

A G E N D A
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 1, 2019
7:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of the April 3, 2019 Regular Meeting

F. PUBLIC HEARINGS

1. SUP-19-0009. 4897 Longhill Road King of Glory Lutheran Church Expansion
2. Z-19-0007/MP-18-0004. Forest Heights Proffer and Master Plan Amendments

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - May 2019

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 5/1/2019

TO: The Planning Commission

FROM: Paul D. Holt, III, Secretary

SUBJECT: Minutes of the April 3, 2019 Regular Meeting

ATTACHMENTS:

	Description	Type
	Minutes of the April 3, 2019 Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	4/9/2019 - 3:33 PM
Planning Commission	Holt, Paul	Approved	4/9/2019 - 3:33 PM
Publication Management	Daniel, Martha	Approved	4/9/2019 - 3:38 PM
Planning Commission	Holt, Paul	Approved	4/9/2019 - 3:59 PM

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 3, 2019
6:00 PM

A. CALL TO ORDER

Mr. Rich Krapf called the meeting to order at 6:00 p.m.

B. ROLL CALL

Planning Commissioners Present:

Rich Krapf
Tim O'Connor
Frank Polster
Julia Leverenz
Odessa Dowdy

Planning Commissioners Absent:

Jack Haldeman
Danny Schmidt

Staff Present:

Paul Holt, Director of Community Development and Planning
Max Hlavin, Deputy County Attorney
Tom Leininger, Planner

C. PUBLIC COMMENT

Mr. Krapf opened Public Comment.

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

D. REPORTS OF THE COMMISSION

Mr. Krapf stated that the Policy Committee and Development Review Committee (DRC) did not meet and therefore, there were no reports.

E. CONSENT AGENDA

1. Minutes of the March 6, 2019 Regular Meeting
2. Minutes of the March 18, 2019 Special Meeting

Mr. Frank Polster made a motion to approve the March 6, 2019 Minutes and the March 18, 2019 Minutes.

On a voice vote, the Commission voted to approve the minutes of the March 6, 2019 Regular

F. PUBLIC HEARINGS

1. Z-19-0002. 8231 Richmond Road Rezoning

Mr. Tom Leininger, Planner, stated that Mr. Forest Harris of Bicast, Inc. has applied to rezone approximately 2.11 acres, located at 8231 Richmond Road, from A-1, General Agricultural to M-1, Limited Business/Industrial with Proffers. Mr. Leininger stated that the parcel is designated General Industry on the 2035 Comprehensive Plan Land Use Map and is located inside the Primary Service Area.

Mr. Leininger stated that this property is currently subject to a Special Use Permit (SUP) that allows for the construction of a lawn equipment sale and repair and retail sales of plant and garden supplies on the site. Mr. Leininger stated that the SUP was approved by the Board of Supervisors on May 12, 2009. Mr. Leininger further stated that this rezoning will nullify the existing SUP.

Mr. Leininger stated that the proposed use for this application is for the manufacturing and assembly of products made from previously prepared paper, plastic, metal, wood, and glass. Mr. Leininger further stated that this use is a by-right use in the M-1 Zoning District. Mr. Leininger stated that with the operations of this use contained within the existing 7,500-square-foot building, all noise, dust and odor effects are limited to the fully enclosed building. Mr. Leininger stated that staff visited the current Bicast location within the City of Williamsburg and did not see, smell or hear any exterior impacts to adjacent properties.

Mr. Leininger stated that staff finds this proposal to be compatible with surrounding development and consistent with the 2035 Comprehensive Plan and Zoning Ordinance. Mr. Leininger stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed proffers.

Ms. Julia Leverenz inquired if any adjacent property owners had concerns about the project.

Mr. Leininger stated that only one citizen inquired about the project. He was interested in the product being manufactured but had no questions or concerns.

Mr. Tim O'Connor inquired if the existing screened dumpster was still acceptable.

Mr. Holt stated that he did not believe there were any additional requirements.

Mr. Leininger noted that if the dumpster were moved, it would need to be re-screened.

Mr. O'Connor stated that one of the proffers is to limit heavy delivery trucks to the hours of 8 a.m. to 6 p.m. Mr. O'Connor inquired if it would be reasonable to have the same limitation on trash pick-up.

Mr. Krapf called for disclosures from the Commission.

There were no disclosures.

Mr. Krapf opened the Public Hearing.

Mr. Forrest Harris, Bicast, Inc., stated that Bicast is a family business which has been in existence for 27 years. Mr. Harris noted that the company produces souvenir items such as

magnets, drinking glasses, and keychains. Mr. Harris stated that the business has outgrown its current location and, further, it makes good financial sense to invest in a location rather than continuing to pay rent.

Ms. Leverenz requested that the applicant state his name and address for the record.

Mr. Harris stated that his address is 105 Friar's Court.

Mr. O'Connor stated that he has concerns about large trucks exiting the site on to Richmond Road.

Mr. Harris stated that the majority of trucks delivering or picking up are the smaller FedEx or United Parcel Service (UPS). Mr. Harris further noted that he did speak with the current owner of the property who assured him that there has never been a problem getting a tractor trailer through the parking lot. Mr. Harris stated that the proposed use would have fewer traffic impacts than the current use.

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

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

Ms. Leverenz made a motion to recommend approval of the application.

Mr. Krapf inquired if there were additional comments or discussion before the roll call vote.

Mr. Polster requested clarification on the concern over tractor trailers entering and exiting the property.

Mr. Holt stated that tractor trailers can enter the site now as it is currently zoned or in the future if the rezoning is approved. Mr. Holt stated that the M-1 Zoning District is the County's Business/Light Industrial District. Mr. Holt further stated that for comparison, the Busch Corporate Center is also Zoned M-1. Mr. Holt stated that the District does allow for some light manufacturing.

Mr. Krapf inquired if the proposed proffers limit some of the uses.

Mr. Holt stated that some of the more intensive by-right uses have been proffered out. Mr. Holt noted that the rezoning runs with the land, so that potential future impacts have been mitigated.

Mr. Krapf stated that he appreciates the conditions that have been proffered to minimize impacts on nearby residential properties, and that he believes the proposal is in accord with the adjacent uses and the recommendations of the Comprehensive Plan.

On a roll call vote, the Commission voted to recommend approval of Z-19-0002, 8231 Richmond Road Rezoning (5-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - April 2019

Mr. Holt stated that he had nothing in addition to what was provided in the Agenda packet.

Mr. O'Connor inquired about the Virginia Department of Transportation (VDOT) Public Hearing for Croaker Road. Mr. Holt stated that VDOT has posted a Willingness to Hold a Public Hearing if the public requests it. Mr. Holt further stated that there has been a long-standing project on the books to do an infill piece of sidewalk and bike lane from Norge Lane to Croker Road. Mr. Holt stated that VDOT has finally completed the design and identified funding for the project. Mr. Holt noted that with larger projects a Public Hearing is always done; however, with smaller projects, the Willingness to Hold a Public Hearing offers the public the opportunity to request the Public Hearing if they want to learn more about the project. Mr. Holt noted that the project information is also readily available on the VDOT website.

Mr. Holt noted that the timing of the project should also coincide well with the widening of Croaker Road and those intersection improvements.

Ms. Leverenz inquired if the sidewalk and bike path will stop there.

Mr. Holt stated that the sidewalk and bike path are designed to tie in to a mixed-use path and an on-street bike facility. Mr. Holt noted that it would create a continuous safe path for access to the shopping center, the apartment complex and the library.

Ms. Leverenz inquired if crosswalks would be part of the improvements.

Mr. Holt stated that crosswalks and pedestrian activated signals would be part of those improvements.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Krapf noted that Ms. Leverenz will be serving as Chair of the Policy Committee and Mr. Polster will serve as Chair of the DRC.

Mr. O'Connor inquired who had Board of Supervisors coverage for April.

Mr. Krapf stated that Mr. Jack Haldeman would cover April. Mr. Krapf noted that the final schedule would be sent out soon.

J. ADJOURNMENT

Mr. Polster made a motion to adjourn.

The meeting was adjourned at approximately 6:18 p.m.

Rich Krapf, Vice Chair

Paul D. Holt, III, Secretary

ITEM SUMMARY

DATE: 5/1/2019

TO: The Planning Commission

FROM: Tom Leininger, Planner

SUBJECT: SUP-19-0009. 4897 Longhill Road King of Glory Lutheran Church Expansion

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Proposed Special Use Permit Conditions	Backup Material
▣	Location Map	Backup Material
▣	Master Plan	Backup Material
▣	Community Impact Study	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	4/24/2019 - 8:10 AM
Planning Commission	Holt, Paul	Approved	4/24/2019 - 8:10 AM
Publication Management	Daniel, Martha	Approved	4/24/2019 - 8:18 AM
Planning Commission	Holt, Paul	Approved	4/24/2019 - 8:24 AM

**SPECIAL USE PERMIT-19-0009. 4897 Longhill Road King of Glory Lutheran Church Expansion
Staff Report for the May 1, 2019, Planning Commission Public Hearing**

SUMMARY FACTS

Applicant: Mr. Chase Grogg, LandTech Resources

Land Owner: King of Glory Lutheran Church

Proposal: To expand the existing place of public assembly to include a new sanctuary and associated parking, and interior remodel for the expansion of the existing school with accessory uses and to permit the establishment of a neighborhood resource center.

Location: 4897 Longhill Road

Tax Map/Parcel No.: 3240100033

Project Acreage: ± 13.63

Zoning: R-2, General Residential

Comprehensive Plan: Low Density Residential

Primary Service Area: (PSA) Inside

Staff Contact: Tom Leininger, Planner

PUBLIC HEARING DATES

Planning Commission: May 1, 2019, 6:00 p.m.

Board of Supervisors: June 11, 2019, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. Staff finds the proposal is consistent with the 2015 Comprehensive Plan, *Toward 2035: Leading the Way*.
2. Staff finds the proposal will not negatively impact surrounding zoning and development.
3. Traffic impacts generated by this proposal will be mitigated by the Longhill Road Widening Project.
4. The proposal includes increased landscaping along the Community Character Corridor (CCC) buffer and removal of existing parking spaces within the CCC buffer.

FACTORS UNFAVORABLE

1. With the proposed conditions, staff finds that there are no unfavorable factors.

SUMMARY STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed Special Use Permit (SUP) and conditions to the Board of Supervisors.

PROJECT DESCRIPTION

Mr. Chase Grogg has applied for an SUP to expand the existing church building by 19,001 square feet. This will bring the entire campus to an overall square footage of approximately 55,000 square feet split between one main facility, a modular building, and a storage shed. The new addition will include a 4,604-square-foot sanctuary to seat 500-550 people. The new addition will also include new administrative

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-19-0009. 4897 Longhill Road King of Glory Lutheran Church Expansion
Staff Report for the May 1, 2019, Planning Commission Public Hearing**

offices, a nursery, gathering space with restrooms, and an enlarged kitchen. The nursery will be utilized during Sunday services. The kitchen will be used to support the new sanctuary, the existing Fellowship Hall, and Founders' Hall. The existing sanctuary will be remodeled into additional classrooms for the existing preschool and accessory uses for day care and summer camps. With the addition of six classrooms, the applicant has stated that the church will have more flexibility in scheduling and planning various activities to support a proposed neighborhood resource center. Also, according to the applicant, the neighborhood resource center will support conferences, training programs, and other activities to effectively serve the community. The Master Plan shows a future building site and an SUP would be required for any future expansion.

The site currently has 155 paved parking spaces and 65 gravel parking spaces for a total of 220 spaces. This proposal adds 155 additional parking spaces for a total of 375 parking spaces. The required amount of parking spaces for all of the proposed uses is 313 spaces. This does not exceed the maximum number of parking spaces allowed by the Zoning Ordinance.

PLANNING AND ZONING HISTORY

- In 1995, King of Glory Lutheran Church built the original 7,592-square-foot sanctuary, classrooms, and an administration building with associated 48 parking spaces. At the time the original sanctuary seated 311 people with a combination of pews and chairs.
- In 1999, the church added a 1,350-square-foot modular classroom building to the church campus.

- In 2000, an SUP request allowed the placement of a 16,059-square-foot building (pre-school wing and Fellowship Hall) and additional parking areas.
- In 2007, an SUP was requested to replace a 1,407-square-foot building with a 2,800-square-foot building and additional sidewalk. This expansion allowed for two more classrooms.
- In 2009, the church expanded its property by purchasing the adjacent parcel which was previously the site of the Crossroads Youth Home; a boundary line extinguishment between the two properties was approved and as a result, the area of the church's parcel increased from seven acres to 13.85 acres.
- In 2012, an SUP was approved to allow for a 12,500-square-foot building expansion that would provide additional space for offices, meeting rooms, and storage area for the church facility.
- Currently, the church campus is approximately 36,000 square feet. King of Glory provides facilities for church services, preschool programs for ages 2-6 years and meeting spaces used for Sunday School and community activities. Founder's Hall is utilized for two services on Sundays. A smaller, third service is held in the existing sanctuary.

SURROUNDING ZONING AND DEVELOPMENT

- Properties southwest, north, and northeast are zoned R-2 and designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map.
- Properties to the west are zoned R-4 and designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map.

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SPECIAL USE PERMIT-19-0009. 4897 Longhill Road King of Glory Lutheran Church Expansion
Staff Report for the May 1, 2019, Planning Commission Public Hearing

- Properties to the southeast are zoned R-5 and designated Moderate Density Residential on the 2035 Comprehensive Plan Land Use Map.
- The property is surrounded by Ford's Colony, Regency at Longhill, Williamsburg Plantation, and Windsor Forest. Wellspring United Methodist Church borders King of Glory Lutheran Church to the north.

PUBLIC IMPACTS

Anticipated Impact on Public Facilities and Services:

Streets:

The Virginia Department of Transportation has reviewed this application and has recommended approval.

The new sanctuary is expected to have an average of 1,380 vehicle trips on Sundays. The expanded school and accessory uses will generate an average of 844 trips a day, and will have hours of operation from 7 a.m.-6 p.m., Monday through Friday. The neighborhood resource center is expected to generate an average of 144 trips a day.

The 2035 Volume Projected for Longhill Road (Route 612) from Olde Towne Road (Route 658) to Route 199 is 34,249 daily trips. This portion of Longhill Road is listed under the "Recommended for Improvement" category in the 2035 Comprehensive Plan.

In 2014, the Longhill Road Corridor Study was completed. The Study included traffic from anticipated development along the corridor, including the expansion of King of Glory, and the recommended improvements were developed accordingly. The Phase I widening improvements include an additional lane in each direction and a

roundabout at King of Glory's proposed second entrance, as shown on the Master Plan. The Phase I widening has entered the construction phase of the project and has an expected completion of the summer of 2021.

Fire:

- This area of the County is served by Fire Station 4 on Olde Towne Road, approximately .6 miles from the church property.

Utilities:

- Project receives public water and sewer. The James City Service Authority (JCSA) has reviewed the application and had no objection.
- The existing Water Conservation agreement associated with approved SUP-0022-2009 was deemed to be acceptable by JCSA staff for this proposal.

Environmental:

Watershed: Powhatan Creek.

Stormwater and Resource Protection reviewed and approved the SUP application and does not have any comments or concerns with the Master Plan. Comments on the development were provided to be addressed at the time a site plan is submitted.

At the time of site plan submittal, a Virginia Runoff Reduction Method spreadsheet for the entire development must be submitted for review and approval.

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-19-0009. 4897 Longhill Road King of Glory Lutheran Church Expansion
Staff Report for the May 1, 2019, Planning Commission Public Hearing**

Cultural/Historic:

- This project site has been previously disturbed and no impact on cultural or historic resources are expected.

Nearby and Surrounding Properties:

- Per the application, there is no proposed bell or outdoor sound system. In addition, a wooded area will be left adjacent to the residential lots to the west.

COMPREHENSIVE PLAN

The site is designated Low Density Residential on the 2035 Comprehensive Plan Land Use Map.

Low Density Residential describes areas within the PSA where public services and utilities exist or are expected to be expanded to serve the sites over the next 20 years. Additionally, parcels designated Low Density Residential have natural characteristics such as terrain and soils suitable for residential development.

Recommended uses are divided into three different groups. Group 2 includes schools, places of public assembly, very limited commercial, and community-oriented facilities. Staff finds the use consistent with the Group 2 recommended uses.

The property is located along a CCC. Buffering along a CCC is required to be an average width of 50 feet. This application is proposing approximately 45,911 square feet of landscaping along the CCC buffer which equates to an approximate average width of 44.2 feet. This is an increase of 368 square feet of landscaping along the CCC buffer from existing conditions. When the church was built in

1995, the CCC buffer was required to be 30 feet and the requirement was increased to 50 feet in 1999.

Condition No. 5 states that landscaping along Longhill Road shall have the quantity of landscape material that would be required for a 50-foot-wide buffer.

The CCC is categorized as a Wooden Community Character Corridor which is intended to visually screen the development from the road. Existing vegetation should be preserved or supplemented to create a wooded buffer that preserves the natural character of the County.

With the proposed conditions, staff finds that any impacts to adjacent properties would be mitigated.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission recommend approval of the proposed SUP with associated conditions to the Board of Supervisors.

TL/md
SUP19-9KgGloryCh

Attachments:

1. SUP Conditions
2. Location Map
3. Master Plan
4. Community Impact Study

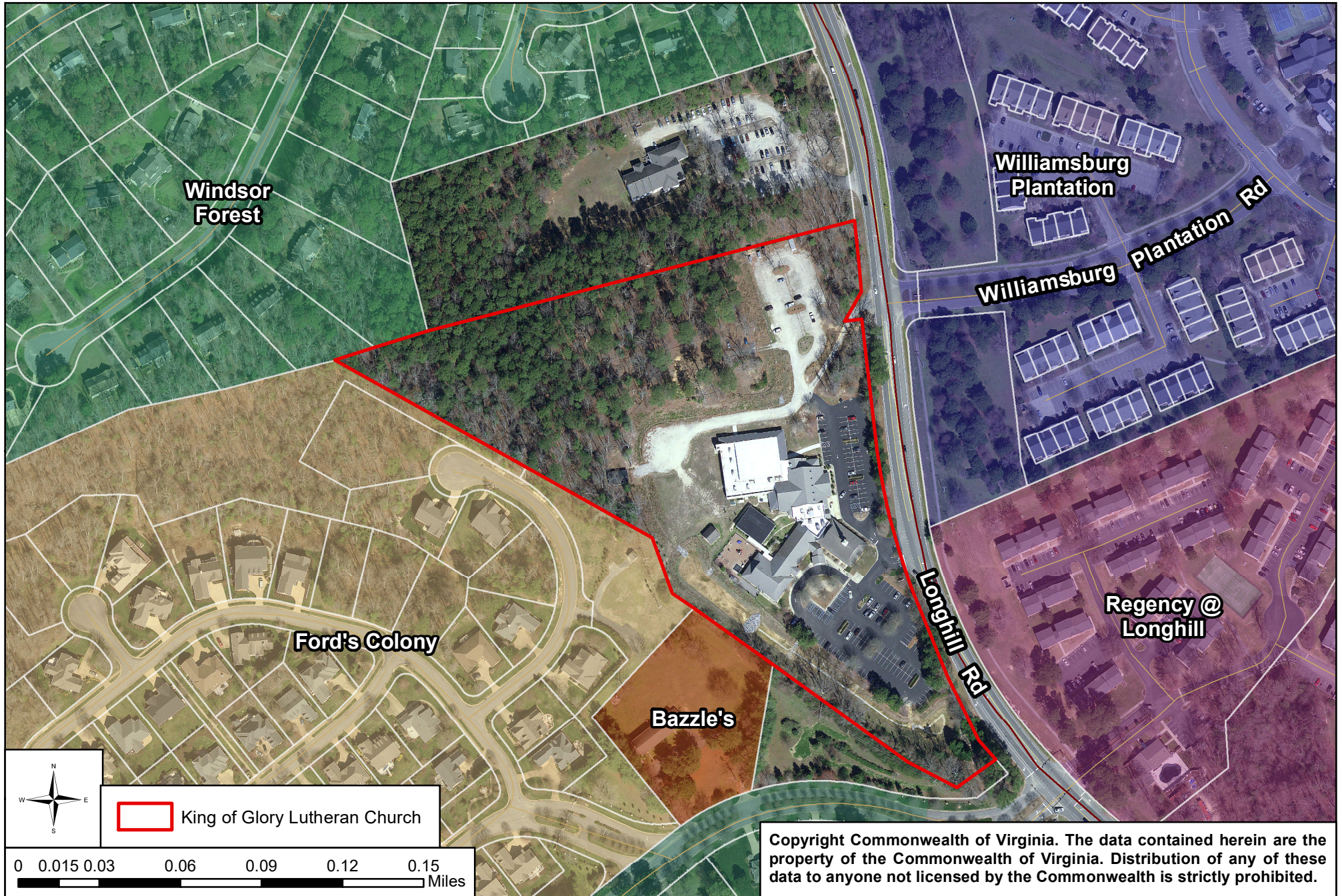
This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

Proposed Special Use Permit Conditions:

1. **Master Plan:** This Special Use Permit (“SUP”) shall apply to property located at 4897 Longhill Road, which is further identified as James City County Real Estate Tax Map Parcel No. 3240100033 (the “Property”). The SUP shall be valid for a place of public assembly, school, and neighborhood resource center (the “Project”). All final development plans for the Project shall be consistent with the master plan entitled, “King of Glory Lutheran Church, School and Community Center” prepared by LandTech, dated April 17, 2019 (the “Master Plan”) as determined by the Director of Planning with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
2. **Lighting:** There shall be no light trespass, defined as light intensity measured at 0.1 footcandle or higher, extending beyond any property line or into the public right-of-way unless approved in writing by the Director of Planning. All lights shall have recessed fixtures with no bulb, lens, or globe extending below the casing. Light poles in the parking lot shall not exceed twenty (20) feet in height. The lighting for the Property shall be reviewed and approved by the Director of Planning prior to final site plan approval.
3. **Classroom Enrollment:** This SUP shall be valid for the operation of a preschool within the existing place of public assembly, limited to hours of operation from 7 a.m. to 6 p.m., Monday through Friday, and limited to an enrollment capacity of 275 children. On or before July 1 of each year, preschool enrollment data for the previous school year and projected school enrollment data for the upcoming year shall be provided to the Zoning Administrator, or designee. The preschool enrollment data shall include, at a minimum, the total number of children enrolled, and the number of staff employed.
4. **Architectural Review:** Prior to final approval of any site plan, architectural elevations, building materials, and building colors shall be submitted to the Director of Planning or designee for review and approval. The purpose of this condition is to ensure that proposed structures on the Property are uniform and compatible in terms of design, scale, materials, and colors with other structures on the Property and consistent with the architectural elevations prepared by Hopke & Associates dated April 17, 2019 and submitted with SUP-19-0009.
5. **Outdoor Noise:** No exterior bell or sound system audible from adjacent properties shall be used.
6. **Water Conservation:** Water conservation standards shall be enforced on the Property through an agreement with the James City Service Authority. The standards may include, but shall not be limited to, such water conservation measures as limitations on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials including the use of drought-tolerant plants where appropriate, and the use of water-conserving fixtures and appliances to promote water conservation and minimize the use of public water resources. Any changes shall be submitted to and approved by the James City Service Authority.
7. **Landscaping:** A landscape plan shall be approved by the Director of Planning or designee prior to final site plan approval. The landscape plan shall include the quantity of landscaping required for a 50-foot wide buffer, as specified in Section 24-94, General Landscape Area Standards, of the Zoning Ordinance along the Longhill Road frontage of the Property.
8. **Commencement for Construction.** If construction has not commenced on the Project within thirty-six (36) months from the issuance of the SUP, the SUP shall become void. Construction shall be defined as obtaining permits for building construction and installation of footings and/or foundations for the addition to the existing place of public assembly.
9. **Severance Clause.** This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

JCC SUP-19-0009

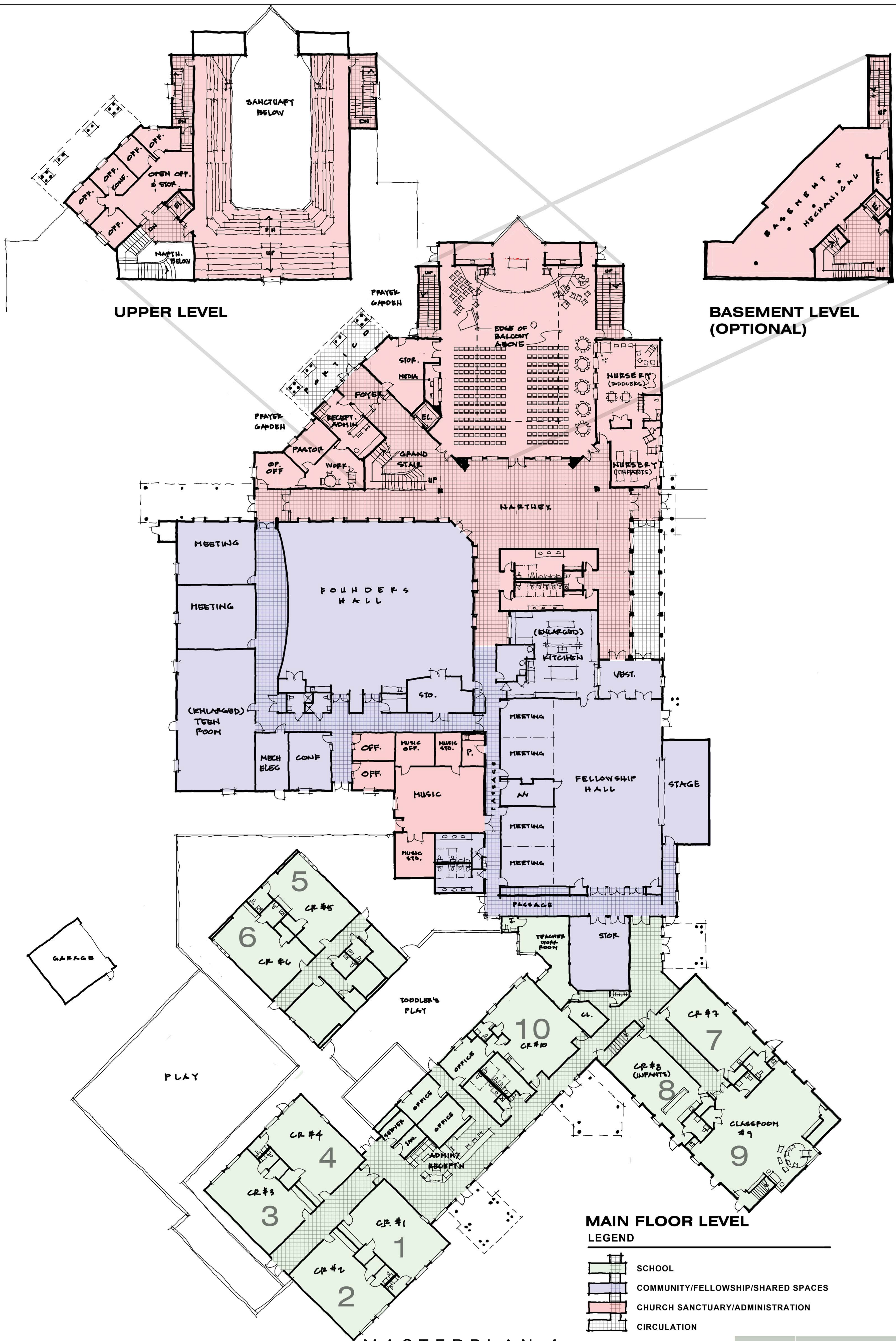
4897 Longhill Rd King of Glory Lutheran Church Expan.





PHASE 2 OCCUPANTS CHURCH USE (PEAK PARKING USE)						
Number	Name	Area	Occupant Load	SF Per Occupant	Code Occupants	PARKING REQUIRED
E124	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
E125	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
E114	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
E116	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
E182*	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
E183*	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
E184*	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
*	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
*	PRESCHOOL CLASSROOM	798	Classroom	44	18	4
*	PRESCHOOL CLASSROOM	1580	Classroom	posted	25	5
M262	MEETING	691	Assembly Unconcentrated	15	47	9
M261	MEETING	702	Assembly Unconcentrated	15	47	9
M260	MEETING	702	Assembly Unconcentrated	15	47	9
M267	MEETING	859	Assembly Unconcentrated	15	57	11
*	SANCTUARY NURSERY	1185	Day Care	59	20	4
*	SANCTUARY		Sanctuary Actual Seats		550	110
M202/276	MULTI-PURPOSE (FOUNDERS HALL)	4490	Assembly Actual Seats	14	332	66
M153	MULTI-PURPOSE (FELLOWSHIP HALL)	4854	Assembly Actual Seats	18	277	55
				Total:	1564	313
				120% Parking Increase		375

* These spaces in new additions or converted church space



MASTER PLAN for
KING OF GLORY LUTHERAN CHURCH,
SCHOOL AND COMMUNITY CENTER



H & A # 3 7 0 1 2

JAMES CITY COUNTY, VIRGINIA

1 7 A P R 2 0 1 9



VIEW FROM ROUNDABOUT

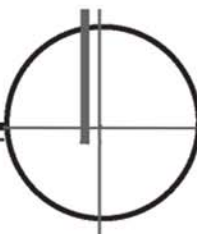


VIEW ON APPROACH

MASTERPLAN for
KING OF GLORY LUTHERAN CHURCH,
SCHOOL AND COMMUNITY CENTER



H & A # 3 7 0 1 2



JAMES CITY COUNTY, VIRGINIA

1 7 A P R 2 0 1 9



F R O M B A L C O N Y



F R O M A L T A R



F R O M N A R T H E X

MASTERPLAN for
 KING OF GLORY LUTHERAN CHURCH,
 SCHOOL AND COMMUNITY CENTER



H & A # 3 7 0 1 2



JAMES CITY COUNTY, VIRGINIA

1 7 A P R 2 0 1 9



LANDTECH RESOURCES, INC.

Community Impact Study

For

**King of Glory Lutheran Church, School and
Community Center - SUP**

James City County, Virginia

Preparation Date:

March 19, 2019

LRI Project No. 11-208

ENGINEERING AND SURVEYING CONSULTANTS

3925 Midlands Road Williamsburg, VA 23188

Ph.: (757) 565-1677 Fax: (757) 565-0782

Web: landtechresources.com

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Appendices

Appendix A – Water Demand Calculations

Appendix B – Wastewater Generation Calculations

Appendix C – Soil Map (JCC GIS Mapping)

Project Overview and Existing Conditions

Project Site Information

Project/Site Name: King of Glory Lutheran Church, School and Community Center - SUP

Project Street/Location: 4897 Longhill Road

City/County: Williamsburg **State:** Virginia **ZIP Code:** 23188

Municipality: James City County

Map #: 3240100033

Private / Public / Federal / State: Private

Residential / Commercial / Industrial / Other (specify): Church

Total Site Area: 13.77 Acres

i) Project Narrative and Description (Hopke and Associates)

King of Glory Lutheran Church, School and Community Center is located at 4897 Longhill Road near the intersection of Longhill Road and Williamsburg West Drive. It is bounded by Wellspring United Methodist Church, to its north, and the Williamsburg West single family subdivision to its west. To its east, across Longhill Road, is Regency at Longhill, an apartment complex, and Williamsburg Plantation, a timeshare resort.

King of Glory was constructed in 1996 and then expanded in 2015 to its current size. At that time, the Special Use Permit (SUP) was amended with a new master plan. This narrative and conceptual submission describes a refinement to that master plan. This new master plan is driven by a combination of functional requirements and changes in site context.

Functional Requirements:

Currently, the King of Glory facilities provide for: (1) Church related services and activities, (2) A pre-school with programs for ages 2-6, and (3) Meeting spaces of various sizes to provide Sunday school and community activities. King of Glory is experiencing increased demand in all these areas and is consequently outgrowing its current facility.

Our current Sanctuary has not met our worship needs for several years. As a result, Founder's Hall--built in the 2015 expansion--is utilized for two services on Sundays. A third service is held in the smaller, original Sanctuary. The proposed new expansion calls for a new Sanctuary seating 500-550 persons, including 160-200 in a balcony. In support of this new, larger sanctuary we propose to build:

- New administrative offices
- New Nursery
- New Gathering space with supporting rest rooms
- Enlarged Kitchen, to serve the new Gathering space, existing Fellowship Hall and Founders' Hall.

The School growth plan calls for introducing infant/toddler care and continuing summer camps for kindergarten through 3rd grade children. Additional classrooms will be created within the existing building footprint by converting the existing Sanctuary, Gathering and Church Administration spaces to school functions. The existing courtyard will be utilized for additional playground space. The connections to the other portions of the facility will be limited and controlled to improve school area security.

The existing Meeting spaces will remain largely unaltered. However, with the expansion of the Church and School functions, the meeting facilities will now allow for much more flexibility in scheduling and planning various activities. In addition to supporting Church activities on the weekend, the meeting spaces will be an attractive option for community

groups to hold conferences, training programs, education, etc. In short, the meeting spaces will serve even more effectively as the Community Center they were envisioned to be.

Site Requirements:

Unique to this project are the impending improvements to Longhill Road being undertaken by VDOT. These improvements will establish a roundabout at the intersection with the site entrance to Williamsburg Plantation. Thus, the major entrance to King of Glory will be from the opposing leg of the roundabout. The new Sanctuary and Church functions are to be located facing the roundabout, to create a sense of arrival – a welcoming greeting -- upon entering the site.

On the north end of the site, new parking will be organized into three lots to provide visual attractiveness. One lot is positioned for convenience to the Church and Community Center entrances and will be asphalt paved. The other two lots are for overflow and large attendance events. A meandering sidewalk is envisioned to gather and organize the pedestrian flow from these two lots to the entrances.

On the south end of the site, the existing parking is to remain substantially as it is, with adjustments as required by the taking of property by VDOT and new road and site entrance geometries.

The narrow parking bay that connects the north end of the site to the south is to be modified to maintain its current convenience and capacity while adjusting for VDOT's taking of land for the Longhill Road widening. It is desired to maintain an effective on-site connection between the north and south parking lots, in order to minimize the amount of traffic on Longhill Road.

Existing utilities will be modified as required for the increased demand for sewer, water and fire suppression. The existing stormwater facilities were designed with a future expansion of this magnitude anticipated. However, some modification is expected, given changes in the stormwater regulations, the need for maintenance of the existing system, and development of the proposed design. For example, pervious pavement will be considered for some of the proposed parking to reduce the demand for stormwater treatment.

Taken together, the building and site changes proposed here will substantially transform the existing King of Glory Church, enabling it to better fulfill its mission to serve the residents of the county as a Church, a School, and a Community Center.

ii) Analysis of Existing Public Facilities and Services

- a) The proposed church addition does not include any residential features and will not impact WJCC school system.
- b) The proposed expansion and existing church will be served by a new James City Service Authority 8" water main that will be installed during the construction of this project. The demand from the new expansion will generate an additional 552 gallons per day. This equates to 1.53 gpm average demand, 2.6 gpm max. day demand, and 6.12 gpm peak hour demand. Water demand calculations have been provided in Appendix A.
- c) Wastewater generated by the proposed expansion will be tied into the existing 6" lateral on the property that ties into a 8" JCSA gravity line. An additional 552 gallons per day of wastewater will be generated and flow into the 8" JCSA main line. The peak flow from the improvements will be 6.12 GPM. Wastewater generation calculations have been provided in Appendix B.
- d) The project site is centrally located within James City County which allows for multiple fire stations to be in proximity as well as Sentara Williamsburg Regional Medical Center. James City County currently has 5 fire stations that cover both emergency medical services and fire protection. JCC station #4 is located the closest on Olde Towne Road and is approximately 0.6 mi. from the church property. The county also has a mutual aid agreement with York County and the City of Williamsburg. With station #4 having a response time of 2 minutes and three other stations within a 10-minute response time there is adequate county EMS protection for the development.
- e) Dominion Power provides electrical service for this area of James City County. All new utilities will be placed underground per JCC requirements.
- f) Solid waste pickup will be provided by private contracts. The solid waste haulers will work to ensure waste is picked up and disposed of in accordance with local health standards.
- g) Per conversation with John Carnifax Director of James City County Parks & Recreation there are no parks and recreation requirements for this expansion.

iii) Analysis of Stormwater Management

Stormwater for the site is treated by an existing infiltration BMP. New stormwater calculations will be provided, and the existing BMP will be modified as necessary due to inadequate infiltration.

iv) Environmental Constraints Analysis

(1) Hydraulic Features:

- (a) Location of all bodies of water such as streams, ponds, lakes, impoundments, rivers:
 - The centerline of the existing stream is shown on the master plan.
- (b) Name of watershed in which the project is located:

- The project is in the Powhatan Creek and Lower James River watersheds
- (c) Approximate location of tidal and non-tidal wetlands (e.g. sinkholes, wetland, springs, seeps, etc);
 - Edge of wetlands are in the rear of the property with a 100' RPA buffer.
- (d) Approximate location of perennial and intermittent streams;
 - Perennial streams exist in the rear corner of the property.
- (e) Description of receiving streams:
 - The site drains from the existing BMP into a VDOT ditch along Longhill road.
- (f) Floodplain:
 - No Floodplain located on the property.

(2) Physical Features

- (a) Approximate location of steep slopes greater than 25 percent:
 - No steep slopes located on the property.
- (b) Soil types:
 - There are 7 types of soil that exist on the already developed site. A soil map will be provided with site plan submittal, but for the purpose of this SUP Appendix C has a map from JCC GIS mapping showing the soil boundaries.
- (c) Soils erodibility based on the County Soils survey:
 - A table will be provided with site plan submittal.
- (d) Area of forest, woodland cover and wildlife corridors:
 - Approximately 1.5 Acres remains wooded of the 13.77 Ac. parcel.
- (e) Pre-development topography based on County GIS
 - Contours will be provided at the site plan phase of the project.

(3) Prohibited or Restricted Development Areas:

- (a) Location of required buffers and existing conservation easements:
 - A 100' RPA buffer exists in the North West corner of the project and falls within existing conservation easement.
- (b) Sites with known populations of rare, threatened or endangered species of plants or animals per studies done in accordance with the Natural Resource Policy
 - Most of the site development will encompass areas previously developed with house, garage, out buildings, and asphalt parking lot.
- (c) Location of trees to be preserved in accordance with the Chesapeake Bay Preservation Ordinance
 - No clearing will be done in the RPA.
- (d) Preliminary location of Resources Protection Areas and legal wetlands:
 - RPA as well as the edge of wetlands is shown on the provided schematic by Hopke & Associates.

(4) Existing and Proposed Changes to the Site:

- (a) The nature of existing and approved but not yet built development on the site:

- The site is occupied by the existing church, pre-school, and necessary parking. Additionally, a house, garage, out buildings, and parking previously existed on the property.
- (b) Location of Surrounding properties and neighborhoods:
 - The property is surrounded by Longhill Rd. to the east, Bazzle's Apartments and Ford's Colony to the south and west, and Wellspring United Methodist Church to the North.
- (c) Proposed limit of disturbance and a disturbance area estimate:
 - Approximately 5.9 Ac. will be disturbed to create the area for the new sanctuary and associated parking.
- (d) Calculation of existing and proposed pervious and impervious areas
 - The existing site has an approximate impervious coverage of 32% and a pervious coverage of 68%. The proposed development will not exceed 60% impervious, leaving a minimum of 40% as pervious.
- (e) If used, description of Better Site Design or Low Impact Development techniques (e.g. pervious pavement, walks, infiltration areas, etc.):
 - The proposed stormwater management facilities will be designed during the site plan process.
- (f) Description of how disturbance is being minimized, indigenous vegetation is being preserved, and impervious cover is being reduced:
 - Impervious cover was reduced to the minimum amount to allow for development as well as connectivity in a mixed-use development. Open areas and landscape areas will be utilized to divide the different proposed improvements.

v) Archaeological Study

An archaeological study was not completed due to the extensive existing development and land disturbance onsite.

vi) Traffic Impact Analysis

A traffic impact analysis was prepared by Kimley-Horn and Associates, Inc. for the VDOT project of widening Longhill Rd. in front of the King of Glory Property. The analysis incorporated the proposed expansion of the church and any traffic implications it has.

vii) Environmental Inventory

Component	Present	Impact
Tidal Wetlands	Not Present	No Impact
Tidal Shores	Not Present	No Impact
Nontidal Wetlands In RPA	Present	Storm outfall pipe

100-Foot RPA Buffer	Present	Storm outfall pipe
Nontidal Wetlands in RMA	Present	No Impact
100-Year Floodplain	Not Present	No Impact
Slopes 25% or Greater	Not Present	No Impact

Appendix A

Water Demand Calculations



King of Glory Church SUP
James City County, Virginia
Wastewater Generation
LRI Job #11-208
3/19/2019

Existing Water Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Religious Assembly	Church	2.5 (GPD/Unit)	6	329 Seats	823	2.29	3.89	9.16
					Total Daily Demand = 823 GPD			
					Average Demand = 2.29 GPM			
					Maximum Day Demand = 3.89 GPM			
					Peak Hour Demand = 9.16 GPM			

Proposed Water Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Religious Assembly	Church	2.5 (GPD/Unit)	6	550 Seats	1,375	3.82	6.49	15.28
					Total Daily Demand = 1,375 GPD			
					Average Demand = 3.82 GPM			
					Maximum Day Demand = 6.49 GPM			
					Peak Hour Demand = 15.28 GPM			

Additional Demands Created by Project

Daily 552 GPD
Average 1.53 GPM
Max Day 2.6 GPM
Peak Hr. 6.12 GPM

Appendix B

Wastewater Generation Calculations



King of Glory Church SUP
James City County, Virginia
Wastewater Generation
LRI Job #11-208
3/19/2019

Existing Wastewater Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Religious Assembly	Church	2.5 (GPD/Unit)	6	329 Seats	823	2.29	4	9.16
Total Daily Flow = 823 GPD								
Total Avg. Daily Flow (ADF) = 2.29 GPM								
Total Peak Flow = 9.16 GPM								
Minimum Flow (ADF / 2) = 1.15 GPM								

Proposed Wastewater Generation

Improvement	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Religious Assembly	Church	2.5 (GPD/Unit)	6	550 Seats	1,375	3.82	4	15.28
Total Daily Flow = 1,375 GPD								
Total Avg. Daily Flow (ADF) = 3.82 GPM								
Total Peak Flow = 15.28 GPM								
Minimum Flow (ADF / 2) = 1.91 GPM								

Additional Flows Created by Project

Daily Flow - 552 GPD

Peak Flow - 6.12 GPM

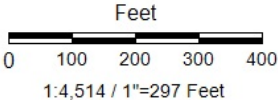
Appendix C

Soil Map (JCC GIS Mapping)

James City County, Virginia

Legend

- Parcels
- USDA Soils



Title:

Date: 3/19/2019

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

ITEM SUMMARY

DATE: 5/1/2019

TO: The Planning Commission

FROM: Thomas Wysong, Senior Planner

SUBJECT: Z-19-0007/MP-18-0004. Forest Heights Proffer and Master Plan Amendments

ATTACHMENTS:

	Description	Type
☐	Staff Report	Cover Memo
☐	Attachment No. 1. Location Map	Backup Material
☐	Attachment No. 2. Proposed Amended Master Plan	Backup Material
☐	Attachment No.3. Proposed Proffers	Backup Material
☐	Attachment No.4. Community Impact Study	Backup Material
☐	Attachment No.5. Fiscal Impact Worksheet	Backup Material
☐	Attachment No.6. Traffic Analysis	Backup Material
☐	Attachment No.7. Design Guidelines	Backup Material
☐	Attachment No. 8. Existing Proffers	Backup Material
☐	Attachment No. 9. Mixed Use Construction Phasing Policy, adopted by the Board of Supervisors on September 11, 2012	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	4/24/2019 - 4:55 PM
Planning Commission	Holt, Paul	Approved	4/24/2019 - 4:55 PM
Publication Management	Daniel, Martha	Approved	4/24/2019 - 5:08 PM
Planning Commission	Holt, Paul	Approved	4/24/2019 - 5:09 PM

REZONING-19-0007/MASTER PLAN-18-0004. Forest Heights Proffer and Master Plan Amendments

Staff Report for the May 1, 2019, Planning Commission Public Hearing**SUMMARY FACTS**

Applicant: Mr. Doug Harbin of Wayne Harbin Builder, Inc.

Land Owner: The Salvation Army, c/o Captain Greg Shannon

Proposal: To amend the previously adopted proffers and Master Plan for Forest Heights (Z-0001-2011) to allow for the addition of up to 46 townhomes, a mini-storage facility, and a residential dwelling unit for a caretaker.

Location: 6015 Richmond Road

Tax Map/Parcel No.: 3220100081

Project Acreage: ± 11.42 acres

Current Zoning: MU, Mixed Use with proffers

Comprehensive Plan: Low Density Residential (LDR)

Primary Service Area: Inside

Staff Contact: Thomas Wysong, Senior Planner

PUBLIC HEARING DATES

Planning Commission: May 1, 2019, 6:00 p.m.

Board of Supervisors: June 11, 2019, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. Staff finds the proposal will not negatively impact surrounding zoning and development.
2. The proposed amendment will increase the overall density of the entire master planned area up to 2.5 dwelling units per acre, which is within the range recommended for lands designated low-Density Residential (LDR) by the adopted Comprehensive Plan.
3. The proposal will increase the supply of affordable housing within the County, as the applicant has proffered 100% of the proposed townhomes to comply with the County's Housing Opportunities Policy (HOP).
4. The proposal meets the Adequate Public Schools Facilities Test adopted by the Board of Supervisors on June 23, 1998.

FACTORS UNFAVORABLE

1. The proposal does not fully comply with the Board of Supervisors Mixed Use Construction Phasing Policy.
2. Staff finds the design guidelines submitted for the proposed self-storage facility are insufficient and the resulting development will have a negative visual impact on the Richmond Road Community Character Corridor.
3. Pursuant to the Fiscal Impact Analysis submitted for this application, the proposal is expected to have a negative fiscal impact.

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.

SUMMARY STAFF RECOMMENDATION

Although there are benefits to this proposal such as the provision of affordable housing, this application does not fully comply with the County's Mixed Use Construction Phasing Policy. Staff recommends the Planning Commission recommend denial of this application to the Board of Supervisors.

HISTORY OF THE PROJECT

In 2011, the James City County Board of Supervisors initiated the rezoning of 47.1 acres of the Forest Heights area from R-2 General Residential to MU, Mixed Use (Z-0001-2011). The purpose of the rezoning was twofold. First, the County desired to facilitate improvements to the existing Forest Heights neighborhood in partnership with the Office of Housing and Community Development (OHCD). Second, the Salvation Army planned to build new offices, a community meeting space and gym, and other accessory uses on the property it owns adjacent to the Forest Heights neighborhood.

The rezoning succeeded in improving the Forest Heights neighborhood in a number of ways. The County was able to facilitate the rearrangement of property boundary lines to bring lot owners into compliance with the County Zoning Ordinance. The County also coordinated infrastructure improvements, including the addressing of previously uncontrolled and untreated drainage and stormwater, the upgrading of water and sewer mains, the realignment, widening, and paving of Forest Heights Road and Neighbors Drive, safety improvements to Richmond Road, the addition of open space and pedestrian amenities; and the provision of streetlights and street trees. The proposed project also included the rehabilitation of homes (including energy audits and energy efficiency improvements), the construction of new affordable housing, and the demolition of vacant, dilapidated dwellings. The proffers approved for this rezoning

required water conservation and green building measures for certain sites, the inclusion of affordable and workforce housing, and the establishment of a homeowners association.

Regarding the second purpose of the 2011 rezoning, the Salvation Army has not pursued the development of the planned non-residential uses on its property. Its 11.42-acre property remains wooded and vacant and is the proposed location of the townhomes and self-storage facility.

PROJECT DESCRIPTION

- The applicant is requesting to amend the existing Master Plan and proffers associated with the Forest Heights development in order to permit up to 46 townhomes and a mini-storage facility with a caretaker residential unit on the property currently owned by the Salvation Army and addressed 6015 Richmond Road.
- This project proposes a density of up to 5.6 units per acre (when looking at the proposed development of the Salvation Army parcel of ± 11.42 acres). The Zoning Ordinance allows for a base density of five dwelling units per acre. In order to achieve the proposed 5.6 units per acre density, the project will need to achieve less than one bonus density point. From the options available in the Ordinance, the applicant is proposing to achieve the bonus density point by committing to the provision of affordable and workforce housing. A note to this effect is shown on the Master Plan and there is a proffer committing to this as well. The entire Mixed Use master planned area consists of ± 47.1 acres with a density of up to ± 2.5 units per acre.
- The applicant is proposing vehicular and pedestrian connectivity with the existing Forest Heights neighborhood.

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Staff Report for the May 1, 2019, Planning Commission Public Hearing

- According to the Master Plan, the 46 townhomes will be distributed in a group of 12 buildings with parking provided through a combination of individual attached garages, driveways, and surface parking.
- A mini-storage facility with a maximum capacity for 250 storage units is proposed along the frontage of the property on Richmond Road. The project is located on an Urban/Suburban Community Character Corridor (CCC) per the adopted Comprehensive Plan, and thus, provides a 50-foot buffer along the Richmond Road frontage of property at 6015 Richmond Road as shown on the Master Plan. No new entrances are proposed for Richmond Road as a result of this project.
- In addition to the 50-foot buffer along Richmond Road, the proposed landscaping for this project also includes a 20-foot landscape buffer between the proposed self-storage facility from the townhouses area, a 20-foot buffer between the existing single-family residential located west of the development from the self-storage facility, and a variable width 12- to 42-foot landscaped buffer between the existing Forest Heights neighborhood and the proposed townhouses area.
- Approximately 0.75 acre of open space is proposed for this development which includes: 0.3 of this acreage of unimproved open space to be located adjacent to the rear of the townhomes; 0.15 acre of unimproved space located adjacent to the proposed surface parking; and 0.3 acre as a proposed pocket park to be located adjacent to proposed surface parking across from the proposed location of the self-storage facility.
- The Pedestrian Accommodation Master Plan calls for a sidewalk on the side of Richmond Road fronting the property. The Master Plan shows an eight-foot-wide asphalt multiuse path located in

the right-of-way of Richmond Road and connecting to the existing multiuse path traversing the frontage of the Forest Heights neighborhood. Staff finds the provision of the eight-foot-wide paved multiuse path as an acceptable substitution for the standard five-foot paved sidewalk. The Regional Bikeways Plan shows no improvements for this portion of Richmond Road.

- The applicant is proposing this development with all 46 dwelling units to be made available for rent or sale at affordable prices in accordance with the HOP.
- If approved, this project will be required to be constructed in accordance with the design requirements for the MU, Mixed Use Zoning District. These requirements include the following (with staff comments in italics):
 - Building design should be coordinated with regard to color, materials, architectural form, and detailing to achieve design harmony, continuity, and horizontal and vertical relief, and interest.

Staff: Staff finds the applicant has proffered design guidelines that lack sufficient detail to ensure this requirement is met. These design guidelines are a requirement of the MU, Mixed Use District within the Zoning Ordinance. As such, staff would have the ability to work with the applicant to further refine these prior to any site plan approval.
 - Development shall focus on pedestrian-scaled design, mixing uses within buildings, and general design standards (such as landscaping, road design, etc.).

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Staff Report for the May 1, 2019, Planning Commission Public Hearing

Staff: The Master Plan layout shows a pedestrian scaled development connected through pedestrian facilities.

- Projects shall include a unifying internal system of pedestrian-oriented paths, open spaces, and walkways that function to organize and connect buildings, and provide connections to common origins and destinations (such as transit stops, restaurants, child care facilities, and convenience shopping centers).

Staff: The Master Plan shows pockets of open spaces and pedestrian facilities providing connectivity to open space areas, buildings, and adjacent development.

- All buildings or building clusters within the development must be connected with linkages other than roads (i.e., sidewalks, bikeways, or multiuse paths). The Master Plan shall utilize open space and natural features that serve as buffers and transitions to adjacent area(s).

Staff: The Master Plan shows pedestrian facilities connecting the majority of the buildings. Open space and landscape areas are proposed as means of providing a natural buffer between land uses.

- All structures and uses within a Mixed Use district shall be served by publicly owned and operated water and sewer systems.

Staff: The property is currently served by public water and sewer.

- Residential areas and Mixed Use structures and areas designated on the Master Plan shall be provided with a

recreation area or areas adequate to meet the needs of the residents. The developer shall provide and install playground equipment, playfields, tennis courts, or other recreation facilities in accordance with the guarantees established as part of Master Plan or final development plan approval.

- *Staff: The Master Plan shows recreational facilities such as trails, park land, and playgrounds, and staff finds the application complies with the Board of Supervisors adopted Parks and Recreation Guidelines.*
- Vehicular access points and drives shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicular and pedestrian traffic. Buildings, parking areas, and drives shall be arranged in a manner that encourages pedestrian access and minimizes traffic movement.
- *Staff: The Master Plan includes multiuse path and sidewalks that tie into the existing Forest Heights neighborhood and provide safe pathways for pedestrians.*

Section 24-519 of the Zoning Ordinance

Per Section 24-519, Mixed Use District-Density, no one land use can constitute more than 80% of the developable area of a Mixed Use area. Based on the information provided on the Master Plan, the applicant is proposing a mix of uses as follows for the entire Mixed Use development:

- Existing Single-Family Residential: 62 total units, 19.06 acres/32.8 acres = 58% of developable area

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REZONING-19-0007/MASTER PLAN-18-0004. Forest Heights Proffer and Master Plan Amendments

Staff Report for the May 1, 2019, Planning Commission Public Hearing

- Proposed Multifamily Residential: 46 proposed units, 6.95 acres/32.8 acres = 21% of developable area
- Proposed Self-Storage Facility: 250 max units, 2.97 acres/32.8 acres = 9% of developable area
- Future Commercial/Institutional Use: 3.82 acres/32.8 acres = 12% of developable area

SURROUNDING ZONING AND DEVELOPMENT

North: R-2, General Residential, Richmond Road (State Route 60) abuts the subject parcel, followed by a mature tree buffer, railroad tracks, and a cluster of single-family residences.

South: R-2, General Residential, common open space owned by the Villages at Westminster Homeowners Association.

East: MU, Mixed Use with proffers, existing Forest Heights neighborhood consisting of single-family residential development.

West: MU, Mixed Use with proffers, existing single-family residential development.

PUBLIC IMPACTS

Anticipated Impact on Public Facilities and Services

Streets:

- The original Traffic Impact Study (TIS) took into account the existing residences within the master planned area, as well as the proposed uses and potential future residential associated with the Salvation Army property. The study showed that a right-turn

taper on Richmond Road was warranted for Forest Heights Road, as well as a left-turn lane with 50-foot storage from Richmond Road. Both of these improvements were committed to as part of the original rezoning and subsequently constructed.

- The Virginia Department of Transportation has reviewed this application along with the trip generation analysis provided for this project. Pursuant to this analysis, this project is expected to generate less than 100 weekday peak hour trips, meaning no Traffic Impact Study was required for this application per the Zoning Ordinance. However, the original TIS was used as a reference by the engineering firm that prepared the trip generation analysis. The amended uses for this portion of the plan are not anticipated to require additional improvements to Richmond Road, as the multifamily units and a self-storage facility result in far less vehicle trip generation than the uses originally accounted for in the trip projections and potential future residential units. For the detailed comparison of trip generation, please see Attachment No. 5.
- **2035 Traffic Counts:** On Richmond Road from Centerville Road to Route 199, 62,307 average daily trips are projected.
- This segment of Richmond Road is “recommended for congestion management improvement” in the 2015 Comprehensive Plan.

Utilities:

Public water and sewer will serve the site. The proffered cash contribution is in accordance with the amount recommended by the James City Service Authority (refer to Proffer No. 4.3 (c)). Water conservation standards were proffered for this property as part of the original rezoning application.

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REZONING-19-0007/MASTER PLAN-18-0004. Forest Heights Proffer and Master Plan Amendments

Staff Report for the May 1, 2019, Planning Commission Public Hearing

Parks and Recreation

As noted previously in this report, this project complies with the Parks and Recreation Development Guidelines. The Parks and Recreation Development Guidelines require the following for the 47 units proposed on the Salvation Army property:

- *Park Land Requirement:* 0.3 acres minimum
- *Park Land Proposed:* 0.3 acres
- *Biking/Jogging Trials Requirement:* .028 miles
- *Biking/Jogging Trails Proposed:* 0.18 miles
- *Playground Requirement:* One Playground
- *Playgrounds Proposed:* One Playground
- *Sport Court or Pool Requirement:* One Court or Pool
- *Sport Court or Pool Proposed:* None, but a cash in lieu amount has been provided instead
- *Fields Requirement:* One Field
- *Fields Proposed:* None, but a cash in lieu amount has been provided instead

The applicant has proffered a monetary contribution for each dwelling unit towards recreational facility in accordance with the County's guidelines (refer to Proffer No. 4.3 (b)).

Schools

- The proposed apartment units are anticipated to generate an additional eight students. As illustrated in the table below, the eight students projected from the development would not cause

the enrollment levels for Hornsby Middle or Warhill High Schools to exceed effective capacity. However, it would contribute to higher enrollment level exceeding the effective capacity at Norge Elementary School. The Adequate Public Schools Facility Test Policy states that if an application causes a school to exceed capacity the student population will be brought under capacity due to new construction within the County's Capital Improvements Program, the application will be deemed to have passed the test. The County has proposed the construction of a new elementary school, which is projected to relieve enrollment at Norge Elementary School.

Schools:

<i>School</i>	<i>Effective Capacity</i>	<i>Enrollment</i>	<i>Projected Students Generated</i>	<i>Enrollment + Projected Students</i>
Norge Elementary School	695	699	+3	702
Hornsby Middle School	952	794	+2	796
Warhill High School	1,441	1,388	+3	1,391

Source: WJCC Public School Official Student Enrollment Report, October 2018

Housing

This application is subject to the HOP adopted by the Board of Supervisors on November 27, 2012. According to the policy, at least 20% of a development's proposed new dwelling units should be

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REZONING-19-0007/MASTER PLAN-18-0004. Forest Heights Proffer and Master Plan Amendments

Staff Report for the May 1, 2019, Planning Commission Public Hearing

offered for sale or made available for rent at prices that are targeted at households earning 30 to 120% of Area Median Income (AMI). The following table illustrates the Policy's income ranges and percentages and how it relates to this application. Staff notes that the applicant has proffered compliance with the HOP (Proffer No. 4.2).

Housing Opportunities Policy and AMI

Units Targeted to (Percent of AMI)	Price Range (Minimum-Maximum-2015)	Minimum Percent of the Development's Proposed Dwelling Units Expected	Number of Units Subject to Policy
30%-60%	\$115,592 - \$157,544	8	4 Units
Over 60% - 80%	\$157,545 - \$222,337	7	3 Units
Over 80% - 120%	\$222,338 - \$342,492	5	2 Units
Total:		20	9 Units

**Rounded up number*

According to the proposed proffer, 100% of the proposed residential development will be made available for rent and/or sale at the above described prices. The applicant proffered the minimum percentage of the development's proposed dwelling units for the lower-income tier and exceeded the minimum required in the middle-income tier to comply with HOP policies (four units for each of these tiers). The remaining units are to be sold within one of the three income ranges.

Fiscal Impact

- The Fiscal Impact Analysis worksheet was submitted per the Fiscal Year 2019 calculations provided by the Department of Financial and Management Services.
- Per that analysis, the development would result in a net \$39,101.04 annual negative fiscal impact to the County. The proposed residential development would generate a negative fiscal impact of \$48,782, while the proposed storage unit facility would generate a positive fiscal impact of \$9,681.

Fire

- The location of the project allows for coverage by Fire Station 4, located on Olde Towne Road. The Community Impact Statement indicates that the Station has a response time of four minutes.

Environmental/Cultural/Historic

Environmental

- Watershed: Powhatan Creek
- The Stormwater and Resource Protection Division has reviewed the proposal and generally concurs with the Master Plan as proposed.
- The applicant intends to work with the Stormwater and Resource Protection Division to determine the best location of stormwater facilities on-site. Development on the Salvation Army parcel will not tie into the existing stormwater facilities located within Forest Heights.

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

Staff Report for the May 1, 2019, Planning Commission Public Hearing

- Resource Protection Area (RPA): Approximately 1.49 acres of the rear portion of the property is designated as RPA. No commercial or residential uses are proposed for development within the RPA.

Cultural/Historic

- A Phase I Archaeological Study for property at 6015 Richmond Road has been conducted and concluded that no further archaeological historic preservation efforts were necessary on-site.

Nearby and Surrounding Properties

Visual Impact

- Per the Comprehensive Plan, the project is located on a CCC and is required to provide a 50-foot buffer fronting the proposed self-storage facility.

Height

- The Master Plan shows a maximum height for the self-storage facility of 35 feet, while the proposed townhomes are two-story.

PROFFERS

Please refer to Attachment No. 3 for signed proffers. In 2016, the Virginia Assembly passed legislation limiting the ability of localities to accept proffers associated with new residential rezonings. On June 28, 2016, the Board of Supervisors adopted Ordinance No. 31 A-304, specifying that the County will not accept proffers associated with new residential rezonings. Because this application proposed amendment to proffers adopted before 2016, staff consulted with the County

Attorney's Office to ensure that proffers could be amended to remove language that would no longer apply to this property (existing Proffer Nos. 4 and 6) and that new proffers could be provided in order to mitigate the proposed development impact.

COMPREHENSIVE PLAN

The land use designation for this site within the Comprehensive Plan is LDR. The recommended uses within an LDR include single-family and multifamily units, as well as limited commercial development to support the surrounding residential areas. The Comprehensive Plan recommends density standards for residential development and design guidelines for commercial development within the LDR.

For residential development, the Comprehensive Plan recommends the following approach to density:

- Gross density from one unit per acre up to four units per acre, if particular public benefits are provided. Examples of such public benefits include mixed-cost housing, affordable and workforce housing, enhanced environmental protection or development that adheres to the principles of open space design.

At 2.5 units per acre for the entire master planned area, this project aligns with the density recommended within the Comprehensive Plan. Staff finds the proposal of 100% affordable housing units within this project meets the Comprehensive Plan recommendation for a significant public benefit.

For commercial development, the Comprehensive Plan recommends the following approach to design:

- Complement the residential character of the area;

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.

REZONING-19-0007/MASTER PLAN-18-0004. Forest Heights Proffer and Master Plan Amendments

Staff Report for the May 1, 2019, Planning Commission Public Hearing

- Have traffic, noise, lighting, and other impacts similar to surrounding residential uses;
- Generally be located on collector or arterial roads at intersections; and
- Provide adequate screening and buffering to protect the character of nearby residential areas.

The proposed self-storage facility is not anticipated to produce traffic, noise, or lighting greater than nearby residential uses. It is of vital importance that the proposed self-storage facility be of high quality design and complement the residential character of the area. This is due to the facility's proximity to and visibility from Richmond Road, which is classified as an Urban/Suburban Community Character Corridor within the 2035 Comprehensive Plan Land Use Map.

The Comprehensive Plan states that the County should preserve and enhance the character of this portion of Richmond Road, given its designation as a CCC. This is due to the fact that CCCs within the County set the first impression that many visitors have of the area. Therefore, it is crucial that proposed development be of high quality design that is complementary to the existing character of the area. Staff finds that the design guidelines submitted for the proposed self-storage facility would allow for a typical self-storage site design that would not enhance the character of Richmond Road and therefore would not align with the goals of the CCC designation within the Comprehensive Plan.

STAFF RECOMMENDATION

Although there are benefits to this proposal such as the provision of affordable housing, this application does not fully comply with the Mixed Use Construction Phasing Policy. Staff recommends the

Planning Commission recommend denial of this application to the Board of Supervisors.

TW/nb

RZ19-07MP18-04FHeights

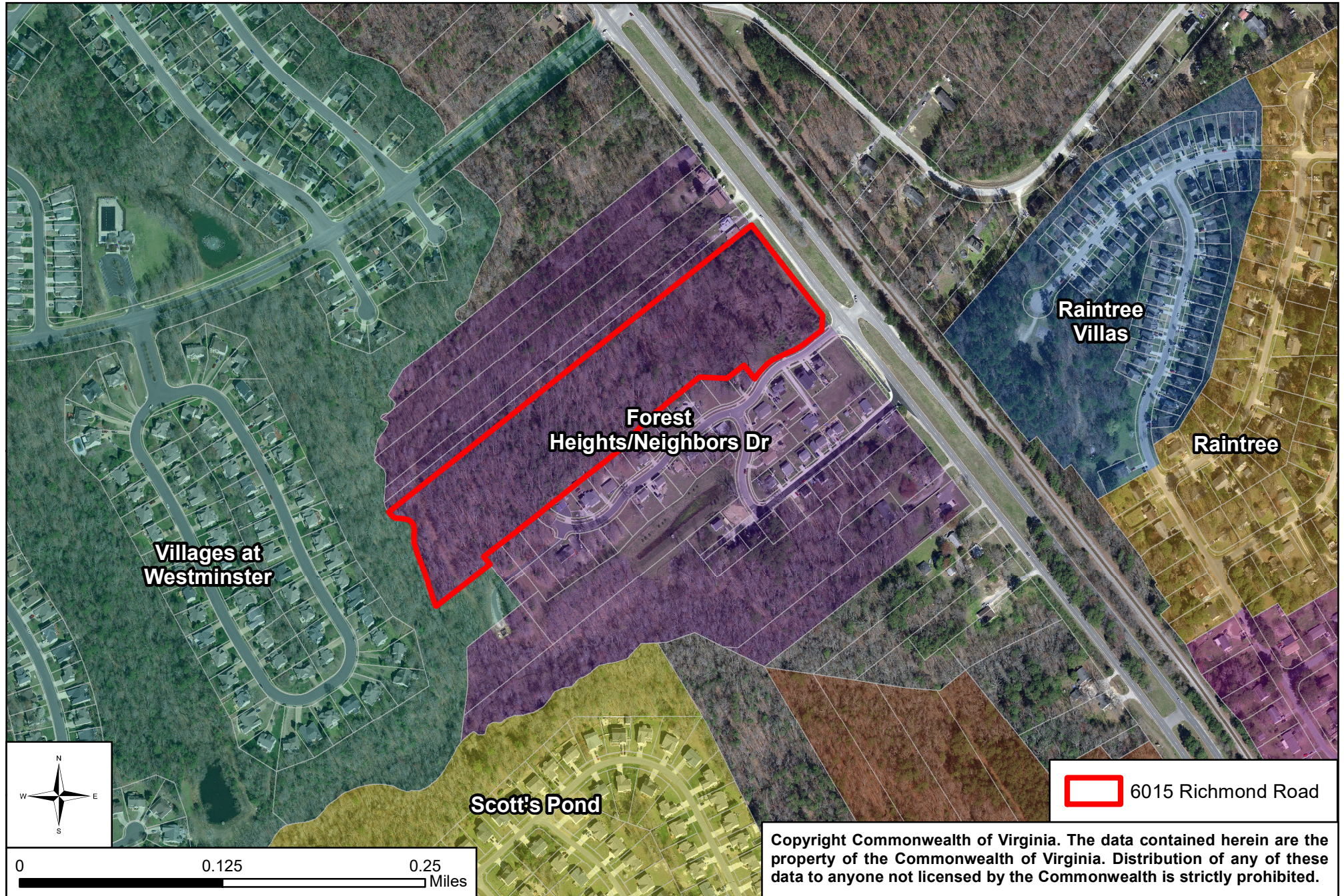
Attachments:

1. Location Map
2. Proposed Amended Master Plan
3. Proposed Proffers
4. Community Impact Statement
5. Fiscal Impact Worksheet
6. Traffic Analysis
7. Design Guidelines
8. Existing Proffers
9. Mixed Use Construction Phasing Policy, adopted by the Board of Supervisors on September 11, 2012

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 MP-18-0004 / Z-19-0007

Forest Heights Master Plan and Proffer Amendment



MASTER PLAN AMENDMENT FOR
**FOREST HEIGHTS
NEIGHBORHOOD**
JCC CASE NO.: MP-18-0004

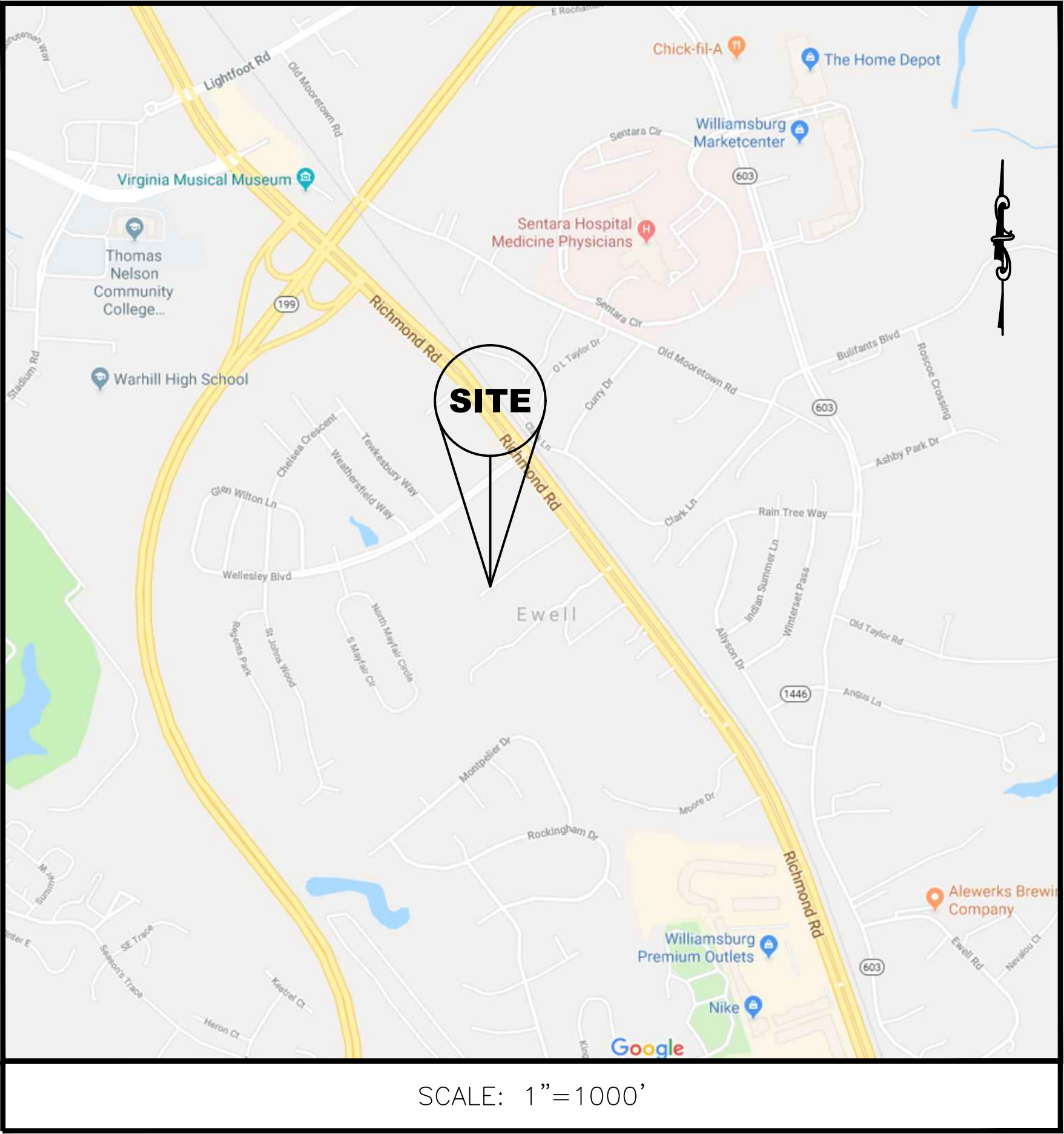
JAMES CITY COUNTY

VIRGINIA

STATISTICAL INFORMATION

PROPERTY ADDRESS	6015 RICHMOND ROAD
TAX MAP No.	3220100081
ZONING	ALL SUBJECT PROPERTIES ARE MU, MIXED USE, WITH PROFFERS.(SEE NOTE 3)
TOTAL SITE AREA	47.1± AC.
WATER	PUBLIC
SEWER	PUBLIC
HYDROLOGIC UNITS	
SUBWATERSHED	POWHATAN CREEK (JL31)
WATERSHED	JAMES RIVER-POWHATAN CREEK (JL-G)
SUBBASIN	LOWER JAMES
PARKING SPACES	
REQUIRED PARKING-MULTIFAMILY:	2.5 SPACES PER UNIT (46) 115 TOTAL SPACES
PROVIDED PARKING-MULTIFAMILY:	43 SPACES (PARKING LOTS) 1 GARAGE SPACE FOR 26 UNITS (26) 1 DRIVEWAY SPACE PER UNIT (46) 115 TOTAL SPACES
REQUIRED PARKING-MINI-STORAGE:	1 SPACE PER 100 UNITS (250 UNITS MAX) 2 SPACES PER CARETAKER RESIDENCE
PROVIDED PARKING-MINI-STORAGE:	3 SPACES FOR STORAGE UNITS 2 SPACES FOR CARETAKER 5 TOTAL SPACES

VICINITY MAP



DEVELOPER

WAYNE HARBIN BUILDER, INC.
CONTACT: DOUG HARBIN
3705 STRAWBERRY PLAINS ROAD, SUITE D
WILLIAMSBURG, VA 23188
757-220-8860

TABLE OF CONTENTS

SHEET NO.	SHEET TITLE
C0.01	COVER SHEET
C0.02	MASTER PLAN
C0.03	LAYOUT

NOTES

- 1) THIS SITE PLAN WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 2) TOPOGRAPHIC INFORMATION IS SHOWN PER JAMES CITY COUNTY GIS MAPPING AT 2' INTERVALS.
- 3) NO STRUCTURES WITHIN THE DEVELOPMENT SHALL EXCEED 60' IN HEIGHT.
- 4) FOR PROFFERS REFER TO JCC Z-0001-2011 ADOPTED BY THE BOARD OF SUPERVISORS ON DECEMBER 13, 2011.
- 5) LOW DENSITY RESIDENTIAL (MAJORITY) AND MODERATE DENSITY RESIDENTIAL.
- 6) IN ACCORDANCE WITH SECTION 24-519 (d) OF THE ZONING ORDINANCE MORE THAN ONE LAND USE SHALL BE USED AND NO SINGLE CASE OR USE CATEGORY SHALL EXCEED 80 PERCENT OF THE DEVELOPABLE LAND AREA WITH A MIXED USE AREA, AS DELINEATED IN THE MASTER PLAN.
- 7) ALL PARCELS SHALL BE SERVED BY PUBLIC WATER AND SEWER.
- 8) CURB AND GUTTER STREETS ARE PROPOSED.
- 9) THIS PROJECT IS LOCATED WITHIN THE POWHATAN CREEK WATERSHED.
- 10) NEW RESIDENTIAL HOMES TO BE ASSOCIATED WITH NEW H.O.A., NOT EXISTING FOREST HEIGHTS H.O.A..
- 11) DURING THE SITE PLAN PHASE OF THIS PROJECT IF THE PROPOSED AREAS SHOWN AS SWM FEATURES DO NOT MEET THE REQUIRED STORM WATER REQUIREMENTS A MULTI-FAMILY UNIT MAY BE REMOVED OR RELOCATED TO INCREASE SPACE FOR SWM.

CONSTRUCTION PHASING

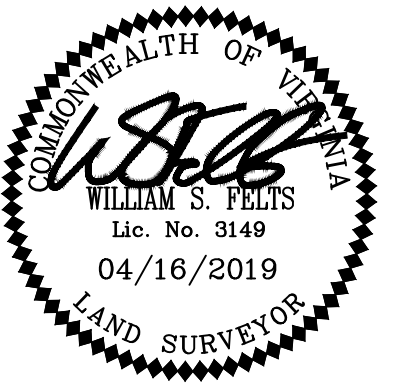
- 1) SITE CLEARING AND PROPOSED EROSION SEDIMENT CONTROL MEASURES.
- 2) INSTALL PROPOSED ROAD IMPROVEMENTS TO INCLUDE STORM STRUCTURES, WATER, AND SEWER.
- 3) START CONSTRUCTION ON THE MULTI-FAMILY UNITS. WHEN 75% OF THE MULTI-FAMILY UNITS (35) HAVE RECEIVED CERTIFICATE OF OCCUPANCY AT LEAST ONE STORAGE BUILDING WILL BE UNDER CONSTRUCTION BEFORE FURTHER MULTI-FAMILY UNITS WILL BE CONSTRUCTED.
- 4) THE REMAINING MULTI-FAMILY UNITS AND STORAGE BUILDINGS WILL BE CONSTRUCTED AS DEMAND FOR EACH IS REQUIRED.

MASTER PLAN AMENDMENT FOR
**FOREST HEIGHTS
NEIGHBORHOOD**

VIRGINIA

JAMES CITY COUNTY

NO.	DATE	REVISION / COMMENT / NOTE
2	4/16/2019	REVISED PER COUNTY COMMENTS
1	4/3/2019	REVISED PER COUNTY COMMENTS



SCALE: N/A
DATE: 02-20-2019
JOB: 17-268
DRAWN BY: CG

C0.01
COVER SHEET

SOIL CHARACTERISTICS

SOILS TYPE	SOIL NAME	HYDROLOGIC SOIL GROUP	TYPICAL SLOPES	EROSION FACTOR (K_w)	EROSION FACTOR (T)	WATER TABLE UPPER LIMIT (FT)
11C	CRAVEN COMPLEX	C	6-10%	0.32	5	2.0-3.0
14B	EMPORIA FINE SANDY LOAM	C	2-6%	0.24-0.28	4	3.0-4.5
15D	EMPORIA COMPLEX	C	10-15%	0.24-0.28	4	3.0-4.5
29B	SLAGLE FINE SANDY LOAM	C	2-6%	0.24-0.28	5	1.5-3.0
17	JOHNSTON COMPLEX	D	0-2%	0.17	5	0.0

PROPOSED LAND USE KEY:

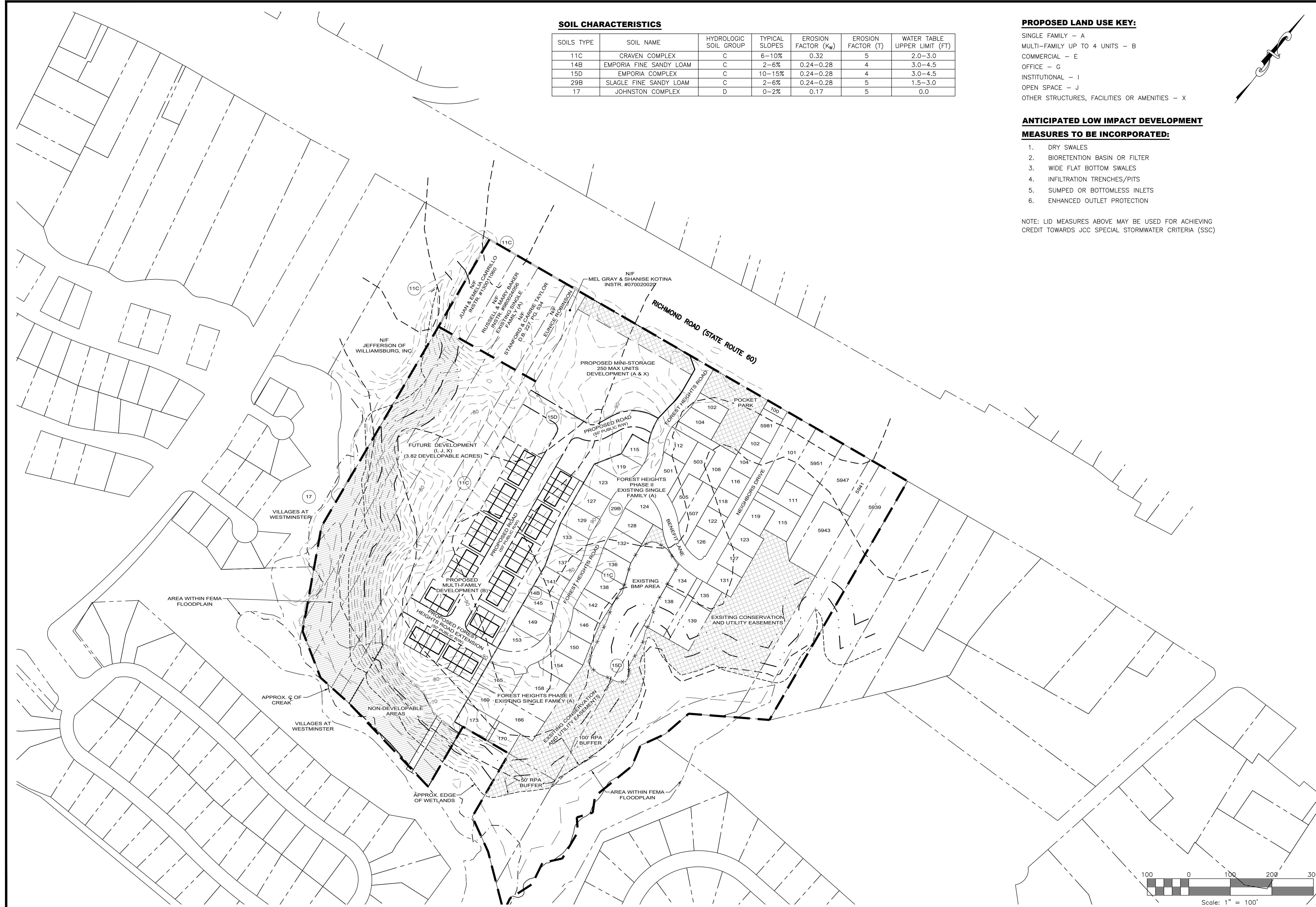
SINGLE FAMILY - A
MULTI-FAMILY UP TO 4 UNITS - B
COMMERCIAL - E
OFFICE - G
INSTITUTIONAL - I
OPEN SPACE - J
OTHER STRUCTURES, FACILITIES OR AMENITIES - X

ANTICIPATED LOW IMPACT DEVELOPMENT

MEASURES TO BE INCORPORATED:

1. DRY SWALES
2. BIORETENTION BASIN OR FILTER
3. WIDE FLAT BOTTOM SWALES
4. INFILTRATION TRENCHES/PITS
5. SUMPED OR BOTTOMLESS INLETS
6. ENHANCED OUTLET PROTECTION

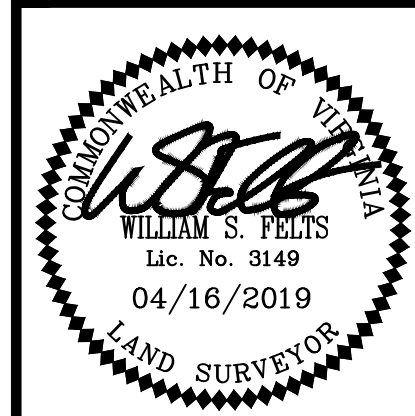
NOTE: LID MEASURES ABOVE MAY BE USED FOR ACHIEVING CREDIT TOWARDS JCC SPECIAL STORMWATER CRITERIA (SSC)



MASTER PLAN AMENDMENT FOR
FOREST HEIGHTS
NEIGHBORHOOD

JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE
2	4/16/2019	REVISED PER COUNTY COMMENTS
1	4/3/2019	REVISED PER COUNTY COMMENTS



LRI LANDTECH RESOURCES, INC.
ENGINEERING • SURVEYING • GPS
3825 Midland Road, Williamsburg, VA 23188
P: (757) 835-1100 F: (757) 835-1101
www.landtechresources.com

SCALE: 1" = 100'
DATE: 02-20-2019
JOB: 17-268
DRAWN BY: CG
C0.02
MASTER PLAN
02 OF 03

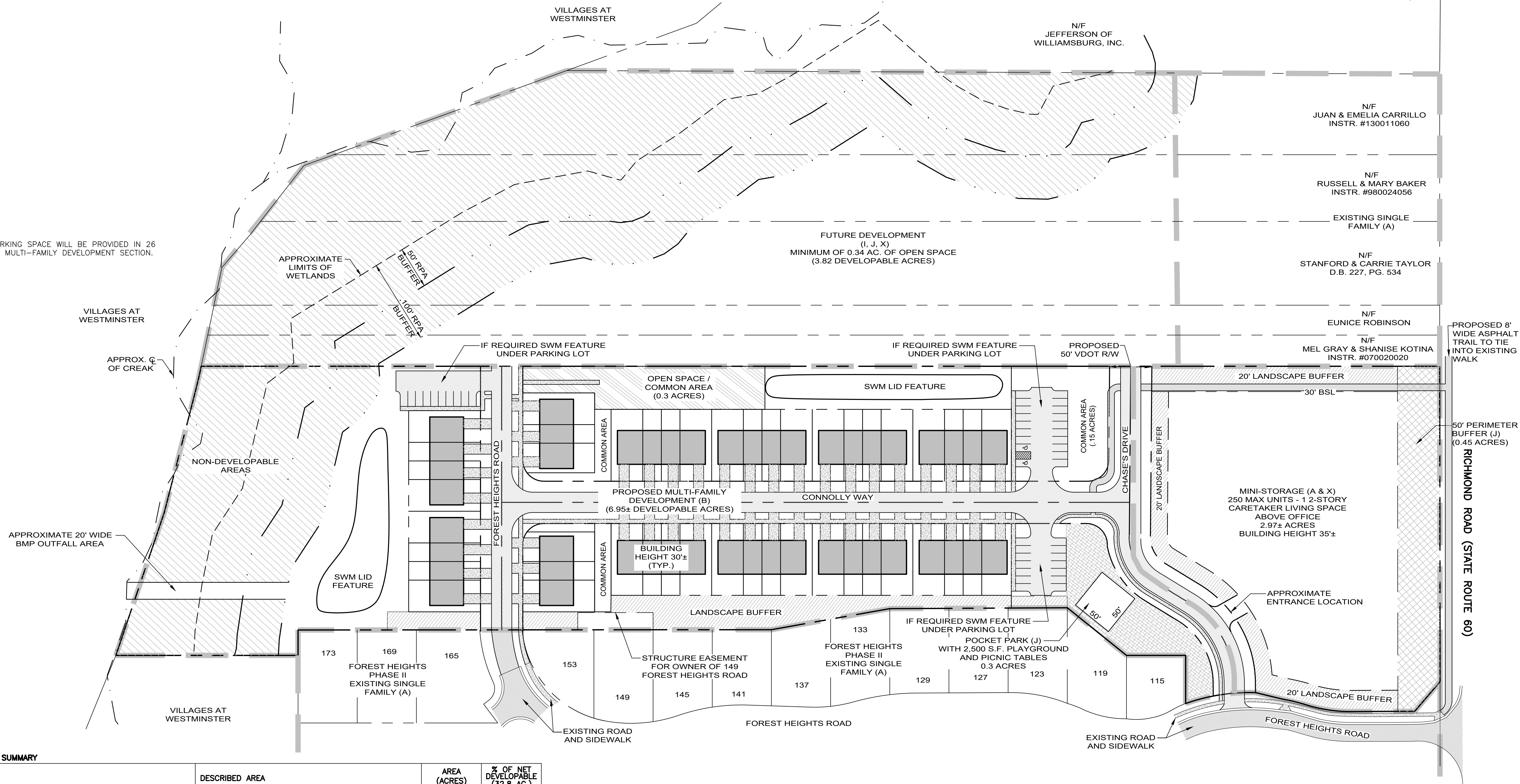
NET DEVELOPABLE AREA CALCULATION		
	ACRES	% OF NET DEVELOPABLE AREA
GROSS LAND AREA	±47.1	100.0%
AREAS SUBTRACTED		
25% SLOPES OR GREATER	±0.2	0.5%
RPA, FEMA ZONE A	±14.1	29.9%
SUBTOTAL	±14.3	30.3%
PERCENT AREA NON DEVELOPABLE (21%-40%) ADD 20% OF GROSS.	±9.4	
NET DEVELOPABLE AREA	±42.2	
DENSITY PER GROSS ACREAGE 109 DU / ±42.2 AC. = 2.58 DU/AC.		

DEVELOPABLE AREA (LAND USE BREAKDOWN FOR MIXED USED DEVELOPMENT)						
LAND USE AREA	USE DESIGNATION	GROSS AREA	PERCENT OF TOTAL SITE	TOTAL DWELLING UNITS	NON-DEVELOPABLE LAND	DENSITY PER GROSS AC. MINUS NON-DEVELOPABLE LAND
SINGLE FAMILY RESIDENTIAL	A, J	±24.93	52.9%	56	±8.33	$56 / ((24.93 - 8.33) + 4.99) = 3.37$ du/AC.
SINGLE FAMILY RESIDENTIAL	A, J	±2.48	5.3%	5	±0.02	$5 / (2.48) = 2.02$ du/AC.
MULTI-FAMILY DWELLING (UP TO 4 UNITS)	B, J	±8.44	17.9%	46	±1.49	$46 / (8.44) = 5.45$ du/AC.
FUTURE DEVELOPMENT	I, J, X	±8.28	17.6%	N/A	±4.46	
MINI-STORAGE FACILITY	X, J	±2.97	6.3%	1	±0.00	$1 / 2.97 = 0.34$ du/AC.
TOTAL SUMMARY		±47.10	100.0%	109		

ALL 46 UNITS IN THE MULTI-FAMILY SECTION WILL BE MADE AVAILABLE AT PRICES IN ACCORDANCE WITH THE JCC HOUSING OPPORTUNITIES POLICY. BY PROVIDING ALL UNITS AS AFFORDABLE, A MINIMUM OF 2 AND A MAXIMUM OF 4 DENSITY BONUS COULD BE ADDED TO THE BASED GROSS DENSITY OF 5 DU/AC.

GENERAL NOTE:

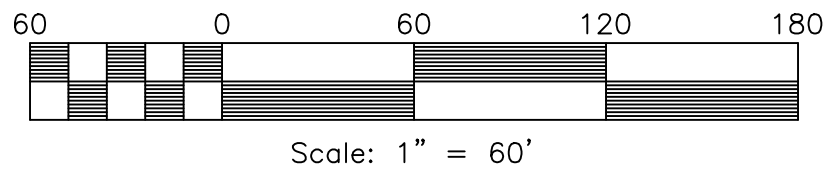
1. 1 GARAGE PARKING SPACE WILL BE PROVIDED IN 26 UNITS IN THE MULTI-FAMILY DEVELOPMENT SECTION.



OPEN SPACE SUMMARY

	DESCRIBED AREA	AREA (ACRES)	% OF NET DEVELOPABLE (32.8 AC.)
EXISTING SINGLE FAMILY DEVELOPMENT	OPEN SPACE AREAS	±2.5	7.6%
REMAINING MIXED USE PROPERTY (SALVATION ARMY SITE)			
MULTI-FAMILY RESIDENTIAL AND MINI-STORAGE DEVELOPMENT	OPEN SPACE AREAS	±1.38	4.2%
TOTAL		±3.88	11.8%

THE EXISTING 2.5 ACRES OF OPEN SPACE LISTED WITHIN THE EXISTING SINGLE FAMILY DEVELOPMENT IS MADE UP OF THE EXISTING PARK AND AREAS WITHIN THE NATURAL OPEN SPACE EASEMENT THAT LIES WITHIN AREAS OF DEVELOPABLE LANDS; THE EXACT LOCATION OF FUTURE OPEN SPACE AREAS WITHIN THE COMMERCIAL / INSTITUTIONAL DEVELOPMENT HAVE NOT BEEN DETERMINED.



MASTER PLAN AMENDMENT FOR
FOREST HEIGHTS
NEIGHBORHOOD

VIRGINIA

JAMES CITY COUNTY

NO.	DATE	REVISION / COMMENT / NOTE
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1	4/3/2019	REVISED PER COUNTY COMMENTS



SCALE: 1" = 60'

DATE: 02-20-2019

JOB: 17-268

DRAWN BY: CG

C0.03

LAYOUT

03 of 03

Prepared by:
Vernon M. Geddy, III, Esquire (VSB #21902)
GEDDY, HARRIS, FRANCK & HICKMAN, LLP
1177 Jamestown Road
Williamsburg, Virginia 23185

Tax Map No. 3220100081

FIRST AMENDMENT TO PROFFERS

THIS FIRST AMENDMENT TO PROFFERS is made this ___ day of _____, 2019
by THE SALAVATION ARMY, a Georgia corporation, together with its successors and assigns,
the "Salvation Army."

RECITALS

A. The Salvation Army is the owner of a parcel of land located in James City County, Virginia, Tax Parcel 3220100081, being more particularly described on Exhibit A hereto (the "Salvation Army Property"). The Salvation Army Property is now zoned MU and is subject to (i) Proffers dated October 20, 2011 recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City as Instrument No. 120008937 (the "Existing Proffers") and (ii) a Master Plan entitled "Master Plan for Rezoning for Forest Heights Road/Neighbors Drive/Richmond Road Areas" prepared by AES Consulting Engineers dated April 11, 2011 (the "Existing Master Plan").

B. The Salvation Army has applied to amend the Existing Master Plan and in connection therewith has submitted an amended master plan entitled "Master Plan Amendment for Forest Heights Neighborhood" made by LandTech Resources, Inc and dated February 20, 2019 (the "Amended Master Plan"), Design Guidelines for Forest Heights Townhomes and Storage Units made by Wayne Harbin Builder dated April 17, 2019 (the "Guidelines") and desires to amend

the Existing Proffers as set forth herein. As used in this First Amendment to Proffers the term “dwelling unit” shall not include the one caretaker dwelling unit located above the mini-storage units.

NOW, THEREFORE, in consideration of the approval of the requested master plan amendment, the Existing Proffers are amended as set forth below. If the requested master plan amendment is not granted by the Board of Supervisors, this First Amendment to Proffers shall be null and void and the Existing Proffers shall remain in full force and effect.

AMENDMENTS

1. Part B, Proffer 4 of the Existing Proffers is hereby deleted.

2. Part B of the Existing Proffers is hereby amended by the addition of the following proffers applicable only to the Salvation Army Property:

4.1 Master Plan. The Salvation Army Property shall be developed generally as shown on the Amended Master Plan. Development plans may deviate from the Amended Master Plan as provided in Section 24-23 of the Zoning Ordinance.

4.2 Housing Opportunities. All of the dwelling units permitted on the Salvation Army Property shall be offered for sale or made available for rent at prices determined in accordance with the Housing Opportunities Policy and Housing Opportunities Policy Guide adopted by the Board of Supervisors on November 27, 2012 as provided below for units offered for sale. At least four (4) dwelling units shall be offered at prices targeted to households earning 30% to 60% of Area Median Income. At least four (4) dwelling units shall be offered at prices targeted to households earning over 60% to 80% of Area Median Income. All remaining dwelling units shall be offered at prices targeted to households earning 30% to 120% of Area

Median Income. The forgoing affordable/workforce dwelling units shall be provided consistent with the criteria established by the Housing Opportunities Policy adopted by the Board of Supervisors on November 27, 2012 and in effect as of the date of approval of the requested rezoning to provide affordable and workforce housing opportunities at different price ranges to achieve the greater housing diversity goal of the 2035 Comprehensive Plan; provided, however, that if the County amends the Housing Opportunities Policy as in effect as of the date of approval of the requested rezoning to increase the targeted income ranges or otherwise make the Policy otherwise less burdensome on the Owner, the Owner shall only be required to comply with the amended Policy.

4.3 Cash Contributions. (a) A one-time contribution shall be made to the County of \$6,051.31 for each single family attached dwelling unit constructed on the Salvation Army Property, subject to paragraph (d) below. Such contributions shall be used by the County for school uses.

(b) A one-time contribution shall be made to the County of \$67.92 for each single family attached dwelling unit constructed on the Salvation Army Property, subject to paragraph (d) below. Such contributions shall be used by the County for recreational uses.

(c) A one-time contribution shall be made to the James City Service Authority of \$1,472.00 for each dwelling unit constructed on the Salvation Army Property, subject to paragraph (d) below. Such contributions shall be used by the County for water system uses.

(d) The cash contributions proffered in paragraphs (a), (b) and (c) above shall be reduced in accordance with Section 3 of the County's Housing Opportunities Policy.

(e) Such per unit contributions shall be paid to the County after completion of the final inspection and prior to the time of the issuance of any certificate of occupancy for the unit in question.

(f) The per unit contribution amounts shall consist of the amounts set forth in paragraphs (a) through (c) plus any adjustments included in the Marshall and Swift Building Costs Index, Section 98, Comparative Cost Multipliers, Regional City Averages (the “Index”) from 2019 to the year a payment is made if payments are made after on or after January 1, 2020, subject to reduction as provided in paragraph (d). The per unit contribution amount shall be adjusted once a year with the January supplement of the Index of the payment year. In no event shall the per unit contribution be adjusted to a sum less than the amounts set forth in the preceding paragraphs of this Section. In the event that the Index is not available, a reliable government or other independent publication evaluating information heretofore used in determining the Index (approved in advance by the County Director of Financial Management Services) shall be relied upon in establishing an inflationary factor for purposes of increasing the per unit contribution to approximate the rate of annual inflation in the County.

4.4 Streetscapes. Development of the Salvation Army Property shall comply with the “Guidelines for Street Trees” section of the County’s Streetscape Guidelines Policy adopted by the Board of Supervisors on October 5, 2011 (the “Streetscape Policy”). Development of the Salvation Army Property shall comply with the “Guidelines for Entrances and Common Areas” section of the Streetscape Policy, except that the required landscaping shall be a minimum of one tree and three shrubs per 800 square feet exclusive of roadways, sidewalks, recreation facilities or other impervious areas.

4.5 Recreation. The 0.18 mile of multi-use path, the 2,500 square foot playground and the 0.3 acre pocket park shown on the Master Plan shall be installed prior to the County being obligated to issue more than 23 building permits for dwelling units on the Salvation Army Property.

4.6 Design Guidelines. All building plans and building elevations shall be generally consistent with the Guidelines. Prior to the issuance of final site plan approval for each building on the Salvation Army Property, architectural plans for such building shall be submitted to the Director of Planning for his review for general consistency with the Guidelines. The Director of Planning shall review and either approve or provide written comments setting forth changes necessary to obtain approval within 30 days of the date of submission of the plans in question. If the Director of Planning refuses to approve architectural plans, such refusal may be appealed to the Development Review Committee whose decision shall be final. All buildings shall be constructed in accordance with the approved plans. In the case of plans that will be used on more than one building, Director of Planning approval need only be obtained for the initial building permit.

4.7 Phasing. The County shall not be obligated to issue building permits for more than 35 dwelling units on the Salvation Army Property until the site and building plans for at least one mini-storage building have been approved and construction has commenced. Construction having commenced shall mean footings for the building have been dug and poured.

4.8 Owners Association. There shall be organized an owner's association (the "Association") in accordance with Virginia law in which all dwelling unit owners in the Salvation Army Property, by virtue of their property ownership, shall be members.

3. Proffer 6 of the Existing Proffers is hereby deleted.

4. Except as specifically amended hereby, the Existing Proffers remain unchanged and in full force and effect.

[signatures appear on following page]

WITNESS the following signature.

THE SALVATION ARMY

By: _____
Title: _____

STATE OF _____
COUNTY/CITY OF _____; to-wit

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by _____, as _____ of THE SALVATION
ARMY, a Georgia corporation, on behalf of the corporation.

NOTARY PUBLIC

My commission expires: _____

EXHIBIT A

6015 Richmond Road

Parcel Identification Number 3220 100081

James City County, VA

ALL those certain lots, pieces, or parcels of land situate, lying and being in Powhatan District (formerly Berkeley District), James City County, Virginia, known and designated as Lots "E" and "F" as shown on that certain plat entitled, 'PLAT OF LOTS: "E" & "F", D. WARREN MARSTON'S PROPERTY SUBDIVISION PROPERTY OF PETER EPPS," made by Stephen Stephens, CLS, dated January 1973, a copy of which is recorded in James City County Deed Book 142, page 133.



LANDTECH RESOURCES, INC.

Community Impact Study

For

Forest Heights Master Plan and Proffer Amendment

James City County, Virginia

Preparation Date:

February 20, 2019

Revised:

April 24, 2019

LRI Project No. 17-268

ENGINEERING AND SURVEYING CONSULTANTS

3925 Midlands Road Williamsburg, VA 23188

Ph.: (757) 565-1677 Fax: (757) 565-0782

Web: landtechresources.com

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b) Public Water	
c) Public Sewer	
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e) Electricity	
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v) Environmental Constraints Analysis.....	5
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Appendices

Appendix A – Water Demand Calculations

Appendix B – Wastewater Generation Calculations

Appendix C – VRRM Spread Sheet

Appendix D – Traffic Impact Study

Appendix E- Traffic Study From Original Master Plan Submission

Project Overview and Existing Conditions

Project Site Information

Project/Site Name: Forest Heights Master Plan and Proffer Amendment

Project Street/Location: 6015 Richmond Road

City/County: Williamsburg **State:** Virginia **ZIP Code:** 23188

Municipality: James City County

Map #: 32220100081

Private / Public / Federal / State: Private

Residential / Commercial / Industrial / Other (specify): Residential/Commercial

County (or City) Site Plan Number (if applicable): MP-18-0004 / Z-0001-2011

Total Site Area: 47.1 Acres

i) Project Narrative and Description

In 2011 the Forest Heights Master plan was approved by the James City County Board of supervisors. The project consisted of rezoning 47.1 Acres to Mixed Use (MU) as well as the realignment and new construction of Forest Heights Road, Benefit Lane, and Neighbors Drive. To the north west of Forest Heights Road the previously submitted Traffic Study in the Community Impact Study dated July 14, 2011 and received by the county in August of 2011 proposed the development of a Salvation Army, 12 Single Family Detached Homes, 24 Townhome Units and 26 Apartments. Select pages from the previously submitted Community Impact Study have been provided in Appendix E. Those improvements were never developed triggering this master plan and proffer amendment for any new development on the 11.4 Ac. lot owned by the Salvation Army.

The master plan and proffer amendment focuses only on the proposed development at 6015 Richmond Road which consists of 11.4 Ac. out of the entire 47.1 Ac in the original master plan. The proposed development consists of the construction of a new road to connect to both the front and end of Forest Heights Road, 12 Multi-Family buildings consisting of 46 units, and a 250 max unit Mini-Storage Facility. The multi-family units will have three parking lots available for additional parking above the driveway and garage parking. All 46 multi-family units will meet the requirements for the James City County Housing Opportunities Policy. At least of four (4) dwelling units will be offered to households earning 30%-60% of Area Mean Income. At least of four (4) dwelling units will be offered to households earning 60%-80% of Area Mean Income. All remaining dwelling units will be provided will be offered to households earning 30%-120% of Area Mean Income.

ii) Project Construction Phasing

Due to the existing master plan improvements having not been built out to meet the requirements of Section 24-515(2) of the county ordinance, the below construction phasing is proposed.

1. Site clearing and proposed erosion sediment control measures
2. Install proposed road improvements to include storm structures, water, and sewer.
3. Start construction on the Multi-Family units. When 75% of the Multi-Family units (35) have received Certificate of Occupancy at least one storage building will be under construction before further Multi-Family units will be constructed.
4. The remaining Multi-Family units and storage buildings will be constructed as demand for each is required.

iii) Analysis of Existing Public Facilities and Services

- a) Using the James City County Fiscal Impact Analysis Worksheet it is expected that the proposed development would generate 7.82 students. The estimate was determined by only using the multifamily line item as the mini-storage will not generate any students. In the draft copy of the Williamsburg James City County School Board 2020 capital improvement project budget there are multiple school expansions proposed. The budget proposes the construction of a new elementary school along with the expansion of the three existing high schools. In the fall of 2018 WJCC opened a new middle school to help with the growing James City County community. The already in place improvements as well as the proposed will alleviate any burden of new students created by this development.

School	School Children*
Norge Elementary	+/- 3
Hornsby Middle School	+/- 2
Warhill High School	+/- 3
	Total: 8

- Numbers are rounded up

- b) The proposed development will be served by an existing James City Service Authority 12” water main located along Richmond Road and be connected to an existing JCSA 8” waterline stubbed out at the end of Forest Heights Road. The demand from the new development will generate an additional 14,620 gallons per day. This equates to 10.20 gpm average demand, 17.33 gpm max. day demand, and 40.78 gpm peak hour demand. Water demand calculations have been provided in Appendix A.
- c) Wastewater generated by the proposed development will be tied into an existing 12” sewer lateral and flow to an existing JCSA Lift Station (6-2). From the lift station the waste water is pumped through an existing 8” force main to an existing 24” HRSD force main located in the Richmond Road median. An additional 14,620 gallons per day of wastewater will be generated and flow into JCSA Lift Station 6-2. The peak flow from the improvements will be 25.51 GPM. Through an initial meeting with JCSA it was determined that Lift Station 6-2 will have the adequate capacity to service the additional flow. Wastewater generation calculations have been provided in Appendix B.
- d) The project site is in a very central location within James City County that allows for multiple fire stations to be in proximity as well as Sentara Williamsburg Regional Medical Center. James City County currently has 5 fire stations that cover both emergency medical services and fire protection. JCC station #4 is located the closest on Olde Towne Road and is approximately 2.1 mi. from the development. The county also has a mutual aid agreement with York County and the City of Williamsburg. With station #4 having a

response time of 4 minutes and three other stations within a 10-minute response time there is adequate county EMS protection for the development.

- e) Dominion Power provides electrical service for this area of James City County. All new utilities will be placed underground per JCC requirements.
- f) Solid waste pickup will be provided by private contracts by each individual home. The solid waste haulers will work to ensure waste is picked up and disposed of in accordance with local health standards.
- g) Per the James City County Recreational Facility Development Guidelines the entire master planned area of 47.1 Acres was recommended to have the following amenities:
 - 1 Sport Court or Pool
 - 1 Field
 - 1 pocket park at a minimum of 0.3 Acres.
 - 1 Playground
 - 8' wide trail that is a minimum of 0.4 miles long.

Based on the available 11.4 Acre area of this proposed Master Plan Amendment the following items have been provided. One pocket park to include a 2,500 S.F. playground, and 0.14 miles of an 8' wide multi use path. There is also additional common area that will remain open to allow for gathering areas. In lieu of the construction of a Sport Court or Pool and Field, due to the size of the site, cash proffers have been offered.

- h) Per section 24-520 of the James City County Zoning Ordinance there will be 1 Ac. of open space provided on the 11.4 Ac. parcel. The requirement will be met through a pocket park at 0.3 Ac., Open Space and Common area totaling 0.55 Ac., 50' Perimeter Buffer totaling 0.45 Acres and the 8' wide multiuse path at 0.08 Ac.. These areas will be spread throughout the development to allow for space between the different Mixed Use areas.

iv) Analysis of Stormwater Management

Stormwater for the site will be treated with two onsite stormwater management facilities. The square footage for these facilities was determined by VRRM compliance spreadsheet and provided in Appendix C. Final stormwater layout and design will be provided with submittal of site plan documents.

v) Environmental Constraints Analysis

(1) Hydraulic Features:

- (a) Location of all bodies of water such as streams, ponds, lakes, impoundments, rivers:
 - The centerline of the existing stream is shown on the master plan.
- (b) Name of watershed in which the project is located:
 - The project is located in the Powhatan Creek and Lower James River watersheds

- (c) Approximate location of tidal and non-tidal wetlands (e.g. sinkholes, wetland, springs, seeps, etc);
 - Approximate edge of wetlands are shown on the master plan
- (d) Approximate location of perennial and intermittent streams;
 - Perennial and intermittent streams exist along the northern, western, and southern boundaries of the property per AES community impact study completed July 14, 2011
- (e) Description of receiving streams:
 - The site will flow into a flat bottom at the western part of the site. This channel flows into the Longhill Swamp and ultimately the Powhatan Creek.
- (f) Floodplain:
 - The floodplain has been shown on the master plan per FEMA community panel #51095C0128D 12/16/2015

(2) Physical Features

- (a) Approximate location of steep slopes greater than 25 percent:
 - 0.2 Ac. of steep slopes exist on site.
- (b) Soil types:
 - The different soil types located on the site are shown on sheet 2 of the master plan.
- (c) Soils erodibility based on the County Soils survey:
 - A table is provided on sheet 2 of the master plan and includes the soils erodibility factor
- (d) Area of forest, woodland cover and wildlife corridors:
 - The entire 11.4 Ac. site is wooded.
- (e) Pre-development topography based on County GIS
 - County contours are provided on sheet 2 of the master plan for 6015 Richmond Road

(3) Prohibited or Restricted Development Areas:

- (a) Location of required buffers and existing conservation easements:
 - 100' and 50' buffers as well as existing natural open space easements are shown on the master plan
- (b) Sites with known populations of rare, threatened or endangered species of plants or animals per studies done in accordance with the Natural Resource Policy
 - Per the Community Impact Study completed by AES consulting Engineers on July 14, 2011 there is not a concern of the development impacting any rare, threatened or endangered species.
- (c) Location of trees to be preserved in accordance with the Chesapeake Bay Preservation Ordinance
 - No clearing will be done in the RPA besides what is required to outfall stormwater at the toe of slope as well as tie into the existing 12" JCSA gravity sewer line.
- (d) Preliminary location of Resources Protection Areas and legal wetlands:

- RPA as well as the edge of wetlands is shown on the proposed master plan.

(4) Existing and Proposed Changes to the Site:

- (a) The nature of existing and approved but not yet built development on the site:
 - The site was previously approved for a Salvation Army, 12 Single Family homes, 24 Townhome Units and 26 Apartments. The site remains wooded and undisturbed as none of those improvements or their infrastructure was installed.
- (b) Location of Surrounding properties and neighborhoods:
 - The property is surrounded by Richmond Rd. to the north east, single family lots to the south and north, as well as Scotts Pond and Villages at Westminster Homeowners common area to the south and west.
- (c) Proposed limit of disturbance and a disturbance area estimate:
 - The proposed limits of disturbance for the 11.4 Ac. parcel will be roughly 9.9 Ac.
- (d) Calculation of existing and proposed pervious and impervious areas
 - The existing lot is wooded which roughly 1.5 Ac. will remain wooded, 5.1 Ac. will be managed turf, and 4.39 Ac. will be impervious cover.
- (e) If used, description of Better Site Design or Low Impact Development techniques (e.g. pervious pavement, walks, infiltration areas, etc.):
 - The proposed stormwater management facilities are bioretention ponds that will infiltrate stormwater and treat the pollutant loads.
- (f) Description of how disturbance is being minimized, indigenous vegetation is being preserved, and impervious cover is being reduced:
 - Impervious cover was reduced to the minimum amount to allow for development as well as connectivity in a mixed-use development. Open areas and landscape areas will be utilized to divide the different proposed improvements.

vi) Traffic Impact Analysis (Provided by DRW Consultants, LLC)

Attached in Appendix D is the traffic impact study completed by DRW Consultants, LLC. The study shows that the original traffic impacts from this section of the Master Plan, and what is proposed in this Master Plan Amendment are equal or less. Both AM peak hour and daily trips are below what was previously planned, and PM peak hour trips remain the same. The previous traffic study required a right turn taper and no improvements to the median in Route 60. Though there was no requirement for improvement in the median, the work was still completed. With this amendment not increasing any trips to the site as well as the additional work being completed in the median, no additional traffic improvements are proposed.

Appendix A

Water Demand Calculations



Forest Heights Master Plan Amendment
James City County, Virginia
Water Demand
LRI Job #17-268
4/2/2019

Existing Water Generation

<u>Improvement</u>	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Ex. Single Family	Residential	310 (GPD/Unit)	24	64 Lots	19,840	13.77	23.41	55.08
					Total Daily Demand = 19,840 GPD			
					Average Demand = 13.77 GPM			
					Maximum Day Demand = 23.41 GPM			
					Peak Hour Demand = 55.08 GPM			

Proposed Water Generation

<u>Improvement</u>	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Demand (gpm)	Max Day (pf=1.7) Demand (gpm)	Peak Hr (pf=4.0) Demand (gpm)
Multi-Family	Residential	310 (GPD/Unit)	24	46	14,260	9.90	16.83	39.61
Mini-Storage Caretaker	Residential	310 (GPD/Unit)	24	1	310	0.22	0.37	0.86
Mini-Storage Office	Commercial	0.1 (GPD/SF)	12	500	50	0.07	0.12	0.28
Ex. Single Family	Residential	310 (GPD/Unit)	24	64 Lots	19,840	13.78	23.42	55.11
					Total Daily Demand = 34,460 GPD			
					Average Demand = 23.97 GPM			
					Maximum Day Demand = 40.74 GPM			
					Peak Hour Demand = 95.86 GPM			

Additional Demands Created by Project

Daily 14,620 GPD
Average 10.20 GPM
Max Day 17.33 GPM
Peak Hr. 40.78 GPM

Appendix B

Wastewater Generation Calculations



**Forest Heights Master Plan Amendment
James City County, Virginia
Wastewater Generation
LRI Job #17-268
4/2/2019**

Existing Wastewater Generation

<u>Improvement</u>	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Ex. Single Family	Residential	310 (GPD/Unit)	24	64 Lots	19,840	13.77	2.5	34.43
					Total Daily Flow = 19,840 GPD			
					Total Avg. Daily Flow (ADF) = 13.77 GPM			
					Total Peak Flow = 34.43 GPM			
					Total Avg. Daily Flow (ADF) = 13.77 GPM			
					Minimum Flow (ADF / 2)= 6.89 GPM			

Proposed Wastewater Generation

<u>Improvement</u>	Use	Flow Rate	Flow Duration (hrs)	#Units	Avg. Daily Flow (gpd)	Avg. Flow (gpm)	Peak Factor	Peak Flow (gpm)
Multi-Family	Residential	310 (GPD/Unit)	24	46	14,260	9.9	2.5	24.75
Mini-Storage Caretaker	Residential	310 (GPD/Unit)	24	1	310	0.22	2.5	0.55
Mini-Storage Office	Commercial	0.1 (GPD/SF)	12	500	50	0.07	3	0.21
Ex. Single Family	Residential	310 (GPD/Unit)	24	64 Lots	19,840	13.77	2.5	34.43
					Total Daily Flow =34,460 GPD			
					Total Avg. Daily Flow (ADF) = 23.96 GPM			
					Total Peak Flow = 59.94 GPM			
					Minimum Flow (ADF / 2)= 11.98 GPM			

Addotional Flows Created by Project

Daily Flow - 14,620 GPD

Peak Flow - 25.51 GPM

Appendix C

VRRM Spreadsheets

Drainage Area A

CLEAR BMP AREAS

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres)					0.00	0.00
Managed Turf (acres)		2.37	1.05	1.76	5.18	0.22
Impervious Cover (acres)		2.10	0.88	1.41	4.39	0.95
Total					9.57	

Total Phosphorus Available for Removal in D.A. A (lb/yr)	12.12
Post Development Treatment Volume in D.A. A (ft³)	19,295

Stormwater Best Management Practices (RR = Runoff Reduction)

--Select from dropdown lists--

Practice	Runoff Reduction Credit (%)	Managed Turf Credit Area (acres)	Impervious Cover Credit Area (acres)	Volume from Upstream Practice (ft³)	Runoff Reduction (ft³)	Remaining Runoff Volume (ft³)	Total BMP Treatment Volume (ft³)	Phosphorus Removal Efficiency (%)	Phosphorus Load from Upstream Practices (lb)	Untreated Phosphorus Load to Practice (lb)	Phosphorus Removed By Practice (lb)	Remaining Phosphorus Load (lb)	Downstream Practice to be Employed
1. Vegetated Roof (RR)													
1.a. Vegetated Roof #1 (Spec #5)	45				0	0	0	0		0.00	0.00	0.00	
1.b. Vegetated Roof #2 (Spec #5)	60				0	0	0	0		0.00	0.00	0.00	

2. Rooftop Disconnection (RR)													
2.a. Simple Disconnection to A/B Soils (Spec #1)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.b. Simple Disconnection to C/D Soils (Spec #1)	25			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.c. To Soil Amended Filter Path as per specifications (existing C/D soils) (Spec #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.d. To Dry Well or French Drain #1, Micro-Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.e. To Dry Well or French Drain #2, Micro-Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.f. To Rain Garden #1, Micro-Bioretenction #1 (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	
2.g. To Rain Garden #2, Micro-Bioretenction #2 (Spec #9)	80			0	0	0	0	50	0.00	0.00	0.00	0.00	
2.h. To Rainwater Harvesting (Spec #6)	0			0	0	0	0	0	0.00	0.00	0.00	0.00	
2.i. To Stormwater Planter, Urban Bioretenction (Spec #9, Appendix A)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	

3. Permeable Pavement (RR)													
3.a. Permeable Pavement #1 (Spec #7)	45			0	0	0	0	25	0.00	0.00	0.00	0.00	
3.b. Permeable Pavement #2 (Spec #7)	75				0	0	0	25		0.00	0.00	0.00	

4. Grass Channel (RR)													
4.a. Grass Channel A/B Soils (Spec #3)	20			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.b. Grass Channel C/D Soils (Spec #3)	10			0	0	0	0	15	0.00	0.00	0.00	0.00	
4.c. Grass Channel with Compost Amended Soils as per specs (see Spec #4)	30			0	0	0	0	15	0.00	0.00	0.00	0.00	

5. Dry Swale (RR)													
5.a. Dry Swale #1 (Spec #10)	40			0	0	0	0	20	0.00	0.00	0.00	0.00	
5.b. Dry Swale #2 (Spec #10)	60			0	0	0	0	40	0.00	0.00	0.00	0.00	

6. Bioretenction (RR)													
6.a. Bioretenction #1 or Micro-Bioretenction #1 or Urban Bioretenction (Spec #9)	40			0	0	0	0	25	0.00	0.00	0.00	0.00	

Nitrogen Removal Efficiency (%)	Nitrogen Load from Upstream Practices (lbs)	Untreated Nitrogen Load to Practice (lbs)	Nitrogen Removed By Practice (lbs)	Remaining Nitrogen Load (lbs)
1. Vegetated Roof (RR)				
0		0.00	0.00	0.00
0		0.00	0.00	0.00

2. Rooftop Disconnection (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
60	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00

3. Permeable Pavement (RR)				
25	0.00	0.00	0.00	0.00
25		0.00	0.00	0.00

4. Grass Channel (RR)				
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00

5. Dry Swale (RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00

6. Bioretenction (RR)				
40	0.00	0.00	0.00	0.00

6.b. Bioretention #2 or Micro-Bioretention #2 (Spec #9)	80	5.18	4.39	0	15,436	3,859	19,295	50	0.00	12.11	10.90	1.21	
7. Infiltration (RR)													
7.a. Infiltration #1 (Spec #8)	50			0	0	0	0	25	0.00	0.00	0.00	0.00	
7.b. Infiltration #2 (Spec #8)	90			0	0	0	0	25	0.00	0.00	0.00	0.00	
8. Extended Detention Pond (RR)													
8.a. ED #1 (Spec #15)	0			0	0	0	0	15	0.00	0.00	0.00	0.00	
8.b. ED #2 (Spec #15)	15			0	0	0	0	15	0.00	0.00	0.00	0.00	
9. Sheetflow to Filter/Open Space (RR)													
9.a. Sheetflow to Conservation Area, A/B Soils (Spec #2)	75			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.b. Sheetflow to Conservation Area, C/D Soils (Spec #2)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	
9.c. Sheetflow to Vegetated Filter Strip, A Soils or Compost Amended B/C/D Soils (Spec #2 & #4)	50			0	0	0	0	0	0.00	0.00	0.00	0.00	

TOTAL IMPERVIOUS COVER TREATED (ac)	4.39	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)	5.18	AREA CHECK: OK.
TOTAL RUNOFF REDUCTION IN D.A. A (ft³)	15,436	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)	12.12	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	10.90	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	1.22	
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS		

60	0.00	86.63	79.70	6.93
7. Infiltration (RR)				
15	0.00	0.00	0.00	0.00
15	0.00	0.00	0.00	0.00
8. Extended Detention Pond (RR)				
10	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00
9. Sheetflow to Filter/Open Space (RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL RUNOFF REDUCTION IN D.A. A (ft³)	15,436
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)	79.70
SEE WATER QUALITY COMPLIANCE TAB FOR SITE CALCULATIONS (Information Only)	

10. Wet Swale (no RR)													
10.a. Wet Swale #1 (Spec #11)	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
10.b. Wet Swale #2 (Spec #11)	0			0	0	0	0	40	0.00	0.00	0.00	0.00	
11. Filtering Practices (no RR)													
11.a. Filtering Practice #1 (Spec #12)	0			0	0	0	0	60	0.00	0.00	0.00	0.00	
11.b. Filtering Practice #2 (Spec #12)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	
12. Constructed Wetland (no RR)													
12.a. Constructed Wetland #1 (Spec #13)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
12.b. Constructed Wetland #2 (Spec #13)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13. Wet Ponds (no RR)													
13.a. Wet Pond #1 (Spec #14)	0			0	0	0	0	50	0.00	0.00	0.00	0.00	
13.b. Wet Pond #1 (Coastal Plain) (Spec #14)	0			0	0	0	0	45	0.00	0.00	0.00	0.00	
13.c. Wet Pond #2 (Spec #14)	0			0	0	0	0	75	0.00	0.00	0.00	0.00	
13.d. Wet Pond #2 (Coastal Plain) (Spec #14)	0			0	0	0	0	65	0.00	0.00	0.00	0.00	

10. Wet Swale (Coastal Plain) (no RR)				
25	0.00	0.00	0.00	0.00
35	0.00	0.00	0.00	0.00
11. Filtering Practices (no RR)				
30	0.00	0.00	0.00	0.00
45	0.00	0.00	0.00	0.00
12. Constructed Wetland (no RR)				
25	0.00	0.00	0.00	0.00
55	0.00	0.00	0.00	0.00
13. Wet Ponds (no RR)				
30	0.00	0.00	0.00	0.00
20	0.00	0.00	0.00	0.00
40	0.00	0.00	0.00	0.00
30	0.00	0.00	0.00	0.00

14. Manufactured Treatment Devices (no RR)													
14.a. Manufactured Treatment Device-Hydrodynamic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.b. Manufactured Treatment Device-Filtering	0			0	0	0	0	20	0.00	0.00	0.00	0.00	
14.c. Manufactured Treatment Device-Generic	0			0	0	0	0	20	0.00	0.00	0.00	0.00	

14. Manufactured BMP (no RR)				
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00
0	0.00	0.00	0.00	0.00

TOTAL IMPERVIOUS COVER TREATED (ac)		4.39	AREA CHECK: OK.
TOTAL MANAGED TURF AREA TREATED (ac)		5.18	AREA CHECK: OK.
TOTAL PHOSPHORUS REMOVAL REQUIRED ON SITE (lb/yr)		8.20	
TOTAL PHOSPHORUS AVAILABLE FOR REMOVAL IN D.A. A (lb/yr)		12.12	
TOTAL PHOSPHORUS REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		0.00	
TOTAL PHOSPHORUS REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		10.90	
TOTAL PHOSPHORUS LOAD REDUCTION ACHIEVED IN D.A. A (lb/yr)		10.90	
TOTAL PHOSPHORUS REMAINING AFTER APPLYING BMP LOAD REDUCTIONS IN D.A. A (lb/yr)		1.22	
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS			
NITROGEN REMOVED WITH RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		79.70	
NITROGEN REMOVED WITHOUT RUNOFF REDUCTION PRACTICES IN D.A. A (lb/yr)		0.00	
TOTAL NITROGEN REMOVED IN D.A. A (lb/yr)		79.70	

Appendix D

Traffic Impact Study



TO: Chase Grogg
FROM: Dexter Williams
SUBJECT: Trip Generation Comparison For Blocks 4, 5, 6, 7 Of Forest Heights
DATE: April 17, 2019

Enclosed Exhibit B shows the areas involved with this trip generation analysis:

1. Existing Master Plan Blocks 4, 6, and 7 are outlined in red.
2. Existing Master Plan Block 5 is outlined in blue.
3. Proposed development area is outlined in green.
4. Remaining area of Blocks 4, 5, 6 and 7 outlined in grey.

Enclosed Exhibit A shows trip generation for Blocks 4, 5, 6 and 7 of Forest Heights as follows:

- Table 1: Proposed Development Trip Generation (green boundary). 46 multi-family low rise units, 225 mini-warehouse units with one caretaker residence.
- Table 2: Remainder Blocks 4, 5, 6, and 7 Trip Generation (grey boundary). Mini-Warehouse 350 units. Based on 70 units per acre and 5 developable acres provided by you.
- Table 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development. Total of Tables 1 and 2.
- Table 4: AES Blocks 4, 5, 6, and 7 Original Trip Generation. Provided by you from original Forest Heights development plan.

Proposed development peak hour traffic is is substantially less than the original trip generation for both peak hours and for daily traffic.

		LAND USE CODE		WEEKDAY TRIP GENERATION						
			SQ.FT., OTHER UNITS	AM PEAK HOUR			PM PEAK HOUR			
VALUE	LAND USE			Enter	Exit	Total	Enter	Exit	Total	

TABLE 1: Proposed Development Trip Generation

eq.-adj. st.	Mini-Warehouse	151	225 units	1	0	1	2	3	5	38
rate-adj. st.	Single-Family	210	1 units	0	1	1	1	0	1	9
eq.-adj. st.	Multifamily Low Rise	220	46 units	5	18	23	19	11	30	307
			Total	6	19	25	22	14	36	354

TABLE 2: Remainder Blocks 4, 5, 6, 7 Trip Generation

eq.-adj. st.	Mini-Warehouse	151	350 units	2	1	3	3	4	7	62
--------------	----------------	-----	-----------	---	---	---	---	---	---	----

TABLE 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development

				8	20	28	25	18	43	416
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TABLE 4: AES Blocks 4, 5, 6 and 7 Original Trip Generation

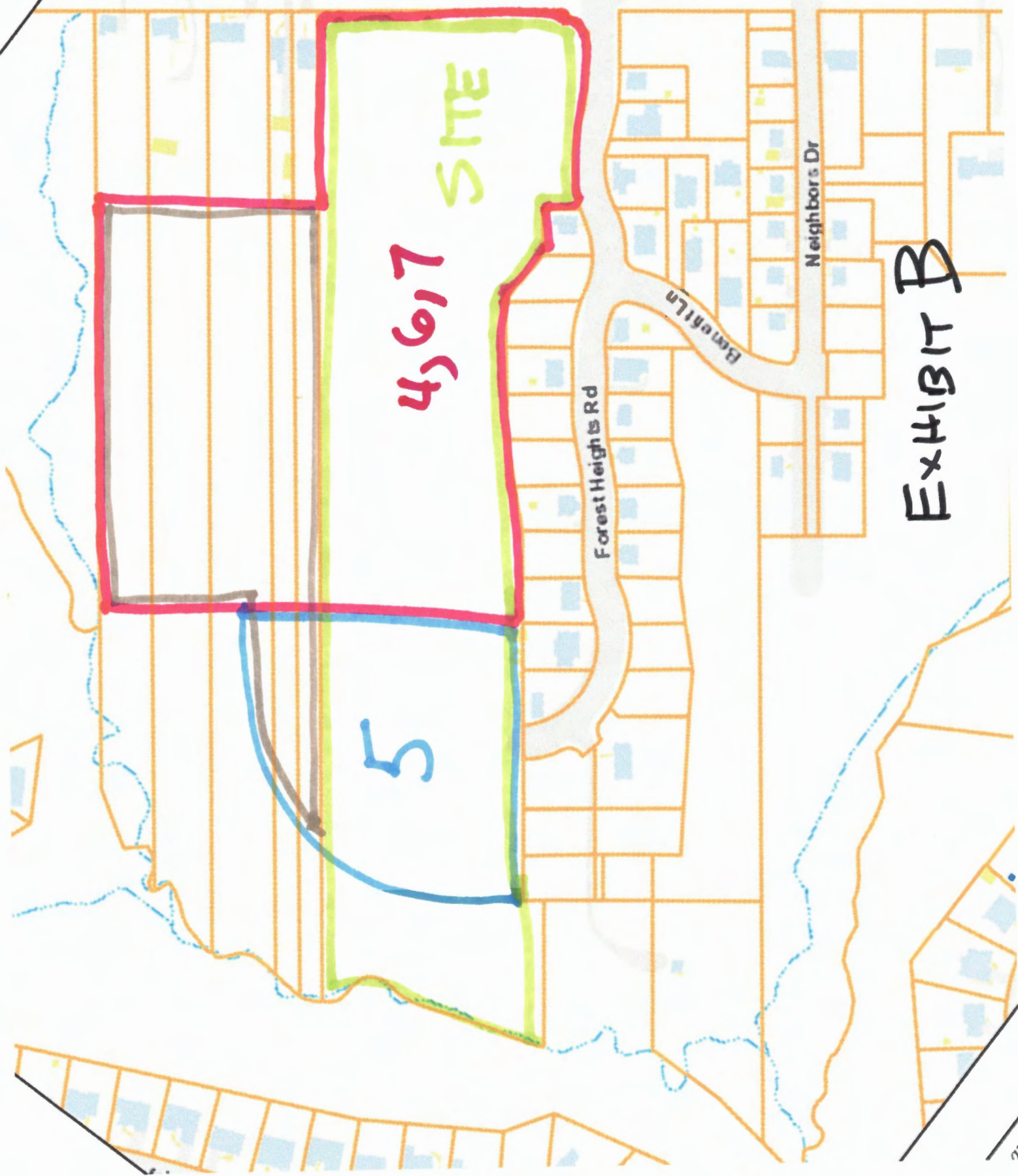
4	Salvation Army	30,000 sq. ft.		49			49		686
5	Future SF Detached	12 lots		9			12		115
6	Future Townhomes	24 units		11			12		145
7	Future Sal Va Army Apts	26 apts		13			16		175
				82			89		1121

Trip generation rates from [Trip Generation Manual, 10th Edition](#) (TGM10) by the Institute of Transportation Engineers (ITE)

FOREST HEIGHTS TRIP GENERATION COMPARISON
04-17-19

DRW Consultants, LLC
804-794-7312

Exhibit A



4,617

SITE

5

Forest Heights Rd

Bene Ln

Neighbors Dr

EXHIBIT B

Appendix D
Traffic Study From Original
Master Plan Submission

Community Impact Study

*Rezoning of
Forest Heights Road / Neighbors
Drive / Richmond Road Areas*

for

**James City County
Department of Community Services
Office of Housing and Community
Development**



April 1, 2011
Revised July 14, 2011

Prepared By



5248 Olde Towne Road, Suite 1
Williamsburg, VA 23188
Ph: (757) 253-0040 Fax: (757) 220-8994
<http://www.aesva.com>

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning

AES Project No. W10119-E-03

AES
Consulting Engineers
2/25/2011 by: ABS
Revised: March 22, 2011

No. Generator	Landuse	Units	PM Pk VPH	AM Pk VPH	Avg VPD
1 Neighbors Dr.	210	21 Lots	21	16	201
2 Neighbors Cross-Thru	210	3 Lots	3	2	29
3 Forest Heights Rd	210	31 Lots	31	23	297
4 Salvation Army	495	30 KSF	49	49	686
5 Future SF Detached Lots	210	12 Lots	12	9	115
6 Future Townhomes	230	24 Units	12	11	141
7 Future Salvation Army Apts	220	26 Apts	16	13	175
8 Ex. Richmond Rd Homes	210	6 Lots	6	5	57

Minimum Condition (includes Nos. 1, 2, 3, 4, 8 above)

Total Peak PM Trips: 110 VPH
Total Peak AM Trips: 95 VPH
Total Daily Trips: 1,270 VPD

Maximum Condition (includes Nos. 1, 2, 3, 4, 6, 7, 8 above)

Total Peak PM Trips: 138 VPH
Total Peak AM Trips: 119 VPH
Total Daily Trips: 1,586 VPD

Additional Trips (over Ex.)

76 VPH
73 VPH
1,002 VPD

Determine which peak hour controls entry movements (for turn lane analysis)

No. Generator	PM Pk VPD	PM Enter	AM Pk VPH	AM Enter
1 Neighbors Dr.	21	13	16	4
2 Neighbors Cross-Thru	3	2	2	1
3 Forest Heights Rd	31	20	23	6
4 Salvation Army	49	14	49	30
5 Future SF Detached Lots	12	8	9	2
6 Future Townhomes	12	8	11	2
7 Future Salvation Army Apts	16	10	13	3
8 Ex. Richmond Rd Homes	0	0	0	0

<- Have separate entry from Rt 60

Minimum Condition (includes Nos. 1, 2, 3, 4, 8 above)

Total Peak PM Entry Trips: 49 VPH
Total Peak AM Entry Trips: 41 VPH

=> PM Entry Trips Control

Maximum Condition (includes Nos. 1, 2, 3, 4, 6, 7, 8 above)

Total Peak PM Trips: 67 VPH
Total Peak AM Trips: 46 VPH

=> PM Entry Trips Control

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning

AES Project No. W10119-E-03



2/25/2011 by: ABS

Revised: March 22, 2011

Calculate total peak turn lane motions:

Minimum Condition

No. Generator	Total Entering	Left Turn Entering	% RT Neighbors*	RT Enter Neighbors	RT Enter Forest Heights
1 Neighbors Dr.	13	7	100%	7	0
2 Neighbors Cross-Thru	2	1	50%	1	1
3 Forest Heights Rd	20	10	0%	0	10
4 Salvation Army	14	7	0%	0	7
Total	49	25		8	18

Total Entry is assumed to be split 50/50 from East 60 and West 60

Left Turn Entering = 50% of Total from Williamsburg

% RT Neighbors = Percentage of entry trips from Lightfoot that turns into Neighbors Dr; others turn at Forest Heights

Approach Traffic:

PHVapp = AADT x K x Dir. Factor =

590 VPH

USE DRW Peak Hr Counts =

931 VPH

Warrants:

LT = 25 VPH

Vo = 931 VPH

Per Fig 3-3 of VDOT Road Design Manual

Does not meet warrant for left turn lane for 4-lane divided highway
BUT CLOSE

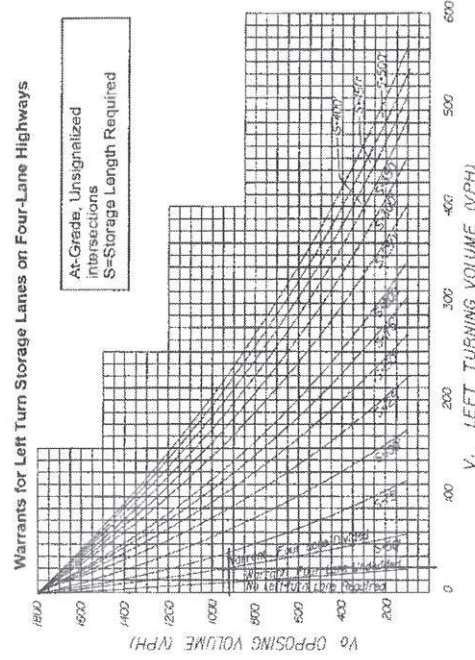


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS

Figure 3-3 was derived from Highway Research Report No. 211.

Forest Heights Road / Neighbors Drive

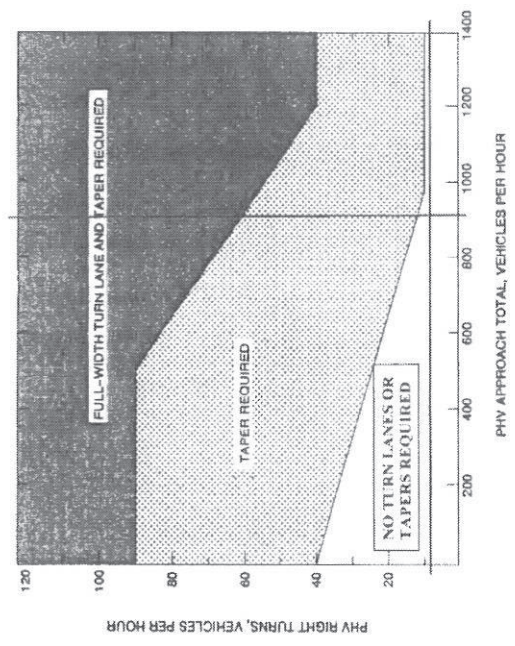
James City County, Virginia

Traffic Analysis for Rezoning

AES Project No. W10119-E-03



Neighbors Drive



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND
 PHV - Peak Hour Volume (also Design Hourly Volume equivalent)
Adjustment for Right Turns
 If PHV is not known use formula: $PHV = ADT \times K \times D$
 K = the percent of AADT occurring in the peak hour
 D = the percent of traffic in the peak direction of flow
 Note: An average of 11% for $K \times D$ will suffice.

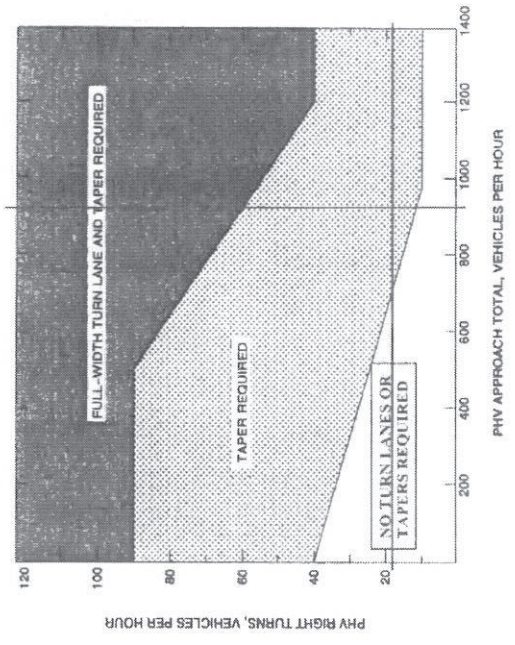
FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

RT = 8 VPH
 PHV = 931 VPH

Per Fig 3-27 of VDOT Road Design Manual

Does not meet warrant for right turn lane or taper

Forest Heights Road



Appropriate Radius required at all Intersections and Entrances (Commercial or Private).

LEGEND
 PHV - Peak Hour Volume (also Design Hourly Volume equivalent)
Adjustment for Right Turns
 If PHV is not known use formula: $PHV = ADT \times K \times D$
 K = the percent of AADT occurring in the peak hour
 D = the percent of traffic in the peak direction of flow
 Note: An average of 11% for $K \times D$ will suffice.

FIGURE 3-27 GUIDELINES FOR RIGHT TURN TREATMENT (4-LANE HIGHWAY)

RT = 18 VPH
 PHV = 931 VPH

Per Fig 3-27 of VDOT Road Design Manual

Meets warrant for right taper

Forest Heights Road / Neighbors Drive

James City County, Virginia

Traffic Analysis for Rezoning
AES Project No. W10119-E-03



2/25/2011 by: ABS
Revised: March 22, 2011

Maximum Condition

No. Generator	Total Entering	Left Turn Entering	% RT Neighbors*	RT Enter Neighbors	RT Enter Forest Heights
1 Neighbors Dr.	13	7	100%	7	0
2 Neighbors Cross-Thru	2	1	50%	1	1
3 Forest Heights Rd	20	10	0%	0	10
4 Salvation Army	14	7	0%	0	7
6 Future Townhomes	8	4	0%	0	4
7 Future Salvation Army Apts	10	5	0%	0	5
Total	67	34		8	27

Total Entry is assumed to be split 50/50 from East 60 and West 60

Left Turn Entering = 50% of Total from Williamsburg

% RT Neighbors = Percentage of entry trips from Lightfoot that turns into Neighbors Dr; others turn at Forest Heights

Approach Traffic:

PHVapp = AADT x K x Dir. Factor = 590 VPH

USE DRW Peak Hr Counts = 931 VPH

Warrants:

LT = 34 VPH
Vo = 931 VPH

Per Fig 3-3 of VDOT Road Design Manual

Meets warrant for left turn lane with 50' Storage
for 4-lane divided highway

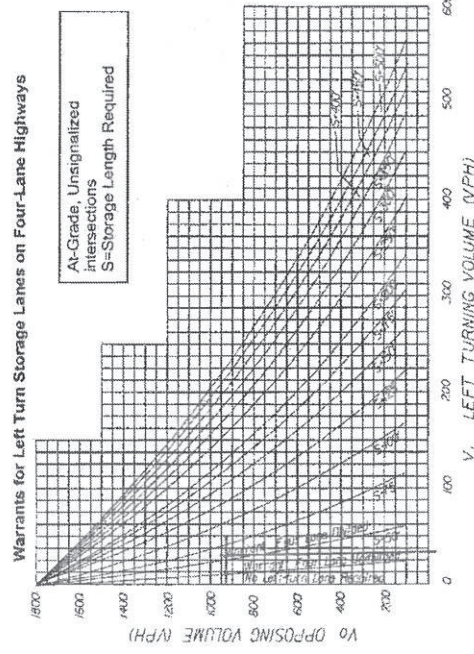


FIGURE 3-3 WARRANTS FOR LEFT TURN STORAGE LANES ON FOUR-LANE HIGHWAYS

Figure 3-3 was derived from Highway Research Report No. 211.

Version 2018
(Last updated 9/18/2018)



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

FISCAL IMPACT WORKSHEET AND ASSUMPTIONS

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

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

Fiscal Impact Worksheet Section 2: Residential Developments

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

Single-Family Detached	0	Apartment	
Townhome/Condominium/Single-Family	47	Manufactured Home	
Total Dwelling Units	47		

Are any units affordable? Yes ☐ No ☐ (If yes, how many?) 46

Residential Expenses – School Expenses

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

Unit Type	Number of Proposed Units (from 2a)	Student Generation Rate	Students Generated
Single-Family Detached	0	0.4	0
Townhome/Condo/Attached		0.17	7.99
Apartment		0.31	0
Manufactured Home		0.46	0
Total			7.99

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

Total Students Generated	Per-Student Operating Expenses	Per-Student Capital Expenses	Per-Student Total Expenses	Total School Expenses
	\$8,762.38	\$1,948.32	\$10,710.70	\$ 85,578.49

Residential Expenses - Non-School Expenses

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

Total Units Proposed	Average Household Size	Total Population Generated
47	2.45	115.15

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

Total Population Generated	Per-Capita Non-School Expenses	Total Non-School Expenses
210.7	\$680.24	\$ 78,329.64

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

Total School Expenses	Non-School Expenses	Total Residential Expenses
\$ 85,578.49	\$ 78,329.64	\$ 163,908.13

Residential Revenues

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

Unit Type:	Number of Units:	Average Expected Market Value:	Total Expected Market Value:
Single-Family Detached		\$	\$
Townhome/Condo/Multi-family	47	\$ 229,044.47	\$ 10,765,090
Total:		N/A	\$ 10,765,090

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

Total Market Value	Real Estate Tax Rate	Total Real Estate Taxes Paid
\$ 10,765,090	.0084	\$ 90,426.76

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

Real Estate Tax Paid	Personal Property Tax Average	Personal Property Taxes Paid
\$ 90,426.76	0.15	\$ 13,564.01

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

Real Estate Tax Paid	Sales and Meals Tax Average	Total Sales & Meals Taxes Paid
\$ 90,426.76	.09	\$ 8,138.41

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

Proposed Conservation Easement Size	Assessment Rate	Conservation Easement Taxes Paid
0	\$2000/acre (prorated)	\$0

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

HOA Property Type	Total Assessed Value	Real Estate Tax Rate	Total HOA Taxes Paid
	\$0	.0084	\$0

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

Total Residential Revenues	\$ 112,129.18
----------------------------	---------------

2n) RESIDENTIAL FISCAL IMPACT. Subtract total residential revenues (2m) from total residential expenses (2f).

Total Residential Ex	Total Residential Revenues	Total Residential Fiscal Impact
\$163,908.13	\$112,129.18	\$(51,778.95)

Fiscal Impact Analysis Worksheet Section 3: Commercial and Industrial Developments

Commercial and Industrial Expenses

3a) TOTAL NEW BUSINESSES. How many new businesses are proposed? 4 (Include all businesses that will rent or lease space at the location as part of the proposal, including probable tenants of an office park or strip mall).

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

Total Expected Assessment Value	Commercial Expense Rate	Total Commercial Expenses
\$1 2,575,600	0.00468	\$ 12,053.81

Commercial & Industrial Revenues

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

Proposed Business Properties (by use and location)	Expected Assessment Value
Storage facility up to 225 units (35,000 sf) 6015 Richmond Road	\$ 2,575,600
Total:	\$ 2,575,600

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

Expected Market Value	Real Estate Tax Rate	Real Estate Taxes Paid
\$ 2,575,600	.0084	\$ 21,635.04

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

Proposed Business Name	Total Business Capitalization	Personal Property Tax Rate	Total Business Property Taxes Paid
Storage Facility	\$10,000	0.01	\$100
	\$	0.01	\$

		0.01	
Total:		N/A	\$ 100

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

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

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

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

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

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

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

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

Total Commercial and Industrial Revenues	\$ 21,735.04
---	---------------------

3j) COMMERCIAL FISCAL IMPACT. *Subtract* total commercial and industrial revenues (3i) from total commercial and industrial expenses (3b).

Total Commercial	Total Commercial Revenues	Total Commercial Fiscal Impact
\$12,053.81	\$21,735.04	\$ 9,681.23

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

Residential Fiscal Impact	Commercial Fiscal Impact	Total Proposed Fiscal Impact
\$(51,778.95)	\$9,681.23	\$ \$(42,097.72)

Fiscal Impact Analysis Worksheet Section 4: Current Land Use

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

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

Single-Family Detached	0	Apartment	0
Townhome/Condominium/Single-Family Attached	0	Manufactured Home	0
Total Dwelling Units	0		

Residential Expenses - School Expenses

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

Unit Type	Number of Existing Units	Student Generation Rate	Existing Students
Single-Family Detached	0	0.4	0
Townhome/Condo/Attached	0	0.17	0
Apartment	0	0.31	0
Manufactured Home	0	0.46	0
Total	0	N/A	0

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

Number of Existing Students	Per-Student School Cost	Current School Expenses
0	\$10,710.70	\$0

Residential Expenses - Non-School Expenses

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

Total Existing Units	Average Household Size	Total Current Population
0	2.45	0

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

Total Current Population	Per-Capita Non-School Expenses	Current Non-School Expenses
0	\$680.24	\$0

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

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

Residential Revenues

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

Property Address and Description	Assessment Value
6015 Richmond Road	\$ 287,700.00
	\$
	\$
Total:	\$ 287,700.00

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

Total Assessment Value	Real Estate Tax Rate	Real Estate Taxes Paid
\$287,000.00	.0084	\$ 2,416.68

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

Real Estate Tax Paid	Personal Property Tax Average	Personal Property Paid
\$2,416.68	0.15	\$ 362.50

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

Real Estate Tax Paid	Sales and Meals Tax Average	Average Excise Tax Paid
2,416..68	.09	\$ 217.50

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

Total Current Residential Revenues	\$ 2,996.68
---	-------------

4l) CURRENT RESIDENTIAL FISCAL IMPACT. *Subtract* total residential revenues (4k) from total residential expenses (4f).

Total Residential	Total Residential Revenues	Total Residential Fiscal Impact
\$0	\$2,996.68	\$ \$2,996.68

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

Proposed Residential Impact	Current Residential Impact	Final Residential Fiscal Impact
\$(51,778.95)	\$2,996.68	\$ (48,782.27)

Current Commercial Use

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

5a) TOTAL CURRENT BUSINESSES. How many businesses exist on the proposal properties? __
(Include all businesses that rent or lease space at the location).

5b) TOTAL CURRENT COMMERCIAL EXPENSES. *Multiply* the current number of businesses operating on the proposal properties by the per-business expense rate below.

Total Expected Assessment Value	Commercial Expense Rate	Total Commercial Expenses
\$0	0.00468	\$0

Current Commercial Revenues

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

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

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

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

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

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

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

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

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

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

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

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

Total Current Commercial Revenues	\$0
-----------------------------------	-----

5i) CURRENT COMMERCIAL FISCAL IMPACT. *Subtract* total commercial revenues (5h) from total residential expenses (5b).

Total Commercial Expenses	Total Commercial Revenues	Total Commercial Fiscal Impact
\$0	\$0	\$0

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

Proposed Commercial Impact	Current Commercial Impact	Final Commercial Fiscal Impact
\$ 9,681.23	\$0	\$9,681.23

5k) FINAL FISCAL IMPACT. Find the net result of the final commercial fiscal impact from (5i) and the final residential fiscal impact from (4m).

Final Residential Impact	Final Commercial Impact	Final Fiscal Impact
\$(48,782.27)	\$9,681.23	\$ (39,101.04)

Fiscal Impact Worksheet Section 6: Phasing

Residential Phasing

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

Commercial Phasing

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

Final Phasing Projections

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

Fiscal Impact Worksheet Section 7: Employment

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

Total Units Proposed: 47

	Year 1	Year 2	Year 3	Year 4	Year 5	Buildout
Homes Built	0					
Total Res Exp	\$ 163,908.13	\$ 163,908.13	\$ 163,908.13	\$ 163,908.13	\$ 163,908.13	\$ 163,908.13
Per Unit Exp	\$ 3,487.41	\$ 3,487.41	\$ 3,487.41	\$ 3,487.41	\$ 3,487.41	\$ 3,487.41
Total Res Exp	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Res Rev	\$ 112,129.18	\$ 112,129.18	\$ 112,129.18	\$ 112,129.18	\$ 112,129.18	\$ 112,129.18
Per Unit Rev	\$ 2,385.73	\$ 2,385.73	\$ 2,385.73	\$ 2,385.73	\$ 2,385.73	\$ 2,385.73
Total Res Rev	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Per Unit Impact	\$ 1,101.68	\$ 1,101.68	\$ 1,101.68	\$ 1,101.68	\$ 1,101.68	\$ 1,101.68
Res Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total New Businesses: 1

	Year 1	Year 2	Buildout
Bus Built	0.5	0.51	
Bus Exp	\$ 12,053.81	\$ 12,053.81	
Per Bus Exp	\$ 12,053.81	\$ 12,053.81	
Year Bus Exp	\$ 6,026.90	\$ 6,026.90	
Bus Rev	\$ 21,735.04	\$ 21,735.04	
Per Bus Rev	\$ 10,867.52	\$ 10,867.52	
Bus Impact	\$ 4,840.62	\$ 4,840.62	

	Year 1	Year 2	Year 3	Year 4	Year 5	Buildout
Res Impact	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bus Impact	\$ 4,840.62	\$ 9,681.23	\$ 9,681.23	\$ 9,681.23	\$ 9,681.23	\$ 9,681.23
Final Impact	\$ 4,840.62	\$ 9,681.23	\$ 9,681.23	\$ 9,681.23	\$ 9,681.23	\$ 9,681.23

Business FTE Jobs Generated Average Payroll

1 1 1 \$40,000.00

2 \$-

3 \$-

4 \$-

5 \$-

6 \$-

DEFINITIONS AND ASSUMPTIONS

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

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

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

Commercial Expense Rate – The commercial expense rate uses the proportional valuation method to determine individual business expenses. Under that method businesses are collectively responsible for impact related to the commercial property valuation.

This rate assumes that the costs of providing County services to a business are directly correlated with that business's property assessment. This assumes more valuable properties have generally more intense uses incurring greater County expenses.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

James City's proportional valuation is calculated using the County's Real Estate Mapping GIS program. The program calculated an aggregate property assessment value of \$12,893,394,900 for the entire County. The program calculated an aggregate commercial and industrial assessment value of \$1,631,761,400. Dividing the commercial value by the total value shows that commercial and industrial properties compose 13% of the total property tax base and are responsible for 13% of County non-school expenses. This results in residential development being responsible for Schools impacts and 87% of non-school County operations. The proportional valuation method does not factor other assorted residential and commercial taxes, fees and licenses into account. As 13% of the tax base, businesses contribute 13% for all County non-school expenses. As 87% of the tax base, residents contribute 87% for all County non-school expenses.

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

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

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

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

Per Student – Per student calculations divide County contributions to WJCC Schools, minus state educational contributions, by the total number of K-12 students living in James City and also attending WJCC Schools. Total students are determined from Williamsburg-James City County Schools School Year enrollment reports.

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

Total Number of JCC Businesses	5490*
Percentage of Property Tax Assessments	13%**

*James City County Commissioner of the Revenue

**Commercial impacts are calculated on a proportional variation process

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

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

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

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

Student Generation Rate – The student generation rate employs a demographic multiplier. The 5-year averages from the American Community Survey from the U.S. Census Bureau is utilized to develop accurate estimates of the demographics based on each household.

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



TO: Chase Grogg
FROM: Dexter Williams
SUBJECT: Trip Generation Comparison For Blocks 4, 5, 6, 7 Of Forest Heights
DATE: March 31, 2019

Enclosed Exhibit B shows the areas involved with this trip generation analysis:

1. Existing Master Plan Blocks 4, 6, and 7 are outlined in red.
2. Existing Master Plan Block 5 is outlined in blue.
3. Proposed development area is outlined in green.
4. Remaining area of Blocks 4, 5, 6 and 7 outlined in grey.

Enclosed Exhibit A shows trip generation for Blocks 4, 5, 6 and 7 of Forest Heights as follows:

- Table 1: Proposed Development Trip Generation (green boundary). 46 multi-family low rise units and 6,000 square foot commercial building.
- Table 2: Remainder Blocks 4, 5, 6, and 7 Trip Generation (grey boundary). Mini-Warehouse 350 units. Based on 70 units per acre and 5 developable acres provided by you.
- Table 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development. Total of Tables 1 and 2.
- Table 4: AES Blocks 4, 5, 6, and 7 Original Trip Generation. Provided by you from original Forest Heights development plan.

Proposed development peak hour traffic is is substantially less than the original trip generation for both peak hours and for daily traffic.

		LAND USE CODE		WEEKDAY TRIP GENERATION						
			SQ.FT., OTHER UNITS	AM PEAK HOUR			PM PEAK HOUR			
VALUE	LAND USE			Enter	Exit	Total	Enter	Exit	Total	
DAILY										

TABLE 1: Proposed Development Trip Generation

eq.-adj. st.	Mini-Warehouse	151	225 units	1	0	1	2	3	5	38
eq.-adj. st.	Multifamily Low Rise	220	46 units	5	18	23	19	11	30	307
	Total			6	18	24	21	14	35	345

TABLE 2: Remainder Blocks 4, 5, 6, 7 Trip Generation

eq.-adj. st.	Mini-Warehouse	151	350 units	2	1	3	3	4	7	62
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TABLE 3: Total Blocks 4, 5, 6, 7 Trip Generation With Proposed Development

				8	19	27	24	18	42	407
--	--	--	--	---	----	----	----	----	----	-----

TABLE 4: AES Blocks 4, 5, 6 and 7 Original Trip Generation

4	Salvation Army	30,000 sq. ft.		49			49		686
5	Future SF Detached	12 lots		9			12		115
6	Future Townhomes	24 units		11			12		145
7	Future Sal Va Army Apts	26 apts		13			16		175
				82			89		1121

Trip generation rates from Trip Generation Manual, 10th Edition (TGM10) by the Institute of Transportation Engineers (ITE)

FOREST HEIGHTS TRIP GENERATION COMPARISON
03-14-19

DRW Consultants, LLC
804-794-7312

Exhibit A

4,617

SITE

5

Forest Heights Rd

Henrietta Ln

Neighbors Dr

EXHIBIT B

TOWNHOMES AT FOREST HEIGHTS

EXTERIOR

DESIGN CONSIDERATIONS, SPECIFICATIONS AND FEATURES

1. Foundations

- a. Raised slab and slab-on-grade
- b. All sides must be parged or painted

2. Exterior Walls

- a. Preferred Siding Materials
 - i. Vinyl siding: .042 gauge minimum thickness
 - ii. Possibly brick or stone accents

3. Ceiling Framing

- a. First floor 9' ceiling height, Second floor 8' ceiling height

4. Roofing

- a. Shingles Dimensional/Architectural, Fungus/Algae Resistant with a minimum 25-year warranty
- b. Shingle colors uniform throughout Townhome project

5. Gutters and Downspouts

- a. Gutters and downspouts with splash blocks or corrugated plastic pipes buried

6. Windows

- a. Windows with screens; if single-hung, may be factory applied half-screen.
- b. Tilt-sash
- c. Low-E, thermal insulated.
- d. Muntins/Grilles between glass.
- e. Raised panel window shutters vinyl - per plan

7. Entrances and Exterior Detail

- a. No unpainted columns or railings visible on the front of the house
- b. Prefinished aluminum cladding on all exterior wood trim - white
- c. Vinyl attic vents and soffits - if required
- d. Raised panel entrance door
- e. Dead bolt lock(s)

8. Paint – Front doors colors similar to Sherwin Williams Heritage Colors

9. Garage Doors - On some units - White

10. Walks and Driveways

- a. Concrete walkway from steps to driveway, as appropriate (3' width)
- b. Concrete driveways broomed gray finish

Sherwin-Williams proudly presents Heritage Colors™—40 historic Nineteenth Century hues that capture the grace and elegance of another era. Heritage Colors have been authenticated by Dr. Roger Moss, and documented in his book, *Century of Color: Exterior Decoration for American Buildings, 1820-1920*.

Restore classic beauty to your Traditional or Victorian styled home with a selection from this distinguished collection — the best of America's past. Heritage Colors are available in
 • SUPERPAINT™ Exterior Latex House & Trim Paint... The best paint ever made by Sherwin-Williams
 • SWP™ Gloss House & Trim Paint (Oil Base)

HERITAGE COLORS™ 1820-1920



Suggested Front Door Colors



Suggested Siding Colors

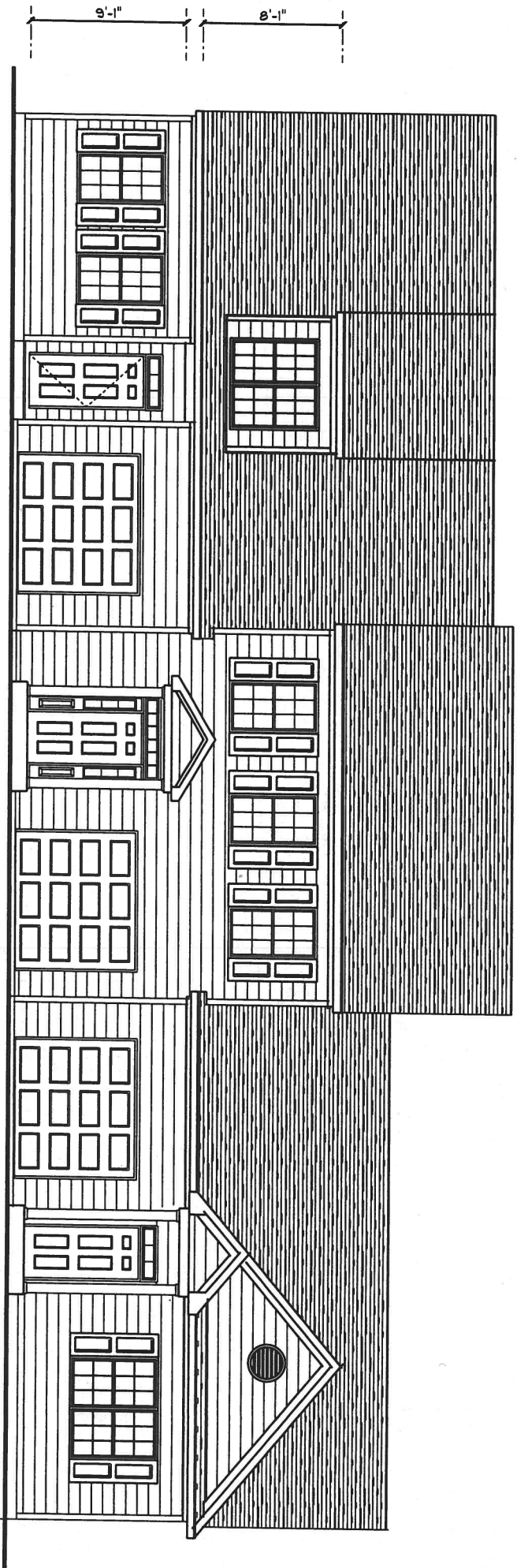


DOGWOOD MODEL

CREPE MYRTLE MODEL

MAGNOLIA MODEL

PROPOSED FRONT ELEVATION

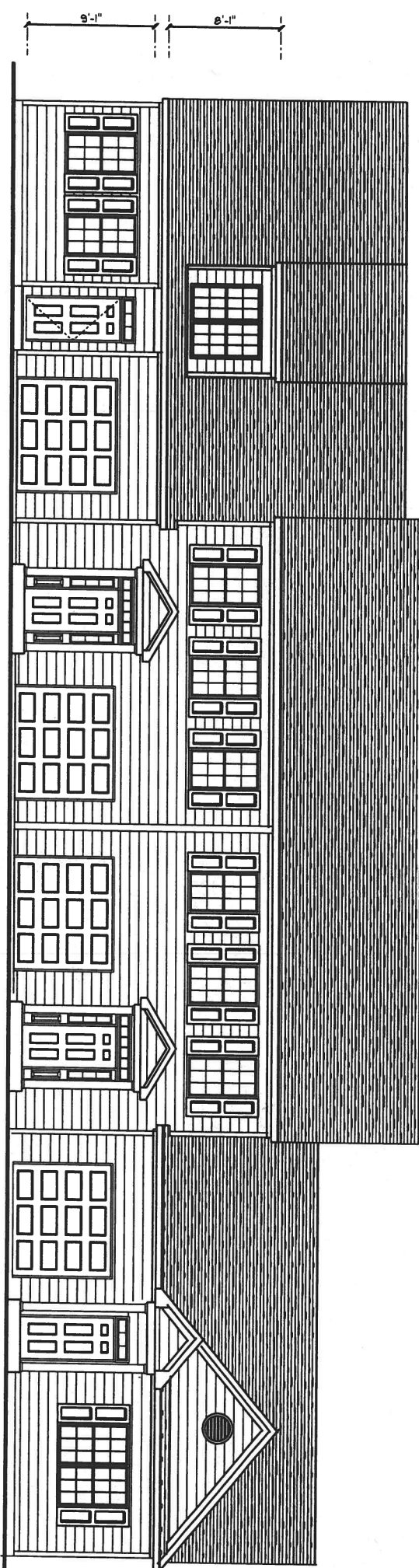


DOGWOOD MODEL

CREPE MYRTLE MODEL

MAGNOLIA MODEL

PROPOSED FRONT ELEVATION - 3 UNIT BUILDING



DOGWOOD MODEL

CREPE MYRTLE MODEL

CREPE MYRTLE MODEL

MAGNOLIA MODEL

PROPOSED FRONT ELEVATION - 4 UNIT BUILDING

STORAGE UNITS AT FOREST HEIGHTS

EXTERIOR

Architectural Guidelines

- 1. Brick to be applied at both ends of each row of storage units.**
- 2. Brick and Vinyl for the caretaker's residence.**
- 3. Brick columns with iron or aluminum fencing on Richmond Road; Forest Heights Road; and entrance road to townhouses. Iron or aluminum fencing without columns on North side of project.**
- 4. The colors between the townhome units and the storage units will complement each other.**

PROFFERS

THESE PROFFERS are made this 22nd day of August 2011 by the COUNTY OF JAMES CITY, a political subdivision of the Commonwealth of Virginia (together with its successors and assigns, the "County"), and THE SALVATION ARMY, (together with its successors and assigns, the "Salvation Army" and together with the County, the "Owners").

RECITALS

- A. The County is the owner of eleven (11) certain parcels of land located in James City County, Virginia, described on the attached Exhibit A (the "County Property").
- B. The Salvation Army is the owner of one (1) certain parcel of land located in James City County, Virginia, described on the attached Exhibit B (the "Salvation Army Property").
- C. The County has applied to rezone the County Property on the attached Exhibit A from R-2, General Residential District to MU, Mixed Use District, with proffers.
- D. By resolution dated July 12, 2011, the County's Board of Supervisors initiated rezoning of the Salvation Army Property and an additional fifty-two (52) certain parcels, as described on the attached Exhibit C, from R-2 to MU, with proffers.
- E. The County has submitted a master plan entitled "Master Plan for Rezoning for Forest Heights Road/Neighbors Drive/Richmond Road Areas," prepared by AES Consulting Engineers dated 4/1/11 (the "Master Plan") in accordance with the County Zoning Ordinance.

NOW, THEREFORE, in consideration of the approval of the requested rezoning and pursuant to Section 15.2-2303 of the *Code of Virginia*, 1950, as amended, and the County Zoning Ordinance, the County and the Salvation Army agree that they shall meet and comply with the applicable following conditions. If the requested rezoning is not granted by the Board of Supervisors, these Proffers shall be null and void.

PROFFERS

PART A. The following proffers shall apply to the County Property only:

1. Water Conservation/Sustainable Building. For all County-owned and/or developed parcels, water conservation measures will be implemented to reduce the water usage in the home and to heat that water more efficiently. Such water conservation measures shall apply to

County-owned lots and to rehabilitations on County Property and include: conducting water leakage tests to ensure there are no bulk water leaks inside of the structure, replacement of old toilets and old showerheads in pre-existing bathrooms with new fixtures that meet the National Energy Policy Act standards for low flow, installation of high efficiency water heaters that meet Energy Star standards, and insulation of the first few feet of hot and cold water lines to reduce conductive losses and wasted water. Proof of EarthCraft Single Family Renovation certification, or equivalent documentation, shall be provided to the Planning Director within one month of issuance of a Certificate of Occupancy, or such other time as is agreed to in writing in advance by the Planning Director.

2. Affordable and Workforce Housing. A minimum of four (4) parcels shall be sold to Peninsula Habitat for Humanity ("Habitat") on which Habitat will construct dwellings for low and moderate income households who qualify for Habitat's homeownership program. In addition, a minimum of two (2) dwelling units shall be reserved and offered to a buyer at or below the Virginia Housing Development Authority income limits. The Planning Director shall be provided with a copy of the settlement statement for the sale of each of the six (6) units.
3. Owners Association. The County shall establish an owners' association (the "Association") in accordance with Virginia law, which all current property owners on Forest Heights Road and Neighbors Drive may voluntarily join, and all purchasers of County-owned and developed lots shall be required to join. The articles of incorporation, bylaws and restrictive covenants (together, the "Governing Documents") creating and governing the Association shall be submitted to and approved by the County Attorney prior to issuance of any building permit for a County-owned or developed lot. The Governing Documents shall require that the Association adopt an annual maintenance budget, which shall include a reserve for maintenance of dedicated open space and common areas.

PART B. The following proffer shall apply to the Salvation Army Property only:

4. Salvation Army Building Elevation. The Salvation Army shall submit the final architectural design of the Salvation Army building for the Planning Director's review and approval prior to any final development plan approval. Such review shall ensure that the design, materials and colors of the building are reasonably consistent with the architectural elevations prepared by Guernsey Tingle Architects and submitted as a part of the rezoning application.

PART C. The following proffers shall apply to both the County Property and the Salvation Army Property:

5. Archaeology. Phase 1 Archaeological Study(ies) for the area recommended for Phase I archaeological testing as shown in Figure 5 of the Phase 1A Cultural Resources Assessment shall be submitted to the Planning Director for review and approval. A treatment plan shall be submitted and approved by the Planning Director for all sites in the Phase I study

that are recommended for a Phase I 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 Planning Director and a treatment plan for said sites shall be submitted to, and approved by, the Planning Director or 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 Property and the clearing, grading, or construction activities thereon.

6. Shared maintenance agreement for the stormwater facilities. Owners agree to develop and execute a Shared Maintenance Agreement (the "Agreement") prior to issuance of any building permit on the Salvation Army Property. The Agreement shall provide for routine and non-routine maintenance of the stormwater basin to be located on the Property currently known as 6001 Richmond Road. Said Agreement shall provide that routine maintenance, including mowing the grass, removing the trash, tree removal, and animal control shall be performed by the County. Non-routine maintenance, including but not limited to, dredging of the pond, structural repairs to the dam and spillways, replacing pipes, and emergency repairs, shall be performed by the County or its Agents as needed. The costs of said routine and non-routine shall be borne in proportion to the amount of total drainage each Owner contributes to the pond.
7. Water Conservation. Owners shall be responsible for developing and implementing water conservation standards which shall be submitted to and approved by the James City Service Authority prior to any final development plan approval(s). The standards shall address such water conservation measures as prohibitions on the installation and use of irrigation systems and irrigation wells, the use of approved landscaping materials and the use of water conserving fixtures and appliances to promote water conservation and minimize the use of public water resources.

WITNESS the following signatures:

THE COUNTY OF JAMES CITY, VIRGINIA

BY: _____
Robert C. Middaugh, County Administrator

COMMONWEALTH OF VIRGINIA

County of James City, to-wit:

The foregoing Proffers were acknowledged before me this _____ day of _____, 2011 by Robert C. Middaugh

Notary Public

My Commission expires: _____

Registration No. _____

THE SALVATION ARMY A GEORGIA CORP.

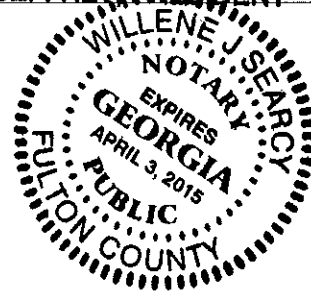
BY: _____

Its: DAVID E. JEFFREY, PRESIDENT

STATE OF

Georgia

City/County of Fulton, to wit:



The foregoing Proffers were acknowledged before me this 22nd day of August, 2011, by DAVID E. JEFFREY, PRESIDENT.

Willene J. Searcy
Notary Public WILLENE J. SEARCY

My Commission expires: April 3rd 2015

Registration No. 0001615232



Salvation Army Corps Facility

Williamsburg, Virginia

RESOLUTION

CASE NOS. ZO-0008-2011, MULTIPLE USE DISTRICTS AND MIXED USE

CONSTRUCTION PHASING POLICY

WHEREAS, the task of updating the Mixed Use Zoning District was undertaken as a part of the Board of Supervisors adopted methodology for the zoning ordinance update in May 2010; and

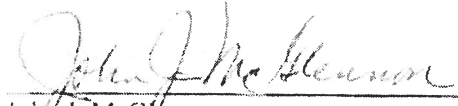
WHEREAS, the 2009 Comprehensive Plan referenced the importance of construction phasing to ensure residential development did not take place before a majority of commercial/industrial development was completed; and

WHEREAS, after meeting with the Policy Committee, the Planning Commission, and the Board of Supervisors, the following policy is recommended for all Mixed Use area development.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby endorse the following:


Construction within Mixed Use developments shall be sequenced in accordance with a project build-out schedule submitted for review as a part of the initial application and approved by the Board of Supervisors. As a guideline, project proposals that adhere to the following sequencing requirements will be considered consistent with the objectives of the phasing plan:

- (1) Building permits for up to 10 percent of the residential units may be issued prior to commencing any commercial construction; and
- (2) Certificates of Occupancy (CO) must be issued for at least 25 percent of the commercial square footage as shown on the master plan prior to building permits being issued for any residential unit above 50 percent of the total proposed units as shown on the master plan; and
- (3) Prior to issuance of building permits for construction of the final 20 percent of the residential units, CO must be issued for at least 80 percent of the commercial square footage as shown on the master plan.
- (4) If no residential development is proposed, the construction phasing shall still make assurances that all infrastructure is installed in coordination with the planned build-out of the development.



John J. McGlennon
Chairman, Board of Supervisors

ATTEST:



Robert C. Middaugh
Clerk to the Board

	VOTES		
	<u>AYE</u>	<u>NAY</u>	<u>ABSTAIN</u>
MCGLENNON	<u>X</u>	—	—
JONES	<u>X</u>	—	—
KENNEDY	<u>Absent</u>	—	—
ICENHOUR	<u>X</u>	—	—
KALE	<u>X</u>	—	—

Adopted by the Board of Supervisors of James City County, Virginia, this 11th day of September, 2012.

ZO-8-11MUConsPol_res

ITEM SUMMARY

DATE: 5/1/2019

TO: The Planning Commission

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

SUBJECT: Planning Director's Report - May 2019

ATTACHMENTS:

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

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	4/24/2019 - 1:52 PM
Planning Commission	Holt, Paul	Approved	4/24/2019 - 1:52 PM
Publication Management	Daniel, Martha	Approved	4/24/2019 - 2:21 PM
Planning Commission	Holt, Paul	Approved	4/24/2019 - 2:27 PM

PLANNING DIRECTOR'S REPORT

May 2019

This report summarizes the status of selected Department of Community Development activities during the past month.

- **Planning**

- **Monthly Case Report:** For a list of all cases received in the last month, please see the attached documents.

- **Board Action Results:**

- **April 9, 2019**

- SUP-19-0004. JCSA College Creek Pipeline Project
(Approved 5-0)
- AFD-02-86-2-2018. 4450 Ware Creek Road Croaker Addition
(Approved 5-0)
- AFD-18-0016. 365, 358, and 382 Ivy Hill Road Mill Creek Addition
(Approved 5-0)
- AFD-18-0017. 9888 Sycamore Landing Road Croaker Addition
(Approved 5-0)
- AFD-18-0019. 4928 Fenton Mill Road Croaker Addition
(Approved 5-0)
- AFD-18-0020. 8328 Diascund Road Mill Creek AFD Addition
(Approved 5-0)
- C-18-0123. HRSD Treatment Plant Expansion within Carter's Grove AFD.
 - Resolution finding the proposal not consistent with the criteria established by Section 15.2-4313 of the Code of Virginia.
(Approved 5-0)

- **Building Safety and Permits**

Inspections on Finnegan's Flyer, the new extreme swing ride at Busch Gardens are nearly complete.

Marty Smith attended a coastal construction seminar in Virginia Beach.

- **Neighborhood Development**

The Workforce Housing Task Force (WHTF) Technical Advisory Committee (TAC) continues to meet monthly. The TAC is comprised of staff from FMS, WATA, Community Development, Social Services and Economic Development and is focused on identifying the ways and means to implement the seventeen recommendations adopted

by the WHTF. The TAC's work will be ongoing with the expectation of creating subcommittees to broaden involvement. The TAC will hand off some of the recommendations to the Comprehensive Plan process.

New Cases for May 2019

Case Type	Plan Number	Case Title	Address	Description	Assigned To	District
Conceptual Plan	C-19-0031	700 Maupin Place Detached Accessory Apartment	700 MAUPIN PL	Conceptual plan to add a detached accessory apartment at 700 Maupin Lane.	Tori Haynes	Roberts
	C-19-0036	8770 Croaker Road - Overhead Utility Waiver	8770 CROAKER RD	Conceptual plan to request an overhead utility waiver for residential dwelling at 8770 Croaker Road.	Thomas Wysong	Stonehouse
	C-19-0037	5026 River Dr. Tourist Home	5026 RIVER DR	Conceptual plan for a tourist home use at 5026 River Drive.	Roberta Sulouff	Powhatan
	C-19-0038	4596 Centerville Rd. Additonal Dwelling	4596 CENTERVILLE RD	Conceptual plan to add a second dwelling at 4596 Centerville Road.	Alex Baruch	Powhatan
	C-19-0039	7688 Newman Road Subdivision	7688 NEWMAN RD	Conceptual plan to subdivide 2 lots from 7688 Newman Road.	Roberta Sulouff	Stonehouse
	C-19-0040	220 Ingram Rd. Second Dwelling	220 INGRAM RD	Conceptual plan to add a second dwelling at 220 Ingram Road.	Roberta Sulouff	Berkeley
Height Waiver	HW-19-0001	Busch Gardens Height Waiver 2019	7851 POCAHONTAS TRL	Height waiver for a proposed structure at Busch Gardens	Roberta Sulouff	Roberts
Subdivision	S-19-0023	Colonial Heritage Ph. 3 Sec. 2C	6799 RICHMOND RD	Subdivision to create 34 lots in Colonial Heritage Phase 3 Section 2C.	Thomas Wysong	Stonehouse
	S-19-0024	8515 Pocahontas Trail Subdivision	8515 POCAHONTAS TRL	Subdivision to create a lot at 8515 Pocahontas Trail.	Jose Ribeiro	Roberts
	S-19-0025	10112 Sycamore Landing Rd. Courthouse Plat	10112 SYCAMORE LANDING RD	Courthouse plat for 10112 Sycamore Landing Road.	Ellen Cook	Stonehouse
	S-19-0026	Colonial Heritage, 6799 Richmond Road Subdivision	6799 RICHMOND RD	Subdivision to create a lot for Colonial Heritage commercial use at 6799 Richmond Road.	Alex Baruch	Stonehouse
	S-19-0027	10046, 10058 & 10070 Fire Tower Rd. BLE	10046 FIRE TOWER RD	Boundary line extinguishment to combine 10046, 10058 and 10070 Fire Tower Road.	Thomas Wysong	Stonehouse
	S-19-0028	231 & 112 Waterton BLE	231 WATERTON	Boundary line extinguishment to combine 231 and 112 Waterton.	Alex Baruch	Powhatan
	S-19-0029	Governor's Grove Phase 15B Condominium Plat	4360 JOHN TYLER HWY	Courthouse plat for Governor's Grove Phase 15B.	Ellen Cook	Berkeley
	S-19-0030	Governors Grove Condominium Phase 16A	4360 JOHN TYLER HWY	Courthouse plat for Governor's Grove Phase 16A.	Ellen Cook	Berkeley
Site Plan	SP-19-0022	7858 Richmond Road Parking Improvements	7858 RICHMOND RD	Site plan to add parking lot for commerical use at 7858 Richmond Road.	Alex Baruch	Stonehouse
	SP-19-0024	4551 John Tyler Hwy Branscome Building Expansion Phase I	4551 JOHN TYLER HWY	Site plan amendment to add a 4,200 sq. ft. overhang to cover existing asphalt at 4551 John Tyler Highway.	Thomas Leininger	Berkeley
	SP-19-0025	Williamsburg Landing, 5606 Boatwright Circle Screened Porch SP Amend.	5606 BOATWRIGHT CIR	Site plan amendment to add a screened porch in Williamsburg Landing at 5606 Boatwright Circle.	John Risinger	Roberts
	SP-19-0027	New Town Sec. 7, Parcel C - SP Amend.	4334 CASEY BLVD	Site plan amendment to revise sewers and grading at New Town Section 7 Parcel C.	Jose Ribeiro	Jamestown
	SP-19-0028	136 Tewning Road Office and Warehouse Building	136 TEWNING RD	Site plan to construct buildings for office and warehouse uses at 136 Tewning Road.	Thomas Wysong	Jamestown
	SP-19-0029	9393 Merrimac Trail, Branscome Inc. Silo SP Amend.	9393 MERRIMAC TRL	Site plan amendment to add a silo for Branscome Inc. at 9393 Merrimac Trail.	Terry Costello	Roberts
	SP-19-0031	Patriots Colony Drainage SP Amend.	6000 PATRIOTS COLONY DR	Site plan amendment to revise grading and drainage around buildings 1, 2, and 3 at Patriots Colony.	Tori Haynes	Berkeley
	SP-19-0033	1701 Endeavor Dr. Commonwealth Building Materials Lighting SP Amend.	1701 ENDEAVOR DR	Site plan amendment for lighting at 1701 Endeavor Drive.	Jose Ribeiro	Roberts
	SP-19-0035	4551 John Tyler Hwy Branscome Building Expansion Phase II	4551 JOHN TYLER HWY	Site plan amendment to expand gravel storage area at 4551 John Tyler Highway.	Thomas Leininger	Berkeley
Special Use Permit	SUP-19-0009	4897 Longhill Rd King of Glory Lutheran Church Expansion	4897 LONGHILL RD	Special use permit for the expansion of King of Glory Lutheran Church.	Thomas Leininger	Jamestown