shall be installed prior to any clearing or grading of any borrow pit cell.
2. No more than sixty (60) acres of the site shall be disturbed at any one time.
3. A transitional screening buffer equal to or greater than fifty (50) feet in width shall be provided along the perimeter of the site. The transitional screening buffer shall be established and maintained in accordance with Chapter 24, Article 11, Division 4, Section 24-100 (a) *Transitional Screening* of the James City County Code, as amended.
4. All buffer areas shall be flagged in the field prior to any new clearing so the equipment operators know the limits of their work. This flagging shall be inspected by the Stormwater and Resource Protection Division.
5. The hours of operation shall be limited to daylight hours, Monday through Saturday.
6. The special use permit shall only be valid for those areas covered by the State Department of Mines, Minerals and Energy Mining Permit No. 10445AB (the "State Mining Permit"), the limits of which are identified on the map submitted with the special use permit request and titled, "Amendment Map Branscome Inc. Lee's Pit U.S.G.S. Quadrangle: Hog Island" and dated October 5, 2018.
7. No mining shall occur below an elevation of +10 feet to mean sea level in order to be considered for future economic development.
8. Only "inert material" shall be used as fill during the reclamation of the site. For the purposes of the special use permit, "inert material" shall be defined as "clean soil, broken concrete, broken road pavement, rocks, bricks, and broken concrete pipe." Under no condition shall fly ash, demolition debris, organic waste material, lumber, or household waste be used as fill.
9. A Phase I Archaeological Study for the site shall be submitted to the Director of Planning 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 inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III 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, Phase II, and Phase 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 plan of development for the site and the clearing, grading or construction activities thereon.

10. For as long as the special use permit is valid, a report prepared by, or verified by, a licensed engineer or surveyor or permissible on-site verification by the Stormwater and Resource Protection Director or their designee, documenting items A-H below. One such report shall be submitted between January 1 and January 31 of each year.
 - A. The extent and depth of the area mined over the previous calendar year.
 - B. The extent and depth of the area expected to be mined over the upcoming calendar year.
 - C. A certification that no unauthorized encroachment has occurred into an RPA, RPA buffer, the transitional screening buffer described above, or any Natural Open Space easement
 - D. For areas which are wooded as of the date of issuance of this permit, a delineation of any encroachment into such wooded areas.
 - E. A certification as to the amount of disturbed acreage on site.
 - F. A certification that all fill used after the date of issuance of this permit is "inert material," as defined above.
 - G. A delineation of all areas that have been restored, but not yet released under the State Mining Permit. This delineation shall show final grades for the restored area as well as any stabilization and/or reforestation plan, with implementation time schedule, if applicable.
 - H. A delineation of the extent of the areas covered by the State Mining Permit.
11. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.
12. This SUP shall be valid until December 31, 2026.

ITEM SUMMARY

DATE: 10/17/2018

TO: The Planning Commission

FROM: Alex Baruch, Senior Planner

SUBJECT: SUP-18-0024. Christ Community Church Multipurpose Building

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Location Map	Backup Material
▣	Draft SUP Conditions	Exhibit
▣	Master Plan	Backup Material
▣	Multipurpose Building Elevation	Backup Material
▣	Public Facilities Report	Backup Material
▣	Environmental Constraints Analysis	Backup Material
▣	Natural Resources Inventory	Backup Material
▣	Rural Lands Narrative	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	10/10/2018 - 11:37 AM
Planning Commission	Holt, Paul	Approved	10/10/2018 - 11:37 AM
Publication Management	Burcham, Nan	Approved	10/10/2018 - 11:45 AM
Planning Commission	Holt, Paul	Approved	10/10/2018 - 1:22 PM

SPECIAL USE PERMIT-18-0024. Christ Community Church Multipurpose Building

Staff Report for the October 17, 2018, Planning Commission Public Hearing**SUMMARY FACTS**

Applicant: Milissa Cheves, DJG, Inc.

Land Owner: Christ Community Church Wesleyan, Inc.

Proposal: Place of public assembly (existing) with a proposed multipurpose building expansion

Locations: 9001 Richmond Road

Tax Map/Parcel No.: 1020100009

Project Acreage: +/- 19.2 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside
(PSA)

Staff Contact: Alex Baruch, Planner

PUBLIC HEARING DATES

Planning Commission: October 17, 2018, 7:00 p.m.
Board of Supervisors: November 13, 2018, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. With the proposed conditions, staff finds the proposal will not impact the surrounding zoning and development.
2. With the proposed conditions staff finds the proposal consistent with the recommendations of the Comprehensive Plan adopted in 2015, *"Toward 2035: Leading the Way."*

FACTORS UNFAVORABLE

With the attached Special Use Permit (SUP) conditions, staff finds no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Approval, subject to the proposed conditions.

PROJECT DESCRIPTION

Christ Community Church has been operating as a church at this location for many years and has proposed the addition of a multipurpose building to the property. In August 2017, the Zoning Ordinance was amended and the amendments changed the places of public assembly use to a specially permitted use. The proposed addition of the multipurpose building to the property requires that the entire property come into conformance with the current Zoning Ordinance.

The Master Plan shows the addition of up to 50 parking spaces to be constructed for the multipurpose building. The Master Plan shows one entrance at an existing median crossover.

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-18-0024. Christ Community Church Multipurpose Building

Staff Report for the October 17, 2018, Planning Commission Public Hearing

PLANNING AND ZONING HISTORY

- Site plan approved the construction of the church in 1987 (SP-0039-1987).
- Site plan approved the cemetery and access road on December 18, 2001 (SP-0108-2001).
- Site plan approved the recreation field on June 4, 2014 (SP-0021-2014).

SURROUNDING ZONING AND DEVELOPMENT

- Located on Richmond Road.
- Surrounding Zoning Designations Include:
 - a. A-1, General Agricultural, to the north, south, east and west, primarily residential or undeveloped parcels.

COMPREHENSIVE PLAN

- Rural Lands are areas containing farms, forests and scattered houses, exclusively outside of the PSA, where a lower level of public service delivery exists or where utilities and urban services do not exist and are not planned for in the future. Rural Land uses are intended to help protect and enhance the viability of agricultural and forestal resources as important components of the local economy.

Community Character Corridor (CCC):

- This portion of Richmond Road is designated as a CCC and a wooded buffer type is recommended. A wooded CCC is

characterized as an area having natural wooded areas along the road, with light to moderate traffic and minimal existing or planned commercial development. The objective of this buffer type is to visually screen the development from the road. Ideally, existing vegetation should be preserved or supplemented to create a wooded buffer that preserves open space and wildlife habitat to maintain the natural character of the County. SUP Condition No. 4 states that the side landscape buffer along the driveway shall meet the Landscape Ordinance and the CCC buffer along Richmond Road shall meet the wooded buffer standards.

- While this use would replace some wooded area with more intense development, staff finds this proposal is substantially consistent with the Rural Lands Development Standards (page 179) for the following reasons:

- a. Comprehensive Plan: Locating structures and uses outside of sensitive areas.

Staff Analysis: The place of public assembly is proposing to locate the multipurpose building and uses outside sensitive areas.

- b. Comprehensive Plan: Maintaining existing topography, vegetation, trees and tree lines to the maximum extent possible, especially along roads and between uses.

Staff Analysis: The tree line will meet the Landscape Ordinance between the adjacent property and the driveway. Only necessary clearing for the construction of the multipurpose building footprint will be timbered.

- c. Comprehensive Plan: Discouraging development on farmland, open fields and scenic roadside vistas.

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SPECIAL USE PERMIT-18-0024. Christ Community Church Multipurpose Building

Staff Report for the October 17, 2018, Planning Commission Public Hearing

Staff Analysis: 9001 Richmond Road has been used as a church since the late 1980s. The SUP will apply to the entire property with no additional uses shown as future uses on the property.

- d. Comprehensive Plan: Encouraging enhanced landscaping to screen developments located in open fields using a natural appearance or one that resembles traditional hedgerows and windbreaks.

Staff Analysis: The SUP conditions indicate a requirement for landscaping between parcels per the Landscape Ordinance to screen the driveway from an existing residential driveway. The CCC Buffer will also meet the Board of Supervisors adopted policy per the Master Plan and SUP Condition No. 4.

- e. Comprehensive Plan: Locating new service or neighborhood access roads so that they follow existing contours and old roadway corridors whenever feasible.

Staff Analysis: The proposal will use the existing driveway location.

- f. Comprehensive Plan: Generally limiting the height of structures to an elevation below the height of surrounding mature trees and scaling buildings to complement the character of the existing community.

Staff Analysis: The place of public assembly exists on the property and the multipurpose building will be set back from Richmond Road further than the existing structure. The multipurpose building shall meet the height limit in the district.

- g. Comprehensive Plan: Minimizing the number of street and driveway intersections along the main road by providing common driveways and interconnection of developments.

Staff Analysis: Only one entrance to the property is shown. The place of public assembly will share a driveway with the adjacent parcel to the west.

- h. Comprehensive Plan: Utilizing lighting only where necessary and in a manner that eliminates glare and brightness.

Staff Analysis: The proposed development would meet the lighting section of the Zoning Ordinance to limit glare and brightness of proposed lighting. Proposed SUP Condition No. 5 will require the light poles to not exceed 20 feet from finished grade.

• Surrounding Comprehensive Plan Designations Include:

- a. Rural Lands to the north, south, east and west consisting of mostly residential or undeveloped properties.

PUBLIC IMPACTS

1. Anticipated Impact on Public Facilities and Services:

- a. *Streets.* No turn lanes or warrant analyses are required for this project because this project will have low traffic generation on weekday peak hours as shown in the table below.

	Peak AM Trip Generation (trips)	Peak PM Trip Generation (trips)
Church (560)	13.08	16.1

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.

SPECIAL USE PERMIT-18-0024. Christ Community Church Multipurpose Building

Staff Report for the October 17, 2018, Planning Commission Public Hearing

- b. The adjacent property driveway will be relocated to enter the property from the existing church driveway per the Virginia Department of Transportation standards.
- c. Richmond Road is a four-lane divided highway that has the capacity to serve a place of public assembly. This section of Richmond Road operated at Level of Service (LOS) A-C in 2010 and is projected to continue to operate at LOS C or better through 2034.
- d. This project passes the Adequate Transportation Facilities Test.
- e. *Schools/Fire/Utilities.* This area of the County is served by Fire Station 1 on Forge Road in Toano. This parcel is outside the PSA and is served by private well and private septic system. A new septic system will be installed for the multipurpose building with this proposal. The Health Department will review the proposed septic system at the site plan stage.

2. Anticipated Impact on Environmental/Cultural/Historical:

Environmental: The Stormwater and Resource Protection Division has reviewed the preliminary stormwater management approach and will continue to work with the applicant through the site plan process if approved.

Cultural/Historic: The subject properties are shown as moderately sensitive areas on the Comprehensive Plan's Archaeologically Sensitive Areas Map (CC-1, page 101). An archaeological study will need to be submitted in accordance with SUP Condition No. 3.

- 3. Anticipated Impact on Nearby and Surrounding Properties: No bell or external sound system is proposed with this application. Landscaping described in SUP Condition No. 4 will mitigate visual impacts to adjacent properties. While there will be significant activity and traffic on Sundays, moderate to low activity is expected to be taking place on-site for much of the week.

PROPOSED CONDITIONS

- Proposed conditions are provided in Attachment No. 2.

STAFF RECOMMENDATION

Approval subject to the proposed conditions (Attachment No. 2).

AB/nb

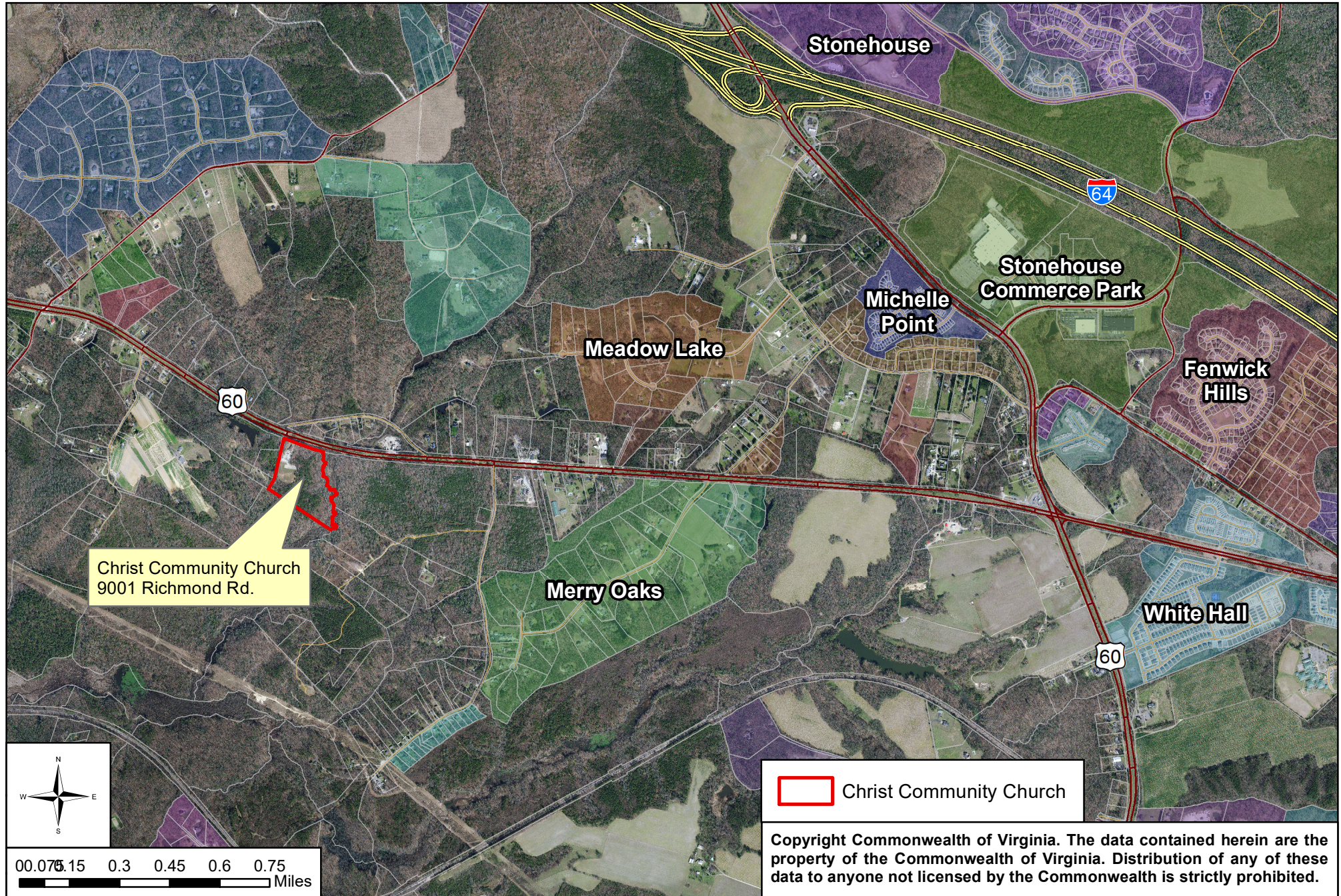
SUP18-24ChristCommCh

Attachments:

- 1. Location Map
- 2. Draft SUP Conditions
- 3. Master Plan
- 4. Multipurpose Building Elevations
- 5. Public Facilities Report
- 6. Environmental Constraints Analysis
- 7. Natural Resources Inventory
- 8. Rural Lands Narrative

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.

JCC-SUP-18-0024, Christ Community Church Multipurpose Building



Draft SUP Conditions:

1. **Master Plan:** This SUP shall be valid for a place of public assembly (the “Project”) located at 9001 Richmond Road, further identified as James City County Real Estate Tax Map No. 1020100009, (the “Property”). Development of the Project on the Property shall occur generally as shown on the exhibit drawn by DJG, Inc. entitled, “Christ Community Church Multi-Purpose Building,” dated July 24, 2018, (the “Master Plan”), with any deviations considered pursuant to Section 24-23(a)(2) of the James City County Code (the “County Code”), as amended.
2. *Architectural Elevations/Design:* The multipurpose building shown on the Master Plan shall use design materials that are substantially in accord with the front elevation as shown on the document entitled, “Front Elevation” prepared by DJG, Inc. and dated August 20, 2018. Such determination shall be made by the Director of Planning prior to site plan approval for the multipurpose building.
3. *Archaeological:* A Phase I Archaeological Study for the Property, excluding the existing structures, shall be submitted to and approved by the Director of Planning prior to land disturbance approval for the Project. A treatment plan shall be submitted to 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 being 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 inclusion on the National Register of Historic Places and/or those sites that require a Phase III study. If in the Phase III 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 preliminary approval within the study areas. All Phase I, Phase II, and Phase 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 plan of development for the site and the clearing, grading or construction activities thereon.
4. *Landscaping:* A landscape plan for the portion of the Property adjacent to Richmond Road shall be submitted for review and approval by the Director of Planning with the initial plan of development for the Project. The landscape plan shall show landscaping meeting the 50’ Wooded Community Character Corridor landscape buffer per the Community Character Corridor Buffer Treatment Guidelines policy. All landscaping on the landscape plan shall be installed or guaranteed prior to the issuance of the initial final Certificate of Occupancy (CO) for the Project. The amount of any surety guaranteeing installation of landscaping shall be determined by the Director of Planning or designee.
5. *Exterior Lighting:* All new exterior light fixtures on the Property, including new building lighting, shall have recessed fixtures with no lens, bulb, or globe extending below the casing. All new light poles shall not exceed twenty (20) feet in height from finished grade unless otherwise approved by the Director of Planning. A lighting plan indicating no glare outside the boundaries of the Property shall be submitted for any new lighting. The lighting plan shall be approved by the Director of

Planning or designee prior to site plan approval. "Glare" shall be defined as more than 0.1 foot-candle at the property line or any direct view of the lighting source from the adjoining properties.

6. *Commencement of Construction:* Final site plan approval for the Project shall be obtained within thirty-six (36) months from the date of approval of the SUP or the SUP shall be void.
7. *Severability:* The SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

THE EXISTING SITE IS 19.2 ACRES. 2.76 ACRES OF THE SITE IS CURRENTLY DEVELOPED, INCLUDING AN EXISTING CHURCH BUILDING, ASPHALT ENTRANCE ROAD AND GRAVEL PARKING AREAS. THE PROPOSED WORK FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF A 11,079 SQUARE FOOT METAL FRAME MULTI-PURPOSE BUILDING. SITE DEMOLITION WILL CONSIST OF CLEARING AND GRUBBING OF APPROXIMATELY 0.73 ACRES OF A VEGETATED STAND OF MIXED HARDWOODS AND CONIFERS, DEMOLITION OF THE EXISTING GRAVEL PARKING AREAS AND ASSORTED SITE STRUCTURES AND LANDSCAPING. SITE WORK WILL INCLUDE GRADING, EROSION CONTROL, SITE DRAINAGE, STORMWATER FACILITIES, SANITARY DRAIN FIELD AND WATER WELL, ASPHALT AND GRAVEL PARKING LOTS, SIDEWALKS, SIGNAGE, SITE LIGHTING AND LANDSCAPING.

OPEN SPACE DATA:

BUILDING DATA:

RENTLY DEVELOPED, INCLUDING AN EXISTING CHURCH BUILDING, USED WORK FOR THIS PROJECT INCLUDES THE CONSTRUCTION OF DEMOLITION WILL CONSIST OF CLEARING AND GRUBBING OF WOODS AND CONIFERS, DEMOLITION OF THE EXISTING GRAVEL SITE WORK WILL INCLUDE GRADING, EROSION CONTROL, SITE R WELL, ASPHALT AND GRAVEL PARKING LOTS, SIDEWALKS,

DE CHURCH ACTIVITIES SUCH AS FELLOWSHIP DINNERS, GENERAL THERE SHALL BE ONE MAIN HALL WITH SEVEN OTHER ROOMS, S, ONE PANTRY AND ONE KITCHEN. THE HOURS OF OPERATION IN LOCKED UNLESS A CHURCH EVENT IS OCCURRING.

U.S. ROUTE 60 - 50 FT WIDTH - RICHMOND ROAD - CONCRETE - VARIABLE RIGHT OF WAY

THOMAS L & LORI S. BALCH
9002 RICHMOND ROAD
PIN #1020100010A

JOHN M.L. BARNES ESTATE
9200 BARNES ROAD
PIN #1020100004

EDITH E GRAVES ESTATE
8994 RICHMOND ROAD
PIN #1020100010B

T.M.(10-2)(1-9C)
CLAY V. & MARY M. BRITTAIN
9041 RICHMOND ROAD
DOC.#970018066
PB.41,PG.27

EXISTING CHURCH

APPROXIMATE LOCATION OF NEW WELL
PROPOSED WATERLINE

75' FRONT SETBACK

50' WOODED COMMUNITY CHARACTER CORRIDOR BUFFER

WETLAND JURISDICTIONAL DETERMINATION

PROPERTY LINE IS C/L OF STREAM PER PLAT BY G.T. WILSON DATED 8/11/89 AND RECORDED IN PB.42,PG.20.

GAP AREA
0.4 Acres
17770.2 Sq.ft.

PROPERTY LINE IS C/L OF STREAM PER PLAT BY R.H. HIGHLAND DATED 7/27/64 AND RECORDED IN PB.22,PG.2.

T.M. (10-2)(1-11)
JOHN H. ROBINSON ESTATE
9021 RICHMOND ROAD
DB.18,PG.34
"ROBINSONTOWN"

EXISTING PARKING AREA IMPROVEMENTS

PROPOSED MULTI-PURPOSE BUILDING

PROPOSED SANITARY LINE

PROPOSED RESERVE DRAINFIELD

EXISTING RECREATION FIELD

15' SIDYARD SETBACK

PROPERTY LINE

35' REAR SETBACK

PROPOSED SANITARY DRAINFIELD

EXISTING TREE LINE

PROPOSED TREE LINE

100' OFFSET RESOURCE PROTECTION AREA

EXISTING DIRT ROAD

T.M. (11-1)(1-13)
IVY HILL LLC.
101 IVY HILL ROAD
DOC. #000002879
PB.22,PG.2

T.M. (10-2)(1-9)
CHRIST COMMUNITY CHURCH
PB.42,PG.20
19.2+/- Acres.

EXISTING CEMETERY

T.M. (10-2)(1-12)
RANDOLPH G. GUILDEN
140 CAMP ROAD
DOC.#980018016
"SPRAGGINS TRACT"

T.M. (11-1)(1-14)
ALBERT ROBINSON SR. ESTA
140 CAMP ROAD TE
170 HILL LANE
DB.4,PG.718

CENTERLINE OF STREAM IS THE PROPERTY LINE

MASTER PLAN

ADDRESS: 9001 RICHMOND ROAD
TOANO, VIRGINIA 23168

PROPERTY OWNER: CHRIST COMMUNITY CHURCH, WESLEYAN INC.

TAX MAP: 10201 00009 - LRSN 12085

PARCEL SIZE: 19.2 ACRES

HYDROLOGIC UNIT AND CODE AND WATERSHED:
VAHU5 JL5 - WATERSHED, LOWER CHICKAHOMINY RIVER (HUC10-0208020606)
VAHU6 JL27- SUBWATERSHED, DIASCUND CREEK-MILL CREEK (HUC12-020802060603)

ADJACENT PROPERTY:

9041 RICHMOND ROAD = (A-1) GENERAL AGRICULTURE

9021 RICHMOND ROAD = (A-1) GENERAL AGRICULTURE

140 CAMP ROAD = (A-1) GENERAL AGRICULTURE

170 HILL LANE = (A-1) GENERAL AGRICULTURE

101 IVY HILL ROAD = (A-1) GENERAL AGRICULTURE

9200 BARNES ROAD = (A-1) GENERAL AGRICULTURE

9002 RICHMOND ROAD = (A-1) GENERAL AGRICULTURE

8994 RICHMOND ROAD = (A-1) GENERAL AGRICULTURE

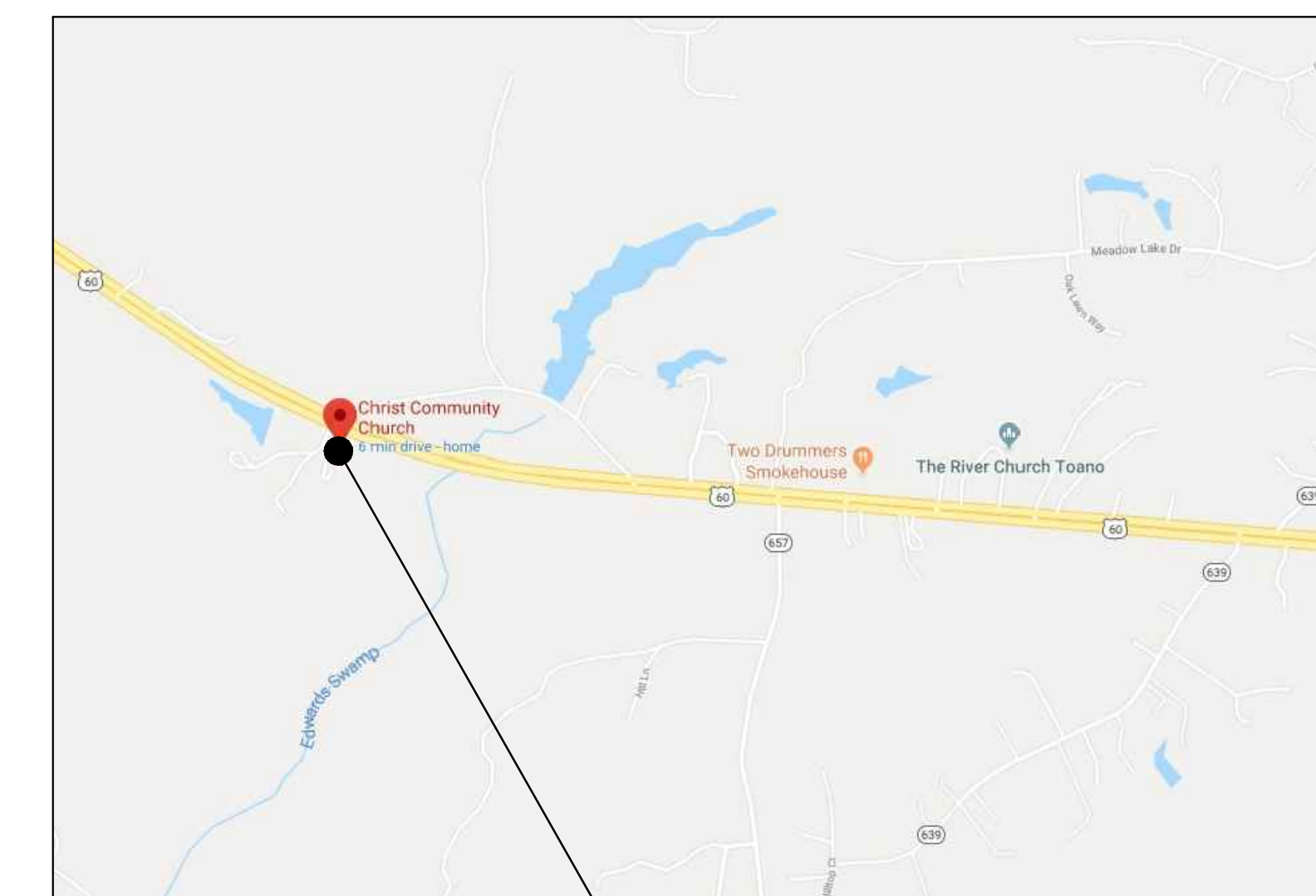
ZONING:

- | | |
|--------------------------|-------------------------------|
| 1. ZONING DESIGNATION: | (A1) GENERAL AGRICULTURE |
| 2. SETBACK REQUIREMENTS: | 75' FROM PROPERTY LINE |
| 3. STRUCTURE SETBACK: | 15' SIDE YARD & 35' REAR YARD |
| 4. PARKING SETBACK: | NONE |

PARKING REQUIREMENTS:

EXISTING CHURCH:	
USE CATEGORY:	C
SPACES REQUIRED:	1 SPACE PER 5 SEATS, TOTAL EXISTING SEATS 130: = 26 SPACES
MULTI-USE BUILDING:	
USE CATEGORY:	B
SPACES REQUIRED:	1 SPACE PER 5 SEATS, MAIN ROOM SEATING: 250 SEATS = 50 SPACES (PLANNED SEATING WILL CONSIST OF BANQUET TABLES (30 TABLES AND A STAGE AREA)
TOTAL SITE SPACES REQUIRED:	76
TOTAL HANDICAPPED SPACES REQUIRED:	4
TOTAL SITE SPACES PROVIDED:	76
PAVED PARKING SPACES:	34
GRAVEL PARKING SPACES:	42
TOTAL HANDICAPPED SPACES PROVIDED:	4

VICINITY MAP



SCALE 1"= 1000 FT

—PROJECT LOCATION:
9001 RICHMOND ROAD
TOANO, VIRGINIA 23168

ENGINEERS
ARCHITECTS
PLANNERS

449 McLAWS CIRCLE
WILLIAMSBURG, VA 23185
(757) 253-0673 VOICE
(757) 253-2319 FAX

www.djginc.com

CHRIST COMMUNITY
CHURCH


MULTI-PURPOSE
BUILDING

JCC PLAN SUP
18-0024

TOANO, VIRGINIA

R E V I S I O N S

[illegible]

	DATE	DESCRIPTION
COMMISSION NUMBER		
2160330		
SCALE:		AS SHOWN
DESIGNED:		MC
DRAWN:		MC
CHECKED:		DFB
DATE:		07.24.18

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SHEET TITLE

MASTER PLAN

SHEET NUMBER

C-101

2 OF 3

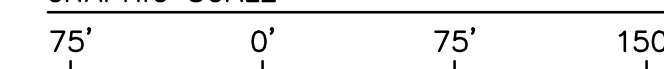


PROJECT NORTH

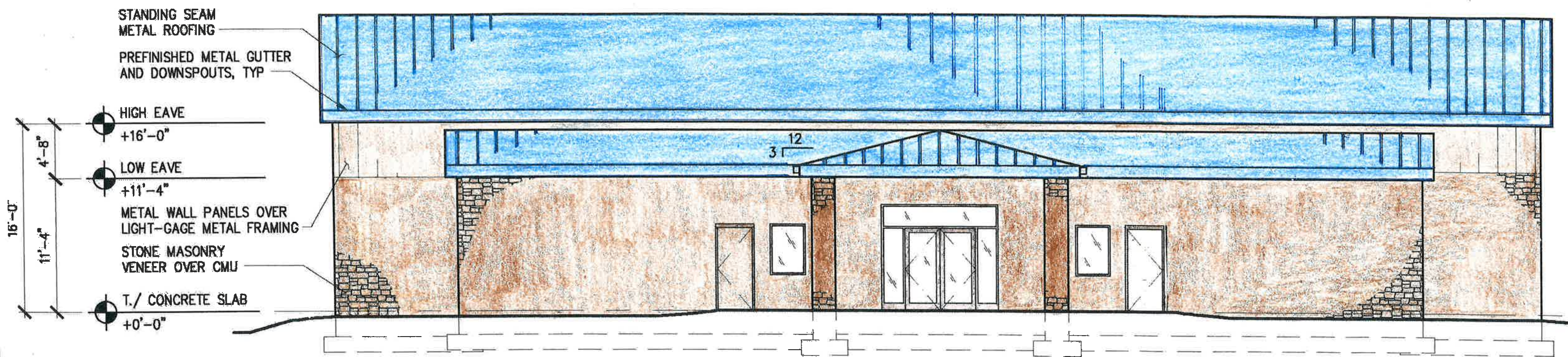
MASTER PLAN

SCALE: 1"=75'

GRAPHIC SCALE



SCALE: 1" = 75'



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Adequate Facilities Report



Toano, Virginia

September 21, 2018
SUP 18-0024
DJG# 2160330



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Adequate Facilities Report

Project Description:

Christ Community Church is located at 9001 Richmond Road, Toano, VA. The existing church building site is zoned A1 Agriculture. This zoning class requires a special use permit to be submitted for proposed assembly uses.

The proposed project includes the construction of an 11,079 square foot prefabricated metal frame multi-purpose building, regrading of an existing gravel parking lot with a conversion to asphalt pavement, and construction of an ancillary gravel parking lot. A septic drain field and water well will also be constructed.

Roads:

The site is accessible from US Route 60 West (Richmond Road). The entry driveway is combined with an adjacent property owner's driveway. US Route 60 West is classified as an "Other Principal Arterial" by the VDOT 2014 Approved Functional Classification Map and has a posted speed limit of 55 MPH along this segment of the road. The site is located within the VDOT non-urbanized Hampton Roads Planning boundary.

The roadway is currently a four-lane divided highway with crossovers. The site is accessed through an existing median crossover. Turn lane warrant analysis per Section 3 Figure 3-27, Appendix F of the VDOT Road Design Manual, finds the site requires no additional turn lanes or tapers. The right lane turn treatment are 11 PHV (Peak Hour Volume) for right turns and 671 PHV for approach.

VDOT indicates that the existing combined driveway is not within VDOT standards. The adjacent property driveway shall be relocated to enter the property from the existing Church driveway rather than US Route 60 West.

Water & Sewer:

The site is located outside of the James City County Planning Service Area.

The existing church utilizes an existing well, septic system and septic field. The proposed multi-purpose building shall be serviced by a new well, septic system, and septic field. . The day of the week dictates the daily water needs for the existing church and new multipurpose building. Use of both buildings at the same time is not anticipated. Special events include events such as potlucks and holiday events

Existing Church Average Daily Flows:

Sunday Morning:	600 gpd
Wednesday evenings:	750 gpd
Special Events:	800 gpd
All other days:	15 gpd

Multi-Purpose Building Average Daily Flows:

Wednesday evenings:	750 gpd
Special Events:	1,000 gpd
All other days:	15 gpd

Schools:

The site is in the school district for Stonehouse Elementary School, Toano Middle School and Warhill High School. The proposed use change for the site is for "place of public assembly". The proposed Multi-Purpose Building will not generate any additional school age children living in the district of the Church. Therefore, the proposed use change will not have any adverse effect on the school system capacity.

Fire Stations

Fire and Emergency Services are provided to the site by the James City - Bruton Volunteer Fire Department and Rescue Squad, also known as Fire Station 1. The Station, located in the middle of downtown Toano on Forge Road, was constructed in the spring of 2017.

Libraries

James City County Library, also known as Williamsburg Regional Library, is located about 6 miles away from the site at 7770 Croaker Road. No additional dwelling units are proposed as a part of this project which results in no additional demand for library services.

Environmental Constraints Analysis



Toano, Virginia

September 10, 2018

SUP 18-0024

DJG# 2160330



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Environmental Constraints Analysis

Project Description:

Christ Community Church is located at 9001 Richmond Road, Toano, VA. The existing church building site is zoned A1 Agriculture. This zoning class requires a special use permit to be submitted for proposed assembly uses.

The proposed project includes the construction of an 11,079 square foot prefabricated metal frame multi-purpose building, regrading of an existing gravel parking lot with a conversion to asphalt pavement, and construction of an ancillary gravel parking lot. A septic drain field and water well will also be constructed.

Hydrologic Features:

This site contains Edward's Swamp which is the stream that comprises the east property line of the site's parcel. This same stream is the receiving stream for the site's drainage. Army Corp of Engineers wetland delineation and Resource Protection Area (RPA) determination have been performed for the site. See page Appendix for delineation and RPA.

Edward's Swamp and the site is located in the Diascund Creek Watershed. The Diascund Creek Watershed drains into the Chickahominy River then James River and ultimately into the Chesapeake Bay and Atlantic Ocean.

The entire property is located within the Zone X, which are areas of minimal flooding. See Appendix for FEMA flood insurance rate map (FIRM) 51095C 00380, Map revised December 16, 2015.

Physical Features:

The site topography within the proposed area of construction varies from approximately elevation 53 to 81 and has some areas of steep slopes of 25% or greater. Approximately 12,545 square feet of steep slopes are proposed to be disturbed. All steep slopes will be treated with blanket erosion and sediment control measures. They are located at the rear of the proposed building. Steep slopes were determined from a field topography survey performed on Feb 11, 2008 by His Land Surveying, Inc. of Providence Forge Virginia.

The soils within the site's limit of disturbance are craven-uchee complex (11C), emporia complex (15F) and udorthents, loamy (35). 11C soils are in the Hydrologic Soil Group (HSG) 'D'. The 15F soils are in HSG "B" and 35 soils are in HSG "C".

Soils information for this area was obtained from the USDA Natural Resource Conservation Service Soils maps:

Craven-uchee complex (6 to 10 percent slopes) - This complex consists of moderately well drained craven soils and well drained uchee soils. Areas of this

complex are on side slopes and narrow ridge tops. Slopes are uneven and complex and are 100 to 500 feet long. Permeability is moderately slow. The seasonal high water table ranges between 2 to 5 feet below the surface. The runoff class is medium.

Emporia complex (25 to 50 percent slopes) - This soil comprises most of the parcel. Emporia complex consists of areas of deep, very steep, well drained emporia soils and areas. This complex is on side slopes along creeks and drainage ways. Slopes are convex and irregularly shaped and range from 50 to 150 feet long. Permeability is moderate in the upper part of the subsoil and moderately slow in the lower part. A perched high water table is at a depth of 3 to 4.5 feet in winter and spring. The runoff class is medium.

Udorthents, loamy (2 to 30 percent slopes) - This soil consists of deep, well drained and moderately well drained loamy soil material in areas where the soils have been disturbed during excavation and grading. Permeability ranges from moderately rapid to slow. The water table location is highly variable. The runoff class is high.

Prohibited or Restricted Development Areas:

All required setbacks shall be in accordance with the James City Zoning Ordinance.

Corp of Engineer wetland delineation and RPA boundary determination has been completed and is attached. No development is proposed within the properties RPA boundary.

Existing Conditions and Proposed Work:

The existing site parcel is 19.2 acres. 2.76 acres of the site is currently developed, including an existing church building, asphalt entrance road and gravel parking areas.

Site demolition will consist of clearing and grubbing of approximately 0.73 acres of a vegetated stand of mixed hardwoods and conifers, demolition of the existing gravel parking areas and assorted site structures. Total disturbed area shall be 2.94 acres.

Pervious and impervious area are as follows:

Existing Open Space – 18.26 acres
Existing Impervious – 0.94 acres
Proposed Open Space – 17.86 acres
Proposed Impervious – 1.34 acres

The proposed work includes construction of an 11,079 square foot prefabricated metal Multi-Purpose Building, regrading of an existing gravel parking lot with a conversion to asphalt pavement, and construction of an ancillary gravel parking lot. A septic drain field and water well will also be constructed.

Stormwater runoff from shall be directed to a proposed level one bioretention area and a level one extended detention pond. The Virginia Runoff Reduction Method (VRRM) spreadsheet was utilized for water quality calculations. Shallow grass swales direct runoff from the parking areas to one bioretention filter that will be installed on site. An underdrain is provided in a stone reservoir that discharges into the extended detention pond. A backwater valve is proposed on the underdrain to prohibit water from accumulating in the detention pond and backing up into the bioretention stone reservoir. Overflows from the filter will discharge over a riprap weir and into a new detention pond. The detention pond will serve as a sediment trap prior to site stabilization.

The site was designed to minimize adverse effects to the environment while providing the necessary improvements for church operations.

FEMA Floodplain Map:

ANEL 0036 11960000 FT



James City County
Unincorporated Areas
510201

76°50'37.5"
37°24'22.5"



MAP NUMBER
51095C0038D

MAP REVISED

LEGEND


 SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD



The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.



- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

 FLOODWAY AREAS IN ZONE AE




The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

 **ZONE X** OTHER FLOOD AREAS
Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

 **ZONE X** OTHER AREAS
Areas determined to be outside the 0.2% annual chance floodplain.
 **ZONE D** Areas in which flood hazards are undetermined, but possible.

 COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
 OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

-  1% annual chance floodplain boundary
-  0.2% annual chance floodplain boundary
-  Floodway boundary

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soils Data:



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for James City and York Counties and the City of Williamsburg, Virginia



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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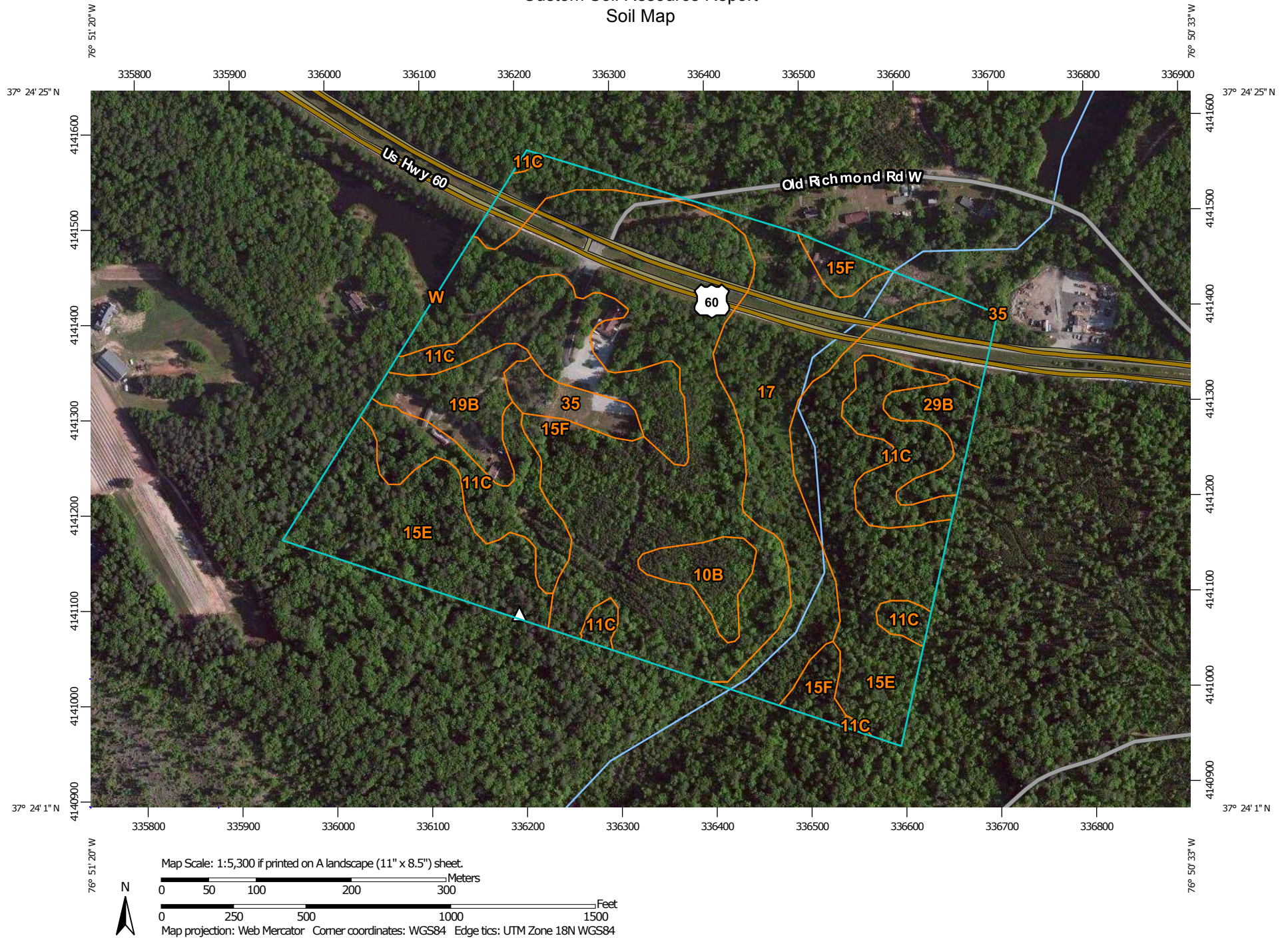
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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Custom Soil Resource Report

MAP LEGEND




















Area of Interest (AOI)





Area of Interest (AOI)

Soils


-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: James City and York Counties and the City of Williamsburg, Virginia
Survey Area Data: Version 14, Sep 24, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 15, 2011—Jun 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

James City and York Counties and the City of Williamsburg, Virginia (VA695)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Craven fine sandy loam, 2 to 6 percent slopes	1.7	2.3%
11C	Craven-Uchee complex, 6 to 10 percent slopes	12.2	17.2%
15E	Emporia complex, 15 to 25 percent slopes	16.4	23.1%
15F	Emporia complex, 25 to 50 percent slopes	23.5	33.1%
17	Johnston complex	11.4	16.1%
19B	Kempsville-Emporia fine sandy loams, 2 to 6 percent slopes	2.7	3.8%
29B	Slagle fine sandy loam, 2 to 6 percent slopes	1.6	2.2%
35	Udorthents, loamy	1.4	2.0%
W	Water	0.0	0.0%
Totals for Area of Interest		70.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified

by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

James City and York Counties and the City of Williamsburg, Virginia

10B—Craven fine sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 41pm
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 165 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Craven and similar soils: 80 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Craven

Setting

Landform: Marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Marine deposits

Typical profile

H1 - 0 to 9 inches: fine sandy loam
H2 - 9 to 53 inches: clay
H3 - 53 to 80 inches: sandy clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: D

11C—Craven-Uchee complex, 6 to 10 percent slopes

Map Unit Setting

National map unit symbol: 41pq
Elevation: 200 to 700 feet

Custom Soil Resource Report

Mean annual precipitation: 40 to 55 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 165 to 193 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Uchee and similar soils: 35 percent

Craven and similar soils: 35 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Craven

Setting

Landform: Marine terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Marine deposits

Typical profile

H1 - 0 to 9 inches: fine sandy loam

H2 - 9 to 53 inches: clay

H3 - 53 to 80 inches: sandy clay loam

Properties and qualities

Slope: 6 to 10 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Runoff class: High

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 24 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: D

Description of Uchee

Setting

Landform: Marine terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Marine deposits

Typical profile

H1 - 0 to 24 inches: loamy fine sand

H2 - 24 to 56 inches: sandy clay loam

H3 - 56 to 65 inches: sandy loam

Properties and qualities

Slope: 6 to 10 percent

Depth to restrictive feature: More than 80 inches

Custom Soil Resource Report

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 1.98 in/hr)

Depth to water table: About 42 to 60 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: B

15E—Emporia complex, 15 to 25 percent slopes

Map Unit Setting

National map unit symbol: 41px

Elevation: 20 to 150 feet

Mean annual precipitation: 40 to 55 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 165 to 193 days

Farmland classification: Not prime farmland

Map Unit Composition

Emporia and similar soils: 75 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emporia

Setting

Landform: Marine terraces

Landform position (three-dimensional): Riser

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Marine deposits

Typical profile

H1 - 0 to 13 inches: fine sandy loam

H2 - 13 to 58 inches: loam

H3 - 58 to 75 inches: sandy clay loam

Properties and qualities

Slope: 15 to 25 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 1.98 in/hr)

Depth to water table: About 36 to 54 inches

Custom Soil Resource Report

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: B

Minor Components

Johnston

Percent of map unit: 5 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

15F—Emporia complex, 25 to 50 percent slopes

Map Unit Setting

National map unit symbol: 41py

Elevation: 20 to 150 feet

Mean annual precipitation: 40 to 55 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 165 to 193 days

Farmland classification: Not prime farmland

Map Unit Composition

Emporia and similar soils: 75 percent

Minor components: 5 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Emporia

Setting

Landform: Marine terraces

Landform position (three-dimensional): Riser

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Marine deposits

Typical profile

H1 - 0 to 13 inches: fine sandy loam

H2 - 13 to 58 inches: loam

H3 - 58 to 75 inches: sandy clay loam

Properties and qualities

Slope: 25 to 50 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Custom Soil Resource Report

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 1.98 in/hr)

Depth to water table: About 36 to 54 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: B

Minor Components

Johnston

Percent of map unit: 5 percent

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

17—Johnston complex

Map Unit Setting

National map unit symbol: 41q0

Elevation: 0 to 150 feet

Mean annual precipitation: 40 to 55 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 165 to 193 days

Farmland classification: Not prime farmland

Map Unit Composition

Johnston and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Johnston

Setting

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium

Typical profile

H1 - 0 to 34 inches: silt loam

H2 - 34 to 60 inches: fine sandy loam

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Very poorly drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Available water storage in profile: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7w
Hydrologic Soil Group: A/D

Minor Components

Bohicket

Percent of map unit: 5 percent
Landform: Salt marshes
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Axis

Percent of map unit: 5 percent
Landform: Salt marshes
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Levy

Percent of map unit: 5 percent
Landform: Salt marshes
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Nimmo

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear

Tomotley

Percent of map unit: 5 percent
Landform: Marine terraces
Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex

19B—Kempsville-Emporia fine sandy loams, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 41q2

Elevation: 20 to 400 feet

Mean annual precipitation: 40 to 55 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 165 to 193 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Kempsville and similar soils: 50 percent

Emporia and similar soils: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Kempsville

Setting

Landform: Marine terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Marine deposits

Typical profile

H1 - 0 to 14 inches: fine sandy loam

H2 - 14 to 55 inches: sandy clay loam

H3 - 55 to 68 inches: fine sandy loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: A

Description of Emporia

Setting

Landform: Marine terraces

Custom Soil Resource Report

Landform position (three-dimensional): Tread
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Marine deposits

Typical profile

H1 - 0 to 13 inches: fine sandy loam
H2 - 13 to 58 inches: loam
H3 - 58 to 75 inches: sandy clay loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 1.98 in/hr)
Depth to water table: About 36 to 54 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B

29B—Slagle fine sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sgy1
Elevation: 70 to 330 feet
Mean annual precipitation: 32 to 51 inches
Mean annual air temperature: 47 to 70 degrees F
Frost-free period: 158 to 206 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Slagle and similar soils: 83 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Slagle

Setting

Landform: Marine terraces
Landform position (two-dimensional): Summit, shoulder
Landform position (three-dimensional): Tread, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loamy marine deposits

Typical profile

Ap - 0 to 8 inches: fine sandy loam
Bt - 8 to 51 inches: sandy clay loam
C - 51 to 70 inches: sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C

Minor Components

Myatt

Percent of map unit: 3 percent
Landform: Depressions
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Linear

35—Udorthents, loamy

Map Unit Setting

National map unit symbol: 41qq
Elevation: 30 to 120 feet
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 165 to 193 days
Farmland classification: Not prime farmland

Map Unit Composition

Udorthents and similar soils: 75 percent
Minor components: 3 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents

Setting

Landform: Marine terraces

Landform position (three-dimensional): Tread

Down-slope shape: Convex

Across-slope shape: Convex

Properties and qualities

Slope: 0 to 70 percent

Depth to restrictive feature: More than 80 inches

Runoff class: High

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Minor Components

Bethera

Percent of map unit: 3 percent

Landform: Depressions

Landform position (three-dimensional): Tread

Down-slope shape: Concave

Across-slope shape: Concave

W—Water

Map Unit Setting

National map unit symbol: 41r1

Mean annual precipitation: 40 to 55 inches

Mean annual air temperature: 57 to 61 degrees F

Frost-free period: 165 to 193 days

Farmland classification: Not prime farmland

Map Unit Composition

Water: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Water

Properties and qualities

Depth to restrictive feature: More than 80 inches

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

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Custom Soil Resource Report

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National Wetland Inventory:

Christ Community Church



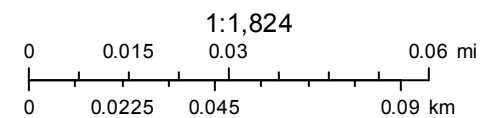
September 9, 2018

National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

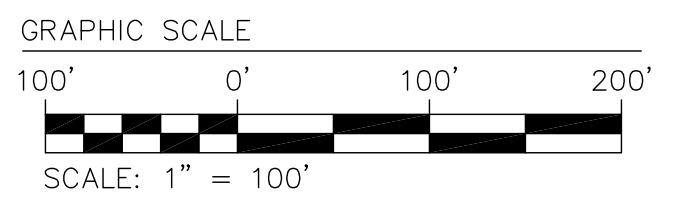
- Lake
- Other
- Riverine



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



CHRIST COMMUNITY
CHURCH
TOANO, VA



WETLANDS DETERMINATION

SCALE: 1" = 100'

Natural Resources Inventory



Toano, Virginia

September 10, 2018
SUP 18-0024
DJG# 2160330



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Natural Resources Inventory

Project Description:

Christ Community Church is located at 9001 Richmond Road, Toano, VA. The existing church building site is zoned A1 Agriculture. This zoning class requires a special use permit to be submitted for buildings with proposed assembly uses.

The SUP requires a natural resources inventory to identify rare plants, animals and ecosystems as ranked by VA Natural Heritage and Global entities as S1, S2, S3, G1, G2 and G3.

This report provides an assessment of the location of the proposed building and associated stormwater facilities that necessitate the clearing of an existing forested area.

Study Area:

The study area includes the wooded area of the site that will be cleared. This area is adjacent to the existing gravel parking areas. See figure 1, 2 and 3 attached.



Research and Analysis:

Desktop analysis utilized three sources to generate lists of rare, threatened and endangered (RTE) plant, animal and critical habitats for the study area.

U.S. Fish & Wildlife Service Environmental Conservation Online System (ECOS) and Information for Planning and Consultation (IPaC) identified possible critical areas within James City County for RTE occurrences. The Virginia Natural Heritage Data Explorer (NHDE) was accessed in order to determine whether any ranked documented natural heritage resources (NHRs) are located within the study area. RTE lists include species that have a state or federal status as well as those with global or state rankings. Virginia Natural Heritage state rarity rank are defined as follows. 'G' denotes global status.

S1 (G1) – Extremely rare, usually 5 or fewer occurrences in the state.

S2 (G2) – Very rare, usually between 5 to 20 occurrences in the state.

S3 (G3) – Rare to uncommon, usually between 20 and 100 occurrences in the state.

Habitat types and natural communities present within the study area were identified using most recent aerial imagery and ground photographs taken in 2015 and 2016. These habitat types were then cross-referenced with the list of RTE species for James City County and a determination was made as to the likelihood of each species being present within the study area.

Study Area Ecological Description

The study area is comprised of a single community type described as a young successional temperate deciduous forest.



Vantage from upper gravel parking lot, looking at proposed building area.

RTE Species

Research revealed no NHRs are documented within the study area. However, results from the NHDE indicate the possible presence of 6 RTE species within James City County. See Table 1.

Table 1 - Natural Heritage Resources

Your Criteria

Taxonomic Group: Select All; State Conservation Status Rank: Select All State Legal Status: Select All

County: James City; Watershed (8 digit HUC): Select All Planning District: Select All

Virginia Coastal Zone: Select All

Search Run: 9/9/2018 16:11:53 PM

Result Summary

Total Species returned: 6

Total Communities returned: 0

Common Name/Natural Community	Scientific Name	Global Conservation Status Rank	State Conservation Status Rank	Federal Legal Status	State Legal Status	Statewide Occurrences	Virginia Coastal Zone
FISH Atlantic Sturgeon	Acipenser oxyrinchus	G3	S2	LE	LE	2	Y
AMPHIBIANS							
Mabee's Salamander	Ambystoma mabeei	G4	S1S2	None	LT	17	Y
VASCULAR PLANTS							
Sensitive Joint- vetch	Aeschynomen e virginica	G2	S2	LT	LT	22	Y
Small Whorled Pogonia	Isotria medeoloides	G2?	S2	LT	LE	55	Y
New Jersey Rush	Juncus caesariensis	G2G3	S2	SOC	LT	13	Y
Narrow-leaved Spatterdock	Nuphar sagittifolia	G5T2	S1	SOC	LT	2	Y

Source: VA Natural Heritage Data Explorer

RTE Species Habitat Evaluation

Source: USDA, NatureServe Explorer and US Fish and Wildlife Service.

Atlantic Sturgeon – The Atlantic Sturgeon lives within large rivers and near-shore environments. The study area does not support habitat for this species.

Mabee's Salamander – This species occurs with fish-free vernal ponds or ephemeral coastal plain sinkholes, with surrounding forests composed of mixed hardwoods that support a pine component. The study area does not support habitat for this species because the area is not located near a pond or sinkhole. It is located outside the Army Corp of Engineers wetlands jurisdictional determination and the 100' Resource Protection Area. See attached Natural Wetlands Inventory.

Sensitive Joint-Vetch – This plant is located in freshwater to slightly brackish tidal marshes and adjacent wet ditches along the James, Chickahominy, Mattaponi, Pamunkey, Rappahannock and Potomac Rivers as well as their associated tributaries. The study area does not support habitat for this species because it does not contain tidal marshes or any wet ditches.

Small Whorled Pogonia – This species occurs in acidic mesic to dry-mesic forests, most often in mature mixed beech-oak forests. They are often found on slopes near small streams. This study area does not support habitat for this species because the area is a young forest and is not located directly adjacent a stream.

New Jersey Rush – The New Jersey Rush is located in bogs, sphagnum swamps in powerline rights-of-way and peaty edges of beaver ponds. This study area does not support habitat for this species because it is composed of young forest and does not contain any boggy areas.

Narrow-leaved Spatterdock – This species is located in freshwater tidal aquatic beds and mud flats. The study area does not support habitat for this species because it is composed of young forest and no tidal areas.

Conclusion:

A review of literature, aerial photography, a field visit and site photographs indicates that the study area does not support habitats for the 6 RTE species possible in James City County. Therefore it is concluded that the project should not effect any RTE species because it is highly unlikely that any of these resources occur within the study area.



Figure 1. Photo of existing church as viewed from upper gravel parking area.



Figure 2. Photo of existing church as viewed from beyond lower gravel parking area. Study area is located to right of gravel driveway.



Figure 3. Photo viewed from gravel driveway looking at peninsula shaped area of study. See study area photo on page 1.

Christ Community Church



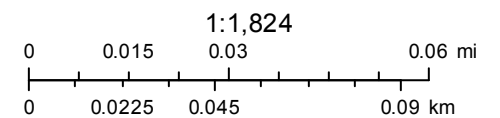
September 9, 2018

National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Rural Lands



Toano, Virginia

September 19, 2018
SUP 18-0024
DJG# 2160330



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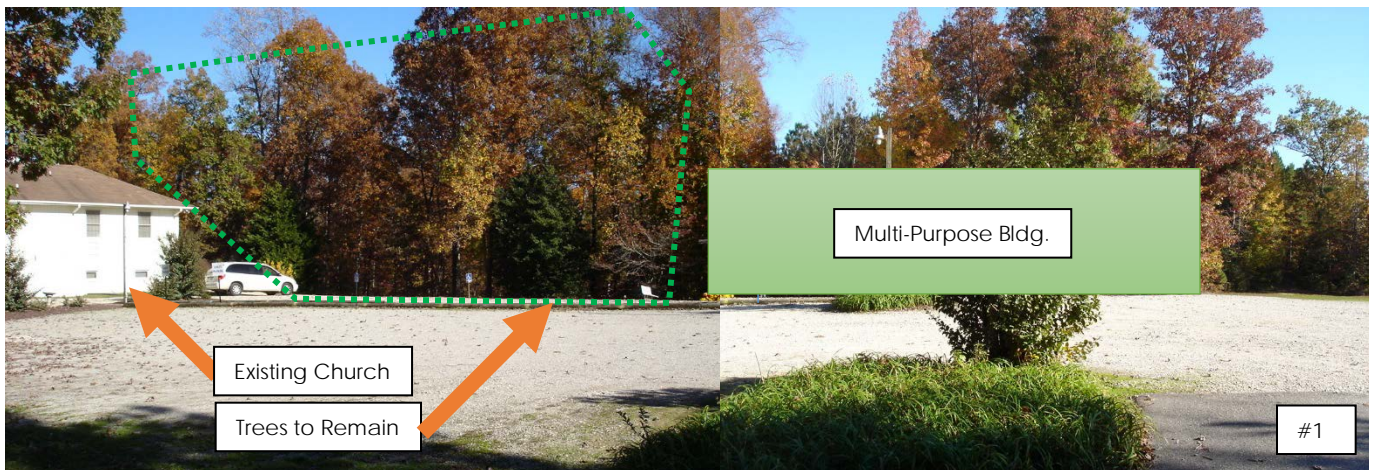
Rural Lands Report

Project Description:

Christ Community Church is located at 9001 Richmond Road, Toano, VA. The proposed project includes the construction of an 11,079 square foot prefabricated metal frame multi-purpose building. The building use shall include fellowship dinners, general meetings, youth recreation and a yearly week long vacation bible school event.

Use and Character Compatibility:

The site design of the proposed building was guided by James City County's Rural Land Development Standards. By virtue of the building's main use, the project does not increase residential units. The proposed height of the building is below the height of the surrounding mature trees. See photo #1 below.



The project will clear the minimum amount of trees to include the building footprint and necessary stormwater improvements. Two existing gravel parking lots will be improved instead of adding additional parking lots.

Building lighting will be provided where necessary for user safety. All fixtures shall be recessed with no lens, bulb, or globe extending below the casing. The relocated existing light pole shall not exceed 20 feet in height from finished grade. No glare outside property boundary shall occur.

Visibility of the new building from Richmond Road/Rt 60 will be limited or non-existent. No existing mature trees along Richmond Road will be removed. Looking at the site from Richmond Road travel west the existing church can be seen. The 50 foot wooded Community Character Corridor buffer obscures much of the building. It is setback from the edge of pavement of Richmond Rd East 115 feet. See photo #2 and #3.



The proposed building will be set back from the same edge of pavement 230 feet. Both buildings are situated at a higher elevation than Richmond Road. With the proposed building setting back so far from the road the visual perspective will obscure most or all of the of the building.



The proposed plan will utilize the existing crossover to maintain the highway's rural character. The new building will not be seen traveling east on Richmond Road.



Site design shall maintain naturalized landscape perimeters in accordance with the Rural Lands Comprehensive Plan Development Standards.



ITEM SUMMARY

DATE: 10/17/2018

TO: The Planning Commission

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

SUBJECT: Planning Director's Report - October 2018

ATTACHMENTS:

	Description	Type
☐	Memorandum	Cover Memo
☐	Spreadsheet Listing New Applications Received	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	10/8/2018 - 12:49 PM
Planning Commission	Holt, Paul	Approved	10/8/2018 - 12:49 PM
Publication Management	Daniel, Martha	Approved	10/8/2018 - 1:36 PM
Planning Commission	Holt, Paul	Approved	10/8/2018 - 1:47 PM

PLANNING DIRECTOR'S REPORT

October 2018

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:**
 - **September 11, 2018**
 - Z-0001-2018. Colonial Manor (Approved 5-0)
 - Agricultural and Forestal District 2018 Renewals (Approved 5-0)
 - AFD-01-89-1-2018 Armistead AFD Renewal
 - AFD-05-86-1-2018 Barnes Swamp AFD Renewal
 - AFD-01-02-1-2018 Carter's Grove AFD Renewal
 - AFD-10-86-1-2018 Christenson's Corner AFD Renewal
 - AFD-06-86-1-2018 Cranston's Pond AFD Renewal
 - AFD-02-86-1-2018 Croaker AFD Renewal
 - AFD-09-86-1-2018 Gordon Creek AFD Renewal
 - AFD-12-86-1-2018 Gospel Spreading Church AFD Renewal
 - AFD-03-86-1-2018 Hill Pleasant Farm AFD Renewal
 - AFD-07-86-1-2018 Mill Creek AFD Renewal
 - AFD-01-94-1-2018 Wright's Island AFD Renewal
 - AFD-11-86-1-2018 Yarmouth Island AFD Renewal
- Scott Whyte, Senior Landscape Planner II, continues to work in partnership with the James City Service Authority to achieve a quality community. In an effort to improve the safety and security of the many JCSA facilities around the county, the Service Authority has been installing security fencing and other needed enhancements. Scott has been assisting the Service Authority with the design and development of landscaping plans for the various sites. The landscaping and screening directly helps to protect community character and enhance our built environment.

- **Neighborhood Development and Zoning**

- On September 10, Zoning Administrator Christy Parrish and Assistant Neighborhood Development Administrator Marion Paine presented at Housing Virginia's Resilience workshop. The workshop's focus was on highlighting the measures that localities are undertaking to preserve affordability within the housing stock while also mitigating the impacts of flooding. Ms. Parrish discussed James City County's

policies and efforts regarding the National Flood Insurance Program (NFIP) and our participation in the Community Ratings System (CRS). The County's policies help reduce the cost of flood insurance, making it more affordable to residents in flood prone areas. Ms. Paine shared information on a Flood Mitigation Program that will provide qualifying County residents with matching funds, up to \$3000, so they can undertake pre-flood improvement efforts, such as installing flood vents, to better protect property from flood waters.

New Cases for October 2018						
Case Type	Plan Number	Case Title	Address	Description	Assigned To	District
Agricultural and Forestal District	AFD-18-0019	4960 Fenton Mill Road Croaker AFD Addition	4960 FENTON MILL RD 2420100019	Addition of 4.07 acres to the Croaker AFD	Sulouff, Roberta	Stonehouse
Variance	BZA-18-0007	8864 Richmond Road-Two Drummer Variance	8864 RICHMOND RD	Waiver request for buffer construction zone setback and enclosure of front porch.	Pancotti, Louis	Stonehouse
Conceptual Plan	C-18-0074	136 Tewning Road Setback Waivers	136 TEWNING RD	Setback and landscape buffer waiver requests for 136 Tewning Road.	Sulouff, Roberta	Jamestown
	C-18-0075	411 Stonehouse Road Subdivision	411 STONEHOUSE RD	Proposed 2 or 3 lot subdivision of 411 Stonehouse Road.	Baruch, Alex	Stonehouse
	C-18-0077	New Town Assisted Living Basement Room Addition	5501 DISCOVERY PARK BLVD	Room addition in existing basement of assisted living facility.	Leininger, Thomas	Jamestown
	C-18-0078	6096 Centerville Road Detached Accessory Apartment	6096 CENTERVILLE RD	Detached accessory apartment to be constructed at the same time as house.	Baruch, Alex	Powhatan
	C-18-0080	123 Magruder Ave. Subdivision	123 MAGRUDER AVE 5910200022A	Proposed 2 lot subdivision of 123 Magruder Avenue.	Whyte, Scott	Roberts
	C-18-0081	275 Neck O Land Road BLA	275 NECK O LAND RD	Proposed Boundary Line Adjustment of 275 Neck O Land Road.	Haynes, Tori	Berkeley
	C-18-0082	7082 Menzels Road Subdivision	7082 MENZELS RD	Proposed 9 lot subdivision of 7082 Menzels Road.	Ribeiro, Jose	Powhatan
	C-18-0089	8231 Richmond Rd Rezoning	8231 RICHMOND RD	Proposed rezoning of 8231 Richmond Road from A-1 to B-1.	Leininger, Thomas	Powhatan
Subdivision	S-18-0038	8401 Croaker Road & 4508 Crosscut Court BLA	8401 CROAKER RD	Boundary Line Adjustment between 8401 Croaker Road and 4508 Crosscut Court.	Haynes, Tori	Stonehouse
	S-18-0039	8401 Croaker Road Subdivision Lots 1-4	8401 CROAKER RD	Subdivision of lots 1-4 of 8401 Croaker Road.	Haynes, Tori	Stonehouse
	S-18-0040	8401 Croaker Road Subdivision Lots 5-9	8401 CROAKER RD	Subdivision of lots 5-9 of 8401 Croaker Road.	Haynes, Tori	Stonehouse
	S-18-0052	9915 Perch Tree Lane Setback Line Adjustment	9915 PERCH TREE LN 0511400038	Setback line adjusment of 9915 Perch Tree Lane.	Ribeiro, Jose	Stonehouse
	S-18-0056	Richardson Holdings 3012 Jolly Pond Road - Courthouse Plat	3012 JOLLY POND RD 3030100003	Courthouse plat of 3012 Jolly Pond Road.	Cook, Ellen	Powhatan
	S-18-0062	Richardson Holdings 1975 & 1985 Jolly Pond Road - Courthouse Plat	1985 JOLLY POND RD 2930100002	Courthouse plat of 1975 and 1985 Jolly Pond Road.	Cook, Ellen	Powhatan
	S-18-0063	Richardson Holdings 4092, 4130 & 4176 Centerville Road - Courthouse Plat	4092 CENTERVILLE RD 3640100007	Courthouse plat of 4092, 4130 and 4176 Centerville Road.	Cook, Ellen	Berkeley
	S-18-0065	The Promenade at John Tyler Phase 53 - Courthouse Plat	5304 JOHN TYLER HWY 4812200029	Courthouse plat of The Promenade at John Tyler Phase 53.	Cook, Ellen	Berkeley
	S-18-0066	7083 Menzels Road - Courthouse Plat	7083 MENZELS RD	Courthouse plat of 7083 Menzels Road.	Cook, Ellen	Powhatan
	S-18-0067	The Promenade at John Tyler Phase 7 - Courthouse Plat	5304 JOHN TYLER HWY 4812200029	Courthouse plat of The Promenade at John Tyler Phase 7.	Cook, Ellen	Berkeley
Site Plan	S-18-0068	Kingsmill Townhomes Subdivision	900 MOUNTS BAY RD	Subdivision plat for Kingsmill Townhomes.	Leininger, Thomas	Roberts
	SP-18-0098	Greenmount Carter Machinery SP Amend.	1601 GREEN MOUNT PKWY	Site plan for gravel storage lot for Carter Machinery.	Whyte, Scott	Roberts
	SP-18-0099	Patriot's Colony Lighting SP Amend.	3400 JOHN TYLER HWY	Lighting site plan amendment for Patriots Colony.	Ribeiro, Jose	Berkeley
	SP-18-0100	Williamsburg Premium Outlets Landscape SP Amend.	5715-62A RICHMOND RD 62A	Landscape site plan amendment for Williamsburg Premium Outlets.	Whyte, Scott	Powhatan
	SP-18-0101	9193 Barhamsville Rd McDonalds SP Amend.	9193 BARHAMSVILLE RD	Site plan amendment for 9193 Barhamsville Road McDonalds.	Leininger, Thomas	Stonehouse
	SP-18-0102	JCC Government Center Building B Lighting SP Amend.	101-B MOUNTS BAY RD B	Lighting site plan amendment for JCC Government Center Building B.	Baruch, Alex	Roberts
	SP-18-0103	JCSA Wash Pad Modifications	105 TEWNING RD	Site plan amendment for JCSA wash pad.	Ribeiro, Jose	Jamestown
	SP-18-0104	4881 Centerville Road AT&T Tower Generator SP Amend.	4881 CENTERVILLE RD	Site plan amendment for generator at 4881 Centerville Road.	Whyte, Scott	Powhatan
Special Use Permit	SP-18-0106	4059 Ironbound Rd Dominion Power SP Amend.	4059 IRONBOUND RD	Site plan amendment for gas bottle storage at 4059 Ironbound Road.	Leininger, Thomas	Jamestown
	SUP-18-0024	Christ Community Church Multi-Purpose Building	9001 RICHMOND RD	Special use permit for multi-purpose building for Christ Community Church.	Baruch, Alex	Powhatan