

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
January 4, 2023
6:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. REPORTS OF THE COMMISSION

E. CONSENT AGENDA

1. Minutes of the December 7, 2022, Regular Meeting

F. PUBLIC HEARINGS

1. SUP-22-0022. 4711 Rochambeau Drive Tourist Home
2. SUP-22-0023. 2878 Monticello Avenue Tourist Home
3. SUP-22-0025. 7504 Richmond Road Starbucks

G. PLANNING COMMISSION CONSIDERATIONS

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - January 2023

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

J. ADJOURNMENT

ITEM SUMMARY

DATE: 1/4/2023
TO: The Planning Commission
FROM: Paul D. Holt, III, Secretary
SUBJECT: Minutes of the December 7, 2022, Regular Meeting

ATTACHMENTS:

	Description	Type
☐	Minutes of the December 7, 2022, Regular Meeting	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	12/16/2022 - 3:01 PM
Planning Commission	Holt, Paul	Approved	12/16/2022 - 3:01 PM
Publication Management	Pobiak, Amanda	Approved	12/16/2022 - 3:32 PM
Planning Commission	Holt, Paul	Approved	12/16/2022 - 3:32 PM

MINUTES
JAMES CITY COUNTY PLANNING COMMISSION
REGULAR MEETING
County Government Center Board Room
101 Mounts Bay Road, Williamsburg VA 23185
December 7, 2022
6:00 PM

A. CALL TO ORDER

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

B. ROLL CALL

Planning Commissioners Present:

Rich Krapf
Jack Haldeman
Frank Polster
Rob Rose
Barbara Null
Stephen Rodgers

Planning Commissioners Absent:

Tim O'Connor

Staff Present:

Paul Holt, Director of Community Development and Planning
Liz Parman, Deputy County Attorney
Josh Crump, Principal Planner
Thomas Wysong, Senior Planner
John Risinger, Senior Planner
Terry Costello, Senior Planner
Ben Loppacker, Planner

Mr. Polster acknowledged the 81st Anniversary of Pearl Harbor.

C. PUBLIC COMMENT

Mr. Polster opened Public Comment.

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

D. REPORTS OF THE COMMISSION

Ms. Null stated that The Development Review Committee (DRC) met on November 16, 2022, to discuss Conceptual Plan C-22-0070, Monticello Avenue Shops, for a proposed commercial development located at 4744 Old News Road and 3897 and 3905 Ironbound Road submitted by Mr. Tim Trant of Kaufman & Canoles on behalf of Verdad Real Estate, Inc. Ms. Null stated that the proposal seeks to rezone the property from R-8, Rural Residential, to B-1, General Business, to allow the development of three 4,000-square-foot buildings to be used for office and retail uses.

Ms. Null stated that the Committee and the applicant team discussed the site layout, traffic, stormwater treatment, landscaping, and buffering. Ms. Null stated that the Committee noted

that there should be some harmony with the existing shopping center to preserve the viewshed. Ms. Null further stated that it was noted that reductions in the depth of the buffer are being requested due to the amount of Virginia Department of Transportation (VDOT) right-of-way on the parcels. Ms. Null stated that it was further noted that the buffer would contain the same number of plantings in a smaller footprint.

Ms. Null stated that the applicant team promised that it would conduct a robust public outreach regarding this project. Ms. Null stated that the applicant assured the Committee that the Planning Commission members would be made aware of public meetings so they could attend if desired. Ms. Null stated that since the applicant requested to discuss the project and seek input and questions from the Committee, no action by the DRC was required.

Mr. Haldeman stated that the Policy Committee met on November 10, 2022, to continue its discussion of the Board of Supervisors' Initiating Resolution pertaining to ORD-22-0001, Amendments for Scenic Roadway Protection.

Mr. Haldeman stated that preservation tools for roadways must be applied uniformly and categorically, according to the County Attorney's Office. Mr. Haldeman stated that since this initiative was to focus on Community Character Corridors (CCC) outside the Primary Service Area (PSA), the Committee removed Croaker Road, which is not a CCC, from consideration. Centerville Road and Colonial Parkway were also removed, as they are inside the PSA. Mr. Haldeman stated that the six roads remaining in the discussion about scenic protection are:

1. Forge Road (classified as "Open/Agricultural")
2. Old Stage Road (classified as "Open/Agricultural")
3. Richmond Road (classified outside the PSA as "Wooded")
4. Monticello Avenue (classified outside the PSA as "Wooded")
5. John Tyler Memorial Highway (classified outside the PSA as "Wooded")
6. Riverview Road (classified as "Wooded")

Mr. Haldeman stated that the Committee also removed mandatory clustering as a possible solution to scenic despoliation, because the new density requirements in the A-1 Zoning District and the proposed buffering and setbacks will prevent new residences from impacting scenic vistas. Mr. Haldeman noted that voluntary clustering remains under consideration.

Mr. Haldeman stated that the Committee considered staff's recommendation to increase setback requirements within the A-1 Zoning District, applying them only to those parcels adjacent to scenic roadways located outside the PSA. Mr. Haldeman stated that the recommendation was to apply a 400-foot setback to Open/Agricultural CCCs, exempting shallow parcels. Mr. Haldeman stated that there are few parcels larger than 25 acres along Forge Road and Old Stage Road, the only two roads for which this setback would apply. Mr. Haldeman stated that the Committee discussed several scenarios and realized that more information about the impact on smaller parcels was needed to make a decision. The Committee must also better define what these setbacks are meant to accomplish. Staff will continue its work and this will be back on the agenda for the January Policy Committee meeting and the Board of Supervisors' January Work Session.

Mr. Haldeman stated that the Committee also discussed staff's recommendation to change buffering along Wooded CCCs. Mr. Haldeman stated that buffering along commercial parcels would be increased from 50 feet to 100 feet; residential major subdivision parcels would be increased from no buffer to 200 feet; and there would remain no buffer requirements on Open/Agricultural Wooded CCCs where buffers might obscure the scenic vistas. Mr. Haldeman stated that the Committee unanimously recommends that the Planning Commission recommend approval of these three changes to the Board of Supervisors.

Mr. Haldeman stated that the Committee accepted staff's recommendation to implement buffering for timbering activities in the A-1 District, keeping the 50-foot buffer requirement along Wooded CCCs within the PSA and establishing a new 50-foot buffer requirement outside the PSA, and unanimously recommends that the Planning Commission recommend approval to the Board of Supervisors.

E. CONSENT AGENDA

1. Minutes of the November 2, 2022, Regular Meeting

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

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

F. PUBLIC HEARINGS

1. AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition

A motion to Approve was made by Barbara Null, the motion result was Passed.

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Ayes: Haldeman, Krapf, Null, Polster, Rodgers, Rose

Absent: O'Connor

Absent: O'Connor

Mr. John Risinger, Senior Planner, stated that Mr. Hunter Taylor has applied to enroll approximately 169.15 acres of land located at 999 Jolly Pond Road into the Cranston's Pond Agricultural and Forestal District (AFD). Mr. Risinger stated that the parcel is zoned A-1, General Agricultural, and designated Rural Lands on the 2045 Comprehensive Plan. Mr. Risinger further stated that the parcel is located within one mile of the core of the Cranston's Pond AFD.

Mr. Risinger stated that a single-family dwelling has been constructed on the property; however, the property remains largely undeveloped. Mr. Risinger noted that a 30-acre portion of the property was timbered this past spring and summer. Mr. Risinger noted that a forest management plan has been prepared for the property to guide future timbering activities.

Mr. Risinger stated that the AFD Advisory Committee voted 7-0 to recommend approval of the application.

Mr. Risinger stated that staff finds that the proposed addition meets state and local requirements for inclusion in the AFD and recommends that the Planning Commission recommend approval of the application to the Board of Supervisors, subject to the proposed conditions.

Mr. Polster opened the Public Hearing.

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

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

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

On a roll call vote, the Commission voted to recommend approval of AFD-22-0015. 999 Jolly Pond Road Cranston's Pond AFD Addition. (6-0)

2. SUP-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions

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

AYES: 6 NAYS: 0 ABSTAIN: 0 ABSENT: 1

Ayes: Haldeman, Krapf, Null, Polster, Rodgers, Rose

Absent: O'Connor

Mr. Ben Loppacker, Planner, stated that Mr. Greg Stevens and Ms. Samantha Steketee have applied for a Special Use Permit (SUP) on behalf of The Pavilion at Williamsburg Place, Inc. for an SUP to allow for the expansion of the existing psychiatric and rehabilitation facility. Mr. Loppacker stated that the subject property is located at 5477 Mooretown Road, zoned M-1, Limited Business/Industrial, classified as Limited Industry on the 2045 Comprehensive Plan, and located inside the PSA.

Mr. Loppacker stated that the proposed expansion to the facility would add 41 inpatient beds, ten intermediate care beds, and 28 outpatient beds; remove four previously approved residential visitor units; add new office space for staff; and expand the indoor and outdoor dining and kitchen facilities. Mr. Loppacker further stated that this expansion would result in the facility having a total of 98 inpatient beds, 40 intermediate care beds, and 76 outpatient beds. Mr. Loppacker stated that according to the applicants, the expansion addresses the increasing demand for the need for mental health care and services in the community in large part to the ongoing effects of the COVID-19 pandemic.

Mr. Loppacker stated that Williamsburg Place has been an existing business within James City County since 1989 when the Board of Supervisors approved the first SUP for the facility and four separate SUPs for further expansion have been approved since.

Mr. Loppacker stated that staff finds that this proposal is compatible with surrounding zoning and development and is generally consistent with the 2045 Comprehensive Plan and Zoning Ordinance.

Mr. Loppacker stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions. Mr. Krapf noted that he would like to amend SUP Condition No. 4 to read: "In addition a majority of the trees, shrubs and supplemental ornamental plantings shall be native species to meet the requirements of Section 24-96 of the County Code."

Mr. Loppacker stated that staff concurred with the request.

Mr. Haldeman inquired about the word "Domiciliary" and how it applies in this context.

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

Mr. Haldeman inquired about the square footage of the addition.

Mr. Loppacker stated that the total expansion would be 82,500 square feet.

Mr. Haldeman inquired if the 22 additional parking spaces were necessary.

Mr. Loppacker stated that this did not exceed the parking cap in County Code.

Mr. Haldeman inquired if it could be fewer than what is proposed.

Mr. Holt stated that it could be fewer as the use is not considered residential. Mr. Holt further stated that it is based on the equivalent of what would be required for a nursing home with one space per every four beds. Mr. Holt stated that that calculation is consistent with how the site has developed and the majority of it provides for the facility's staff needs. Mr. Holt stated that County Code allows for an administrative variance during site plan review should the applicant believe fewer parking spaces are needed.

Ms. Null inquired where the addition would be.

Mr. Loppacker stated that the expansion would be adding on to existing structures.

Mr. Loppacker stated that the applicant would elaborate on this in her presentation.

Mr. Polster called for disclosures from the Commission.

Mr. Krapf stated that he participated in a Zoom meeting with staff and the applicant.

There were no other disclosures.

Mr. Polster opened the Public Hearing.

Ms. Samantha Steketee, Senior Land Use Planner, Hunton Andrews Kurth, LLP, made a presentation to the Commission in support of the project.

Mr. Krapf inquired if the applicant found the recommended change to the SUP conditions regarding the landscape plantings to be acceptable.

Ms. Steketee stated that the change was agreeable.

As no one else wished to speak, Mr. Polster closed the Public Hearing.

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

Mr. Haldeman made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of SUP-22-0018. 5477 Mooretown Road Williamsburg Place Pavilion & Farley Center Additions. (6-0)

3. SUP-22-0021. 8401 Hicks Island Road Tourist Home

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

AYES: 5 NAYS: 1 ABSTAIN: 0 ABSENT: 1

Ayes: Haldeman, Krapf, Null, Polster, Rose

Nays: Rodgers

Absent: O'Connor

Ms. Terry Costello, Senior Planner, stated that Mr. Stuart Evans of Evans Construction, Inc. has applied for an SUP to allow for the short-term rental of a four-bedroom single-family home at 8401 Hicks Island Road. Ms. Costello stated that the property is zoned A-1, General Agricultural, is designated Rural Lands on the Comprehensive Plan Land Use Map, and is located outside the PSA. Ms. Costello stated that the property is served by private well and private sewer. Ms. Costello stated that this SUP would allow for short-term rentals throughout the year. Ms. Costello noted that no changes to the footprint of the home are proposed.

Ms. Costello stated that staff finds some favorable factors for this application, such as the presence of adequate off-street parking, that the applicant has stated that he will obtain the proper licensing and inspections.

Ms. Costello stated that staff finds that the proposed use will not negatively impact surrounding property or development, nor is it expected to negatively impact levels of service for roads and other public services.

Ms. Costello stated that while staff believes the location is generally considered appropriate for this use, staff finds that the proposal is not fully consistent with the adopted 2045 Comprehensive Plan recommendations for short-term rentals. Therefore, staff is unable to recommend approval of this application.

Ms. Costello stated that should the Planning Commission recommend approval of this application, staff has included proposed conditions for consideration.

Mr. Haldeman inquired if there were any comments from adjacent property owners.

Ms. Costello stated that there were no comments.

Dr. Rose requested more detail on why staff found the proposal not consistent with the Comprehensive Plan.

Ms. Costello stated that the parcel is internal to an existing neighborhood and not on a major road.

Mr. Krapf asked for confirmation that the property owner would reside on the property.

Ms. Costello stated that the applicant owns several properties in the neighborhood and would reside on one of them.

Mr. Haldeman inquired if there had been tree clearing in the wetlands and Resource Protection Area (RPA) on the parcel.

Ms. Costello confirmed.

Mr. Haldeman inquired about mitigation.

Ms. Costello stated that the Stormwater and Resource Protection Division (SRP) is working with the applicant on mitigating any violations or damage.

Mr. Haldeman inquired if anything had been constructed in the RPA.

Mr. Polster noted that a dock and walkway had been built in the RPA.

Ms. Costello stated that the dock and walkway would need to be removed.

Ms. Null inquired which parcel the applicant would reside on.

Ms. Costello pointed out the parcel on the map.

Mr. Polster called for disclosures by the Commission.

There were no disclosures.

Mr. Polster opened the Public Hearing.

Mr. Stuart Evans, 1700 Old Williamsburg Road, applicant's representative, addressed the Commission in support of the application.

Mr. Steve Rogers, 8408 Hicks Island Road, addressed the Commission in support of the application.

As no one else wished to speak, Mr. Polster closed the Public Hearing.

Mr. Polster opened the floor for discussion.

Mr. Krapf noted that because the proposal does not meet at least two of the recommended performance standards along with the fact that SUPs run in perpetuity, he is not inclined to support the application.

Mr. Haldeman noted that the property owner will not be residing on the property. Mr. Haldeman stated that the recommended conditions are to ensure the residential character of

the neighborhood. Mr. Haldeman stated that he would not support the application.

Mr. Rodgers stated that he is not as concerned about the criteria that are not met because of the remote location and configuration of the parcel. Mr. Rodgers stated that he would support the application.

Mr. Polster stated that his greatest concern is that the property owner has stated that he will expand short-term rentals to the other parcels and that approving this application will set a precedent for those future applications.

Mr. Polster inquired where the applicant would reside if the other properties were approved for short-term rental.

Mr. Evans stated that there is a cabin on one of the other parcels that will not be rented and that is where the applicant will reside.

Mr. Polster noted that the applicant's narrative states that the plan is to replicate a short-term rental development that he has seen in another state.

Mr. Evans confirmed that intent.

Mr. Polster stated that he is not inclined to support the application.

Ms. Null stated that she has concerns about the complaints filed with SRP.

Mr. Krapf made a motion to not recommend approval of the application.

Mr. Holt clarified that the motion was to deny, so 'aye' votes would be to recommend denial.

On a roll call vote, the Commission voted not to recommend approval of SUP-22-0021. 8401 Hicks Island Road Tourist Home. (5-1)

4. Z-22-0003. 8005 & 8009 Hankins Industrial Park Road

Absent: O'Connor

Mr. Bruce Daniels of Daniels Welding & Tires Inc. has applied to rezone two parcels of land totaling approximately three acres from M-2, General Industrial to M-1, Limited Business/Industrial. Ms. Costello stated that the properties are located at 8005 and 8009 Hankins Industrial Park Road. Ms. Costello further stated that both properties are designated General Industry on the Comprehensive Plan Land Use Map and are located inside the PSA. Ms. Costello stated that the properties are served by public water and sewer.

Ms. Costello stated that the proposal is to allow for vehicle repair and service with major repair limited to a fully enclosed building and screened from adjacent properties. Ms. Costello further stated that the proposal will allow for the continued use of two local businesses that perform vehicle service and repair. Ms. Costello stated that vehicle service and repair is not a permitted nor specially permitted in the M-2 Zoning District.

Ms. Costello stated that staff finds this rezoning would not result in any anticipated negative impacts that would need to be mitigated. Ms. Costello stated that staff finds the rezoning consistent with the adopted 2045 Comprehensive Plan, the Zoning Ordinance, and with surrounding zoning and development.

Ms. Costello stated that staff recommends that the Planning Commission recommend approval

to the Board of Supervisors.

Mr. Polster opened the Public Hearing.

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

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

Mr. Krapf stated that he supports the application. Mr. Krapf made a motion to recommend approval of the application.

On a roll call vote, the Commission voted to recommend approval of Z-22-0003. 8005 & 8009 Hankins Industrial Park Road. (6-0)

G. PLANNING COMMISSION CONSIDERATIONS

There were no items for consideration.

H. PLANNING DIRECTOR'S REPORT

1. Planning Director's Report - December 2022

Mr. Holt stated that there is a Policy Committee meeting on December 8 and that the next DRC meeting has been canceled.

I. PLANNING COMMISSION DISCUSSION AND REQUESTS

Mr. Polster stated that Mr. Krapf has the Board of Supervisors coverage for December.

Mr. Krapf wished the Commission a very happy holiday season.

J. ADJOURNMENT

Mr. Haldeman made a motion to adjourn.

The meeting was adjourned at approximately 6:45 p.m.

Paul D. Holt, III, Secretary

Frank Polster, Vice Chair

ITEM SUMMARY

DATE: 1/4/2023

TO: The Planning Commission

FROM: Suzanne Yeats, Planner

SUBJECT: SUP-22-0022. 4711 Rochambeau Drive Tourist Home

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	Proposed Conditions	Backup Material
☐	Location Map	Backup Material
☐	Master Plan	Backup Material
☐	Applicant Narrative	Backup Material
☐	Citizen Correspondence	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	12/19/2022 - 12:54 PM
Planning Commission	Holt, Paul	Approved	12/19/2022 - 12:54 PM
Publication Management	Daniel, Martha	Approved	12/19/2022 - 1:01 PM
Planning Commission	Holt, Paul	Approved	12/19/2022 - 1:04 PM

**SPECIAL USE PERMIT-22-0022. 4711 Rochambeau Drive Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

SUMMARY FACTS

Applicants: Mr. Stuart Burcham, Property Owner
Ms. Heather Wiant, Daughter of Property
Owner and Property Manager

Landowner: Mr. Stuart Burcham

Proposal: To allow for a tourist home rental of the
entirety of a three-bedroom home. The
owner lives on-site and will not be present
during short-term rental periods. Their
Daughter, who does not live on-site, will
manage the property when they are absent.

Location: 4711 Rochambeau Drive

Tax Map/Parcel No.: 2410200030

Property Acreage: ± 0.46 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

Staff Contact: Suzanne Yeats, Planner

PUBLIC HEARING DATES

Planning Commission: January 4, 2023, 6:00 p.m.

Board of Supervisors: February 14, 2023, 5:00 p.m. (Tentative)

FACTORS FAVORABLE

1. There is adequate off-street parking, and the property is located along a major road.
2. The applicants have acknowledged that, should this application be approved, they will obtain the proper licensing and inspections through the County and will be subject to appropriate use-based taxes.
3. Lot sizes in the A-1, General Agricultural District are larger than in other more densely populated residential areas. The size of the lot, and the existing vegetation provide screening and buffering to all adjacent properties.
4. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Staff finds the proposal is not fully consistent with the short-term rental recommendations of the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
2. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Per the impact analysis noted below, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact Levels of Service (LOS) for roads or other public services. While staff believes that this location is generally considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of

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-22-0022. 4711 Rochambeau Drive Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

this application. Should the Planning Commission wish to recommend approval, staff has included proposed conditions for consideration (Attachment No. 1).

PROJECT DESCRIPTION

Mr. Stuart Burcham, property owner, has applied for a Special Use Permit (SUP) to allow for a short-term rental of an existing three-bedroom house as a tourist home. The house is located on a major road and the proposal includes no changes to the size or footprint of the house.

The Zoning Ordinance defines a tourist home as “a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients.” The proposed conditions limit the number of bedrooms available for rental to a maximum of three bedrooms.

The property has an existing driveway that takes access from Rochambeau Drive. There is an existing parking area that is sufficient to accommodate guests. The three-bedroom home is on private well water and a private sewer system. In previous tourist home applications, staff calculated the number of occupants to be two people per bedroom. Therefore, proposed SUP Condition No. 3 states that the maximum number of occupants per contract, including children, is six.

PLANNING AND ZONING HISTORY

- There have been no legislative cases associated with the residence that was built in 1980.

SURROUNDING ZONING AND DEVELOPMENT

- The property is not located within any major or minor subdivisions.
- The properties surrounding this parcel to the north, east, south, and west are all zoned A-1, General Agricultural.
- The property abuts a major road, Rochambeau Drive, and this portion of the road runs parallel to Interstate 64.

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-22-0022. 4711 Rochambeau Drive Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The proposal is not anticipated to generate traffic exceeding a typical residential use. - The subject property is located on a major road which runs parallel to an interstate freeway.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Per the Adopted Regional Bikeways Map, Rochambeau Drive is shown as a proposed bike lane and per the Pedestrian Accommodation’s Master Plan, this area is shown as a multiuse path. There are no changes to the existing footprint of the building and bicycle and pedestrian accommodations are not required per Section 24-35(c)(2) of the Zoning Ordinance.
<u>Public Safety</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Fire Station 1 on Forge Road serves this area of the County and is approximately 3.6 miles from the proposed tourist home. - Staff finds this project does not generate impacts that require mitigation to the County’s Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The property is served by a private well and private septic system. - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.

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-22-0022. 4711 Rochambeau Drive Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Diascund Creek Watershed.	<u>No Mitigation Required</u>	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should site improvements be made to the exterior in the future, those improvements would be subject to additional environmental review at that time.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	- Traffic is anticipated to be typical of a residential home, the subject property must adhere to the County’s Noise Ordinance, and the proposed SUP conditions will restrict commercial signage and exterior lighting. Future expansions of the use would require an SUP amendment.
<u>Community Character</u>	<u>No Mitigation Required</u>	- Rochambeau Drive is not designated as a Community Character Corridor and this parcel is not located within a Community Character Area.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicants have verified that they are not aware of any covenants or restrictions on the property that prohibit the proposed use.

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-22-0022. 4711 Rochambeau Drive Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

2045 COMPREHENSIVE PLAN

The site is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. All surrounding properties are designated Rural Lands.

Per the adopted Comprehensive Plan, appropriate primary uses for properties designated Rural Lands include traditional agricultural and forestal activities, but also innovative agriculture, horticulture, silviculture, specialty or niche farming, commercial and non-commercial equine opportunities, agri-tourism, rural-based public or commercial recreation, rural-support businesses, and certain public or semi-public and institutional uses that require a spacious site and are compatible with the natural and rural surroundings. Staff finds this use to generally fit within these categories as nearby lodging options could support agri-tourism and eco-tourism uses in Rural Lands.

Per the adopted Comprehensive Plan language, uses in Rural Lands should reflect and enhance the rural character of the County. Particular attention should be given to locating structures and uses outside of sensitive areas, and maintaining existing topography, vegetation, trees, and tree lines to the maximum extent possible, especially along roads and uses.

Per the impact analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services.

Specific to short-term rentals, the adopted Comprehensive Plan states that, if located within a residential context, short-term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short-term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use, or Economic Opportunity.

This property is designated Rural Lands on the adopted 2045 Comprehensive Plan Land Use Map.

- Be located on the edge or corner of an existing platted subdivision, rather than internal to it.

This parcel is not located within an existing platted subdivision.

- Be located on a major road.

This property fronts on a major road.

- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental.

The owner lives on-site and will not be present during short-term rental periods. Their daughter, Ms. Wiant, does not live on-site, but will serve as property manager when they are absent. Ms. Wiant resides 26 miles from the residence, but works in Williamsburg and travels to Williamsburg six out of seven days per week. When the property will be utilized as a tourist home, Ms. Wiant will greet tourists when they arrive and meet with them again when they check-out.

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-22-0022. 4711 Rochambeau Drive Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

STAFF RECOMMENDATION

Per the impacts analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services.

While staff believes that this location may be considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Planning Commission wish to recommend approval, staff has included proposed conditions for consideration (Attachment No. 1).

SY/ap
SUP22-22_4711RochTH

Attachments:

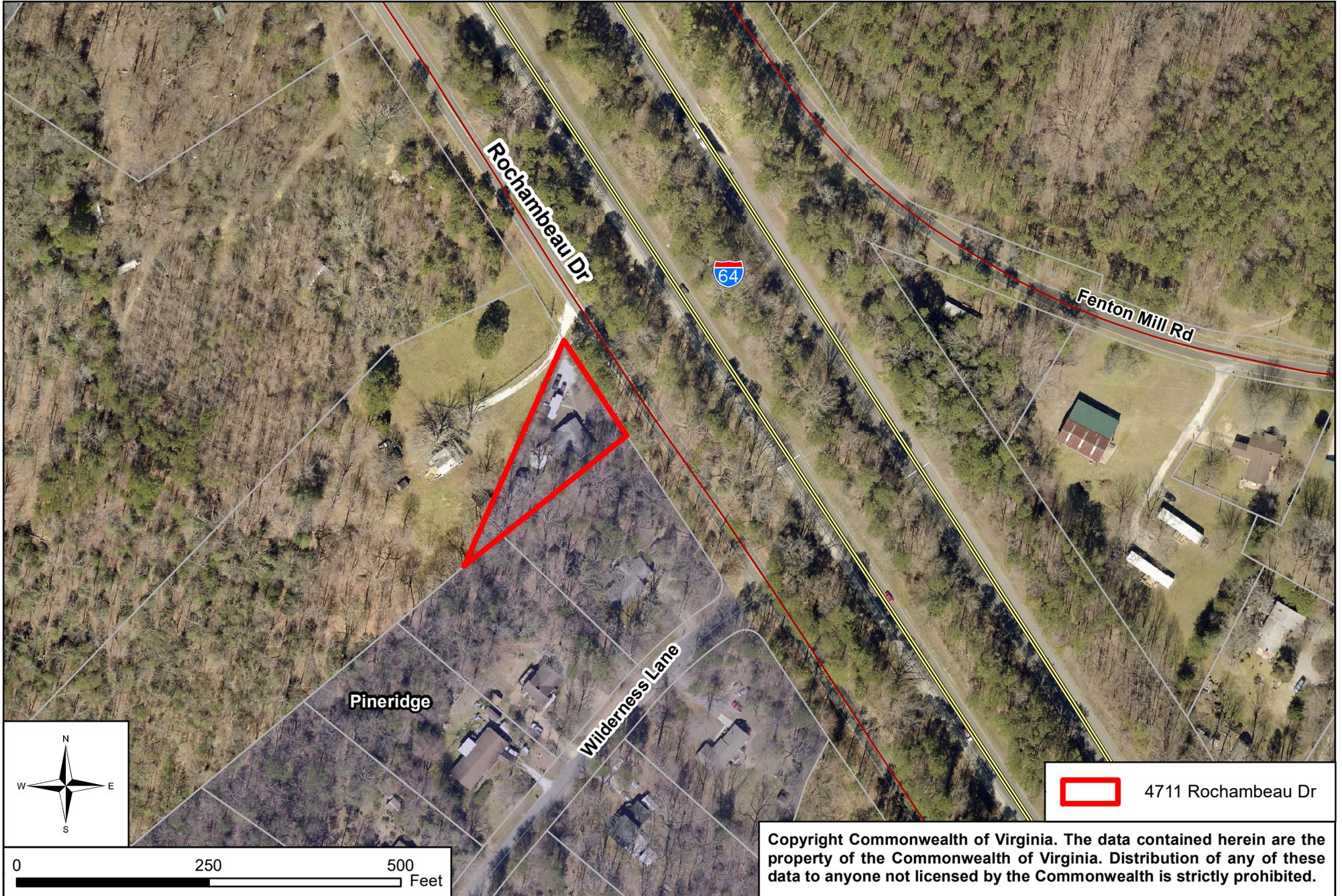
1. Proposed SUP Conditions
2. Location Map
3. Master Plan
4. Applicant Narrative
5. Citizen Correspondence

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.

CONDITIONS FOR SUP-22-0022, 4711 ROCHAMBEAU DRIVE TOURIST HOME

1. Master Plan. This SUP shall permit a tourist home on property located at 4711 Rochambeau Drive and further identified as James City County Real Estate Tax Map Parcel No. 2410200030 (the "Property"). The use and layout of the Property shall be generally as shown on the document entitled "JCC SUP-22-0022, 4711 Rochambeau Drive Tourist Home" and date stamped November 22, 2022 (the "Master Plan"), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.
2. Commencement. Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.
3. Number of Rental Room Occupants. There shall be no more than three (3) bedrooms available for rent to visitors and no more than six (6) rental occupants total at any one time.
4. Contracts per Rental Period. There shall not be simultaneous rentals of the Property under separate contracts.
5. Signage. No signage related to the use of the tourist home shall be permitted on the Property.
6. Parking. Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the tourist home, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.
7. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

JCC SUP-22-0022, 4711 Rochambeau Drive Tourist Home



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SUP-22-0022, 4711 Rochambeau Dr. Tourist Home

Property Information
 2410200030
 Stuart G & Eula M Burcham
 4711 Rochambeau Dr.
 Williamsburg, VA 23188
 Zoning: A1 General Agriculture
 2045 Comp Plan: Rural Lands
 Legal Acreage: 0.46

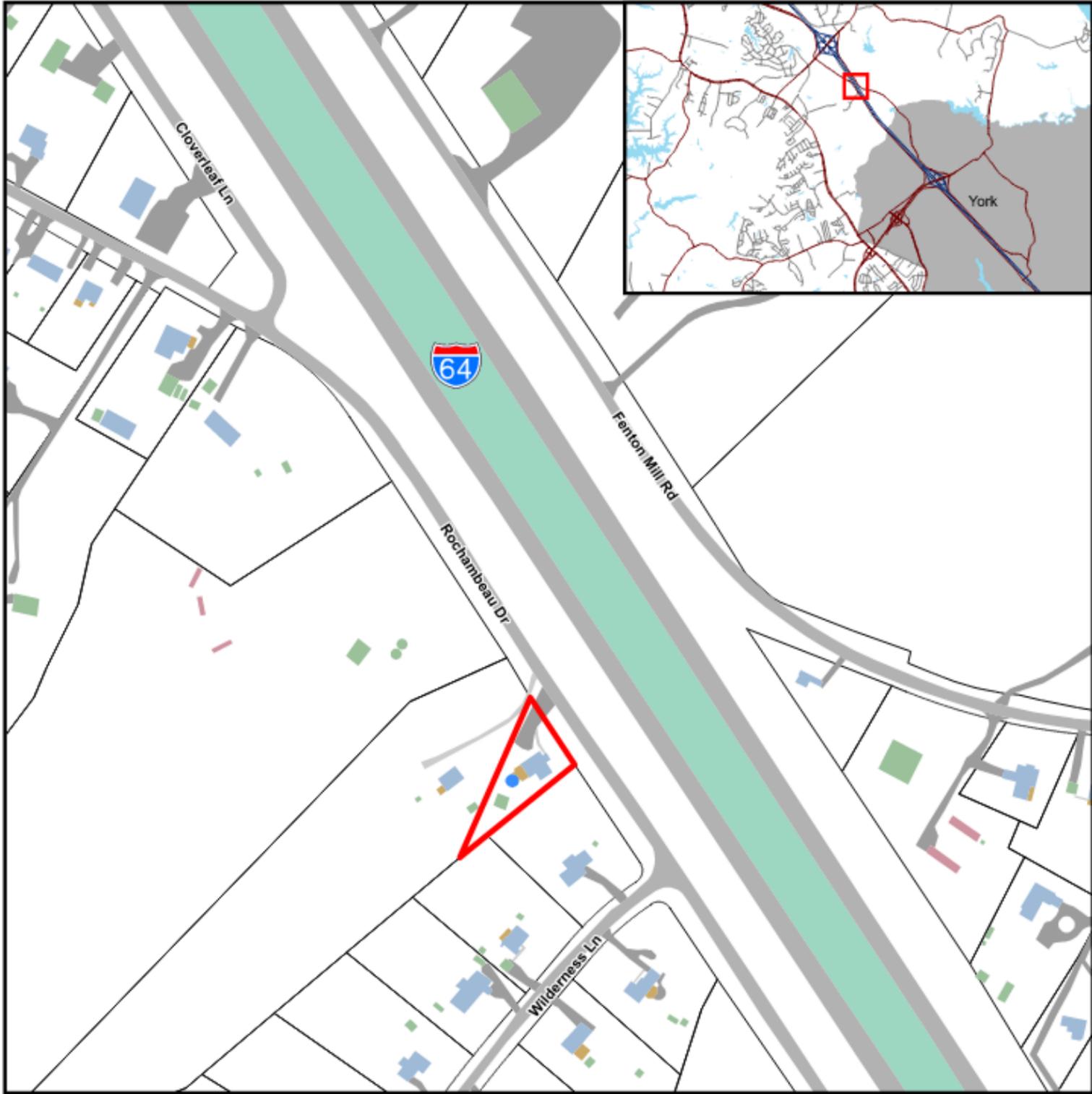
General Notes

1. Site is not served by public water and sewer.
2. This site does not appear to be located in the special flood hazard area based on Flood Insurance Rate Map 51095C0101D, effective 12/16/15.
3. Property does not appear to contain Resource Protected Area.
4. Property does have an existing driveway.
5. Refer to C-22-0032.

Sheet Index

1. Cover Page
2. Location Map
3. Plat

November 22, 2022



Adjacent Properties

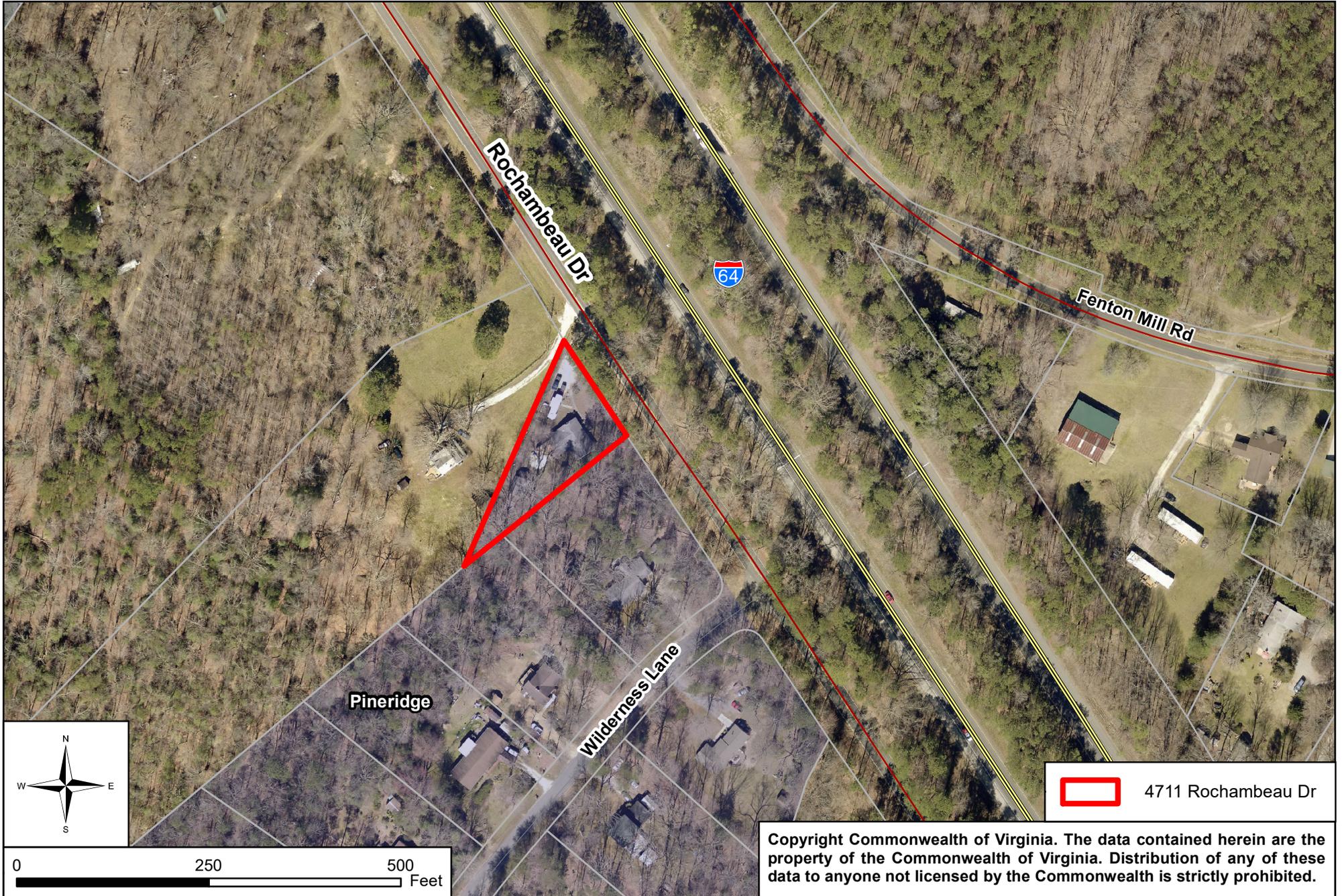
2410100001
 Bohnhoff, Rachel & Adkins, Rebekah & Perry Rush
 4707 Rochambeau Dr
 Williamsburg, VA 23188
 A1, General Agriculture

2410200028
 Fox, Roger D & Linda L
 102 WILDERNESS LANE
 WMSBURG , VA 23188
 A1 General Agriculture

2410200029
 Miller, Lynn S
 100 WILDERNESS LANE
 Williamsburg, VA 23188
 A1 General Agriculture

PLANNING DIVISION
 Nov 22 2022
 RECEIVED

JCC SUP-22-0022, 4711 Rochambeau Drive Tourist Home



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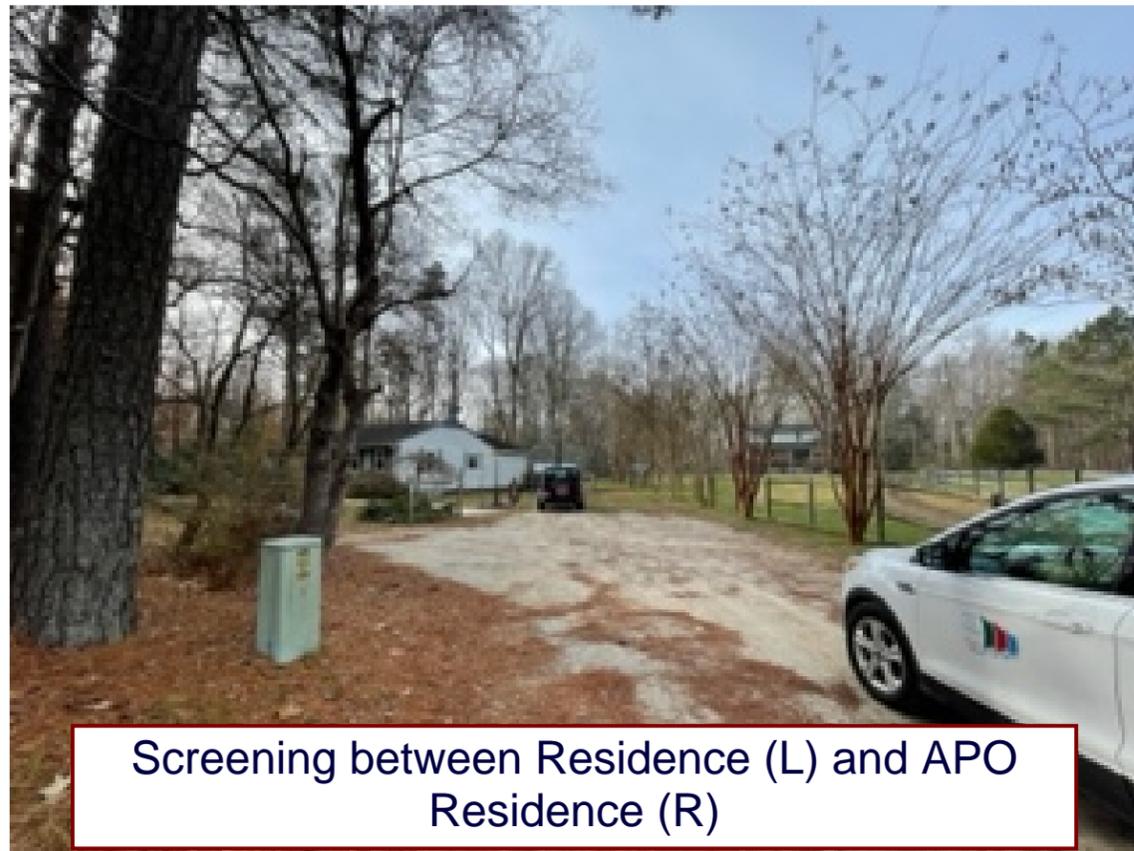
SUP-22-0022, 4711 Rochambeau Dr. Tourist Home



View of Residence (L) and APO Residence (R)



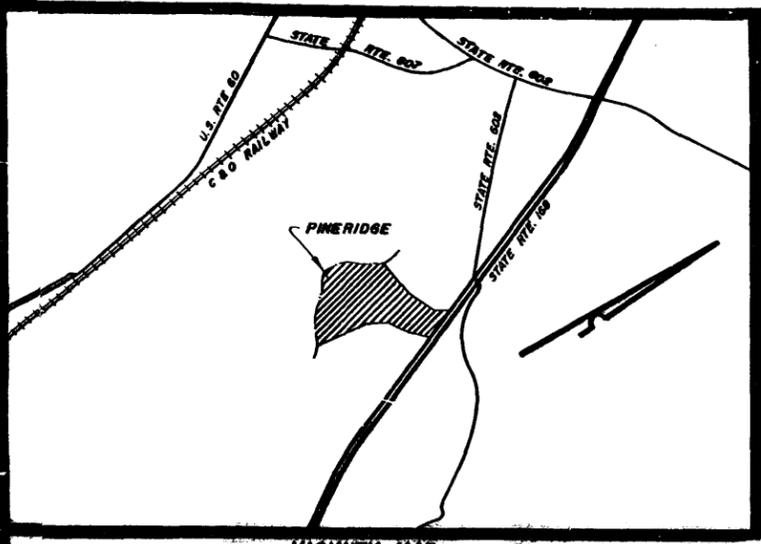
View of Rochambeau Dr. and Residence



Screening between Residence (L) and APO Residence (R)

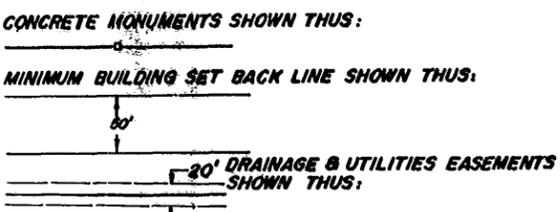


Available Parking



VICINITY MAP
SCALE: 1" = 3000'

LOT AREA 47.58 ACRES±
R/W AREA 2.798 ACRES
TOTAL AREA 50.376 ACRES±



PINERIDGE

JAMES CITY COUNTY VIRGINIA

COENEN & ASSOCIATES, INC.
ENGINEERS - PLANNERS - SURVEYORS
696 J. CLYDE MORRIS BLVD. - NEWPORT NEWS, VA
SCALE: 1" = 100' DATE: OCTOBER 10, 1977

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL OF REQUIREMENTS OF THE BOARD OF SUPERVISORS AND ORDINANCES OF THE COUNTY OF JAMES CITY, VIRGINIA, REGARDING THE PLATTING OF SUBDIVISIONS WITHIN THE COUNTY HAVE BEEN COMPLIED WITH.
THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS SUBDIVISION IS IN THE NAME OF APARTMENTS, INC., AND WAS ACQUIRED FROM X-ONENT X, A VIRGINIA LIMITED PARTNERSHIP BY DEED DATED JULY 11, 1977, AND RECORDED IN DEED BOOK 177, PAGE 597, AND DULY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA.
GIVEN UNDER MY HAND THIS 10th DAY OF OCT., 1977



D. L. Gallant
D. L. GALLANT
CERTIFIED LAND SURVEYOR

THIS SUBDIVISION IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

APARTMENTS, INC.

[Signatures]

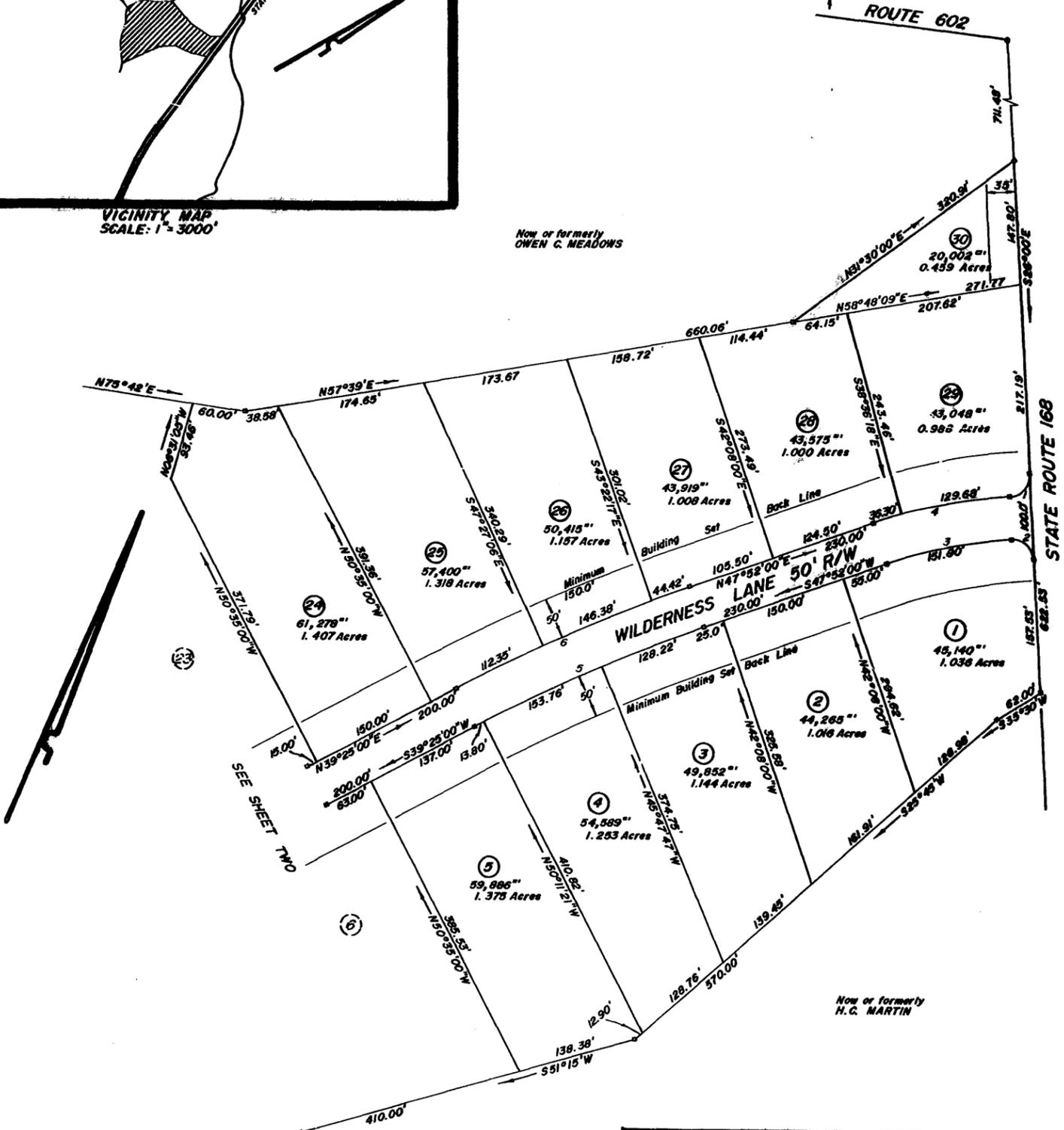
I, *Charles A. McLean*, A NOTARY PUBLIC IN AND FOR THE City of Newport News, VA, DO HEREBY CERTIFY THAT THE ABOVE NAMED PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY AND STATE AFORESAID.
GIVEN UNDER MY HAND THIS 13 DAY OF Oct. 1977

Charles A. McLean
NOTARY PUBLIC

MY COMMISSION EXPIRES 3-10-79

THIS SUBDIVISION KNOWN AS PINERIDGE, IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH EXISTING SUBDIVISION REGULATIONS AND MAY BE COMMITTED TO RECORD.

10/12/77 *F. N. [Signature]*
Date Highway Engineer
10/13/77 *Ernest [Signature]*
Date Health Officer
Nov. 15, 1977 *Henry H. [Signature]*
Date Agent or Representative of Governing Body



Now or formerly OWEN C. MEADOWS

Now or formerly H.C. MARTIN

SEE SHEET TWO

No.	CURVE DATA		TABLE		CH. BEARING
	DELTA	RADIUS	TANGENT	ARC	
1	90° 00' 00"	25.00'	25.00'	39.27'	35.36' N71° 00' 00" W
2	90° 00' 00"	25.00'	25.00'	39.27'	35.36' N19° 00' 00" E
3	16° 08' 00"	539.48'	76.46'	151.90'	151.40' N55° 56' 00" E
4	16° 08' 00"	589.48'	83.84'	169.98'	165.43' N55° 56' 00" E
5	08° 27' 00"	2005.48'	148.15'	299.77'	295.50' N43° 38' 30" E
6	08° 27' 00"	2055.48'	151.85'	303.14'	302.87' N43° 38' 30" E

Recorded 15th day of Nov. 1977

Jubelle C. [Signature]
D. B. No. 84
Clerk

SUP Concept Plan

Stuart & Eula Burcham

09/14/2022

4711 Rochambeau Dr.

Williamsburg, VA 23188

We are seeking a SUP for the purpose of renting our house and or rooms in our home. We are now retired and wish to keep our house and not be tied down to a yearly renter. Renting it for short periods will keep our house from sitting empty if we choose to travel. It will give us the freedom to return home at our discretion.

Since we are not located in a neighborhood it will not be a concern for neighbors. It will not affect traffic in a negative way on Rochambeau Dr., since it will be less traffic coming and going on a daily basis. We also are on our own well and septic so it will not affect the county in any negative way.

Our daughter, Heather Wiant, will be managing the property and everything associated with it. If not us, she will be here to supervise the renters while we are out of town.

Paul Holt

From: Lynn Miller <millerl2@icloud.com>
Sent: Monday, December 19, 2022 9:32 AM
To: Paul Holt
Subject: [External]SUP-22-0022. 4711 Rochambeau Drive Tourist Home

Mr. Holt,

I received your letter, letting me know that my neighbor has submitted a request to rezone their property to allow for a tourist home. I live at 100 Wilderness Ln. and my property backs up to their property. Please know that I have no problem at all with the Burcham's request for rezoning. The Burchams are wonderful folks. They are responsible and conscientious neighbors, and I trust that allowing them to re-zone for a tourist home will be fine! I'd love to see them pursue their new adventure. I hope the Planning Commission will approve their request. Don't hesitate to contact me if you need anything else.

Sincerely,

Lynn Miller

100 Wilderness Lane

Sent from my iPad

ITEM SUMMARY

DATE: 1/3/2023
TO: The Planning Commission
FROM: Ben Loppacker, Planner
SUBJECT: SUP-22-0023. 2878 Monticello Avenue Tourist Home

ATTACHMENTS:

	Description	Type
☐	0. Staff Report	Staff Report
☐	1. Conditions	Backup Material
☐	2. Location Map	Backup Material
☐	3. Master Plan	Backup Material
☐	4. Applicant Narrative	Backup Material
☐	5. SUP-21-03 Resolution	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	12/21/2022 - 8:56 AM
Planning Commission	Holt, Paul	Approved	12/21/2022 - 8:57 AM
Publication Management	Daniel, Martha	Approved	12/21/2022 - 9:03 AM
Planning Commission	Holt, Paul	Approved	12/21/2022 - 9:11 AM

**SPECIAL USE PERMIT-22-0023. 2878 Monticello Avenue Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

SUMMARY FACTS

Applicants: Mr. Jeff Russett and Mrs. Jill Russett

Landowner: Greenhouse at Greensprings, LLC

Proposal: To allow for a tourist home rental of an entire three-bedroom home

Location: 2878 Monticello Avenue

Tax Map/Parcel No.: 4420100006

Property Acreage: ± 16.01 acres

Special Use Permit (SUP) Acreage: ± 1.2 acres

Zoning: A-1, General Agricultural

Comprehensive Plan: Rural Lands

Primary Service Area: Outside

Staff Contact: Ben Loppacker, Planner

PUBLIC HEARING DATES

Planning Commission: January 4, 2023, 6:00 p.m.

Board of Supervisors: February 14, 2023, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. There is adequate off-street parking.
2. The applicants have acknowledged that, should this application be approved, they will obtain the proper licensing and inspections through the County and will be subject to appropriate use-based taxes.
3. Lot sizes in the A-1, General Agricultural District are larger than in other more densely populated residential areas. The size of the lot and the existing vegetation provide screening and buffering to most adjacent properties.
4. Impacts: See Impact Analysis on Pages 3-4.

FACTORS UNFAVORABLE

1. Staff finds the proposal is not fully consistent with the short-term rental recommendations of the *Our County, Our Shared Future: James City County 2045 Comprehensive Plan*.
2. Impacts: See Impact Analysis on Pages 3-4.

SUMMARY STAFF RECOMMENDATION

Per the impact analysis noted below, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact Level of Service (LOS) for roads or other public services. While staff believes that this location is generally considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Planning Commission wish to recommend

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-22-0023. 2878 Monticello Avenue Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

approval, staff has included proposed conditions for consideration (Attachment No. 1).

PROJECT DESCRIPTION

Mr. Jeff Russett and Mrs. Jill Russett have applied for an SUP to allow for a short-term rental of an existing three-bedroom house as a tourist home. The proposal includes no changes to the size or footprint of the house. The house is located next to the “Pet Resort at Greensprings” kennel facility and both occur on the same property.

The Zoning Ordinance defines a tourist home as “a dwelling where lodging or lodging and meals are provided for compensation for up to five rooms which are open to transients.” The proposed conditions limit the number of bedrooms available for rental to a maximum of three bedrooms.

The property has an existing shared driveway that takes access from Monticello Avenue. There is an existing parking area that is sufficient to accommodate guests. The three-bedroom home is on private well water and a private sewer system. In previous tourist home applications, staff calculated the number of occupants to be two people per bedroom. Therefore, proposed Condition No. 3 states that the maximum number of occupants per contract, including children, is six.

PLANNING AND ZONING HISTORY

- There has been one previous SUP associated with this parcel.

On January 13, 2004, the Board approved SUP-21-03, allowing for the construction and operation of a kennel on the property adjacent to the existing residence (see Attachment No. 5).

SURROUNDING ZONING AND DEVELOPMENT

- The property is not located within any major or minor subdivision. The properties surrounding this parcel to the north, south, and west are all zoned A-1, General Agricultural. The property’s east side is adjacent to the Greensprings West Subdivision, which is zoned R-4 Residential Planned Community.

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-22-0023. 2878 Monticello Avenue Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - The proposal is not anticipated to generate traffic exceeding a typical residential use. - The subject property is located on a private road owned in several pieces by various abutting parcel owners. The public right-of-way ends at the intersection of the private driveway and Monticello Avenue.
<u>Public Transportation: Bicycle/Pedestrian</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Pedestrian/bicycle accommodations are not shown on the adopted Pedestrian/Bicycle Accommodations Master Plan.
<u>Public Safety</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Fire Station 5 on Monticello Avenue serves this area of the County and is approximately 0.9 miles from the proposed tourist home. - Staff finds this project does not generate impacts that require mitigation to the County’s Fire Department facilities or services.
<u>Public Schools</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Parks and Recreation</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - N/A since no residential dwelling units are proposed.
<u>Public Libraries and Cultural Centers</u>	<u>No Mitigation Required</u>	<ul style="list-style-type: none"> - Staff finds this project does not generate impacts that require mitigation.
<u>Groundwater and Drinking Water Resources</u>	<u>Mitigated</u>	<ul style="list-style-type: none"> - The property is served by a private well and private septic system. - The proposal does not generate impacts that require mitigation to groundwater or drinking water resources.

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-22-0023. 2878 Monticello Avenue Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Watersheds, Streams, and Reservoirs</u> Project is located in the Gordon Creek Watershed.	<u>Mitigated</u>	- The Stormwater and Resource Protection Division has reviewed this application and had no objections. No new impervious surface is proposed as part of this SUP request. Should exterior site improvements be made in the future, those improvements would be subject to additional environmental review at that time.
<u>Cultural/Historic</u>	<u>No Mitigation Required</u>	- The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	<u>Mitigated</u>	- Traffic is anticipated to be typical of a residential home, the subject property must adhere to the County’s Noise Ordinance, and the proposed SUP conditions will restrict commercial signage and exterior lighting. Future expansions of the use would require an SUP amendment.
<u>Community Character</u>	<u>No Mitigation Required</u>	- Monticello Avenue is in a Community Character Corridor; however, the subject structure is well over 150 feet from the Monticello Avenue right-of-way. This parcel is not located within a Community Character Area.
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	- The applicants have verified that they are not aware of any covenants or restrictions on the property that prohibit the proposed use.

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-22-0023. 2878 Monticello Avenue Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

2045 COMPREHENSIVE PLAN

The site is designated Rural Lands on the 2045 Comprehensive Plan Land Use Map. All surrounding properties are designated Rural Lands.

Per the adopted Comprehensive Plan, appropriate primary uses include traditional agricultural and forestal activities, but also innovative agriculture, horticulture, silviculture, specialty or niche farming, commercial and non-commercial equine opportunities, agri-tourism, rural-based public or commercial recreation, rural-support businesses and certain public or semi-public and institutional uses that require a spacious site and are compatible with the natural and rural surroundings. Staff finds this use to generally fit within these categories as nearby lodging options could support agri-tourism and eco-tourism uses in Rural Lands.

Per the adopted Comprehensive Plan language, uses in Rural Lands should reflect and enhance the rural character of the County. Particular attention should be given to locating structures and uses outside of sensitive areas, and maintaining existing topography, vegetation, trees, and tree lines to the maximum extent possible, especially along roads and uses.

Per the impact analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services.

Specific to short-term rentals, the adopted Comprehensive Plan states that, if located within a residential context, short-term rentals should serve to complement the residential character of the area rather than altering its nature. Therefore, while every location can be considered uniquely, short-term rentals are most appropriately located subject to the following development standards:

- Be located on lands designated Rural Lands, Neighborhood Commercial, Community Commercial, Mixed Use, or Economic Opportunity.

This property is designated Rural Lands on the adopted 2045 Comprehensive Plan Land Use Map.

- Be located on the edge or corner of an existing platted subdivision, rather than internal to it.

This parcel is not located within an existing platted subdivision.

- Be located on a major road.

This property fronts on a major road.

- Be operated in a manner such that the property owner will continue to live and reside on the property during the rental.

The owner of the property will not live on the property during its use as a tourist home.

STAFF RECOMMENDATION

Per the impact analysis noted above, staff finds the proposed use will not negatively impact surrounding property or development nor is it expected to negatively impact LOS for roads or other public services. While staff believes that this location may be considered appropriate for this use, staff finds the proposal not fully consistent with the Comprehensive Plan recommendations for short-term rentals. Staff, therefore, cannot recommend approval of this application. Should the Planning Commission wish to recommend approval, staff has included proposed conditions for consideration (Attachment No. 1).

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

**SPECIAL USE PERMIT-22-0023. 2878 Monticello Avenue Tourist Home
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

BL/md
SUP22-23_2878MontAveTH

Attachments:

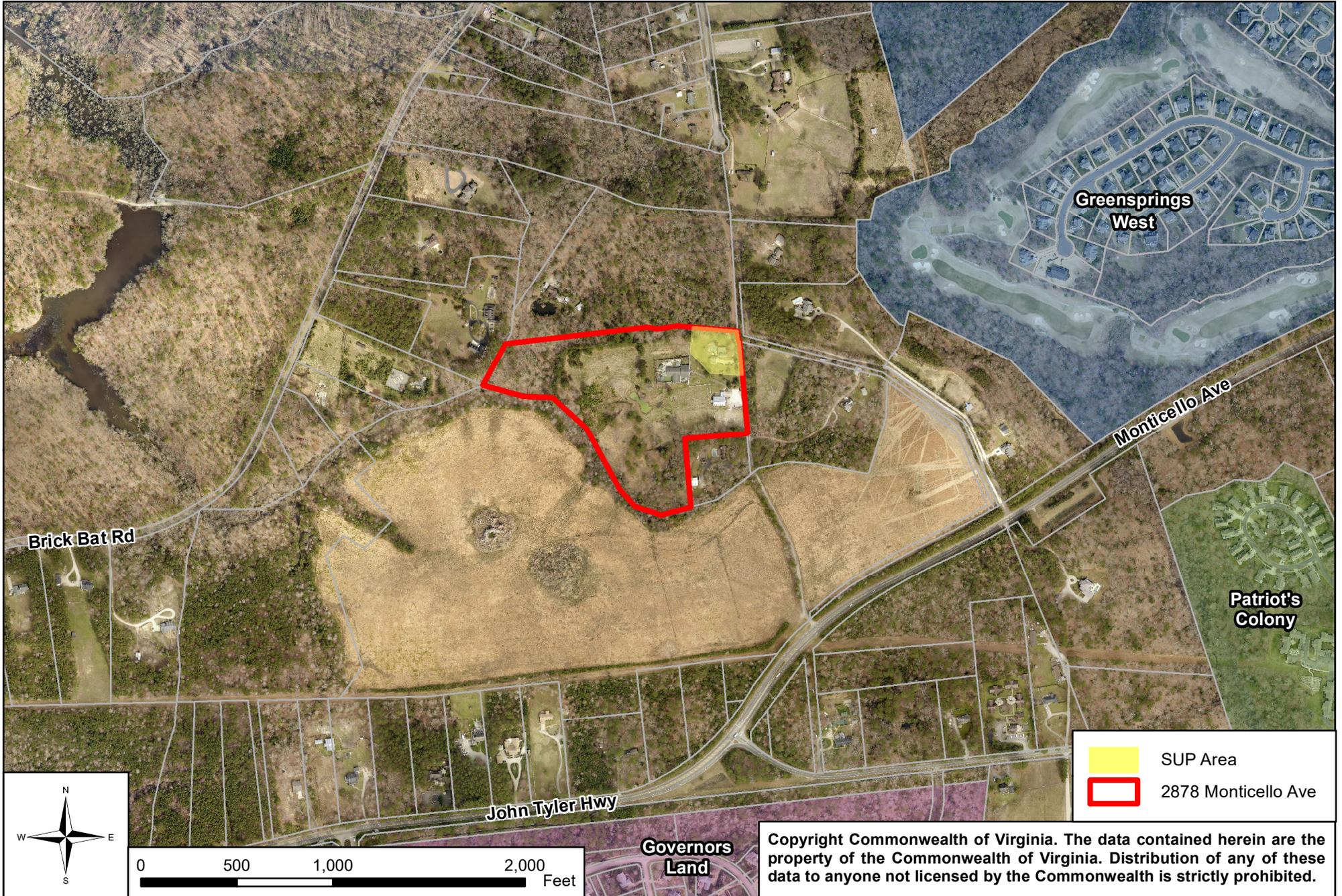
1. Proposed SUP Conditions
2. Location Map
3. Master Plan
4. Applicant Narrative
5. SUP-21-03 Resolution and Materials

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

SUP-22-0023. 2878 Monticello Avenue Tourist Home

1. *Master Plan.* This SUP shall permit a tourist home on property located at 2878 Monticello Avenue and further identified as James City County Real Estate Tax Map Parcel No. 4420100006 (the “Property”). The use and layout of the Property shall be generally as shown on the document entitled “JCC SUP-22-0023, 2878 Monticello Avenue Tourist Home” and date stamped December 5, 2022 (the “Master Plan”), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended. This condition does not restrict improvements typical of a residential property as determined by the Director of Planning.
2. *Commencement.* Evidence of a business license and updated Certificate of Occupancy shall be provided to the Director of Planning within twelve (12) months from the issuance of the SUP, or this SUP shall automatically be void.
3. *Number of Rental Room Occupants.* There shall be no more than three (3) bedrooms available for rent to visitors and no more than six (6) rental occupants total at any one time.
4. *Contracts per Rental Period.* There shall not, be simultaneous rentals of the Property under separate contracts.
5. *Signage.* No signage related to the use of the tourist home shall be permitted on the Property.
6. *Parking.* Off-site parking for this use shall be prohibited. No oversized commercial vehicles associated with rental occupants of the tourist home, such as, but not limited to, buses, commercial trucks, and trailers shall be allowed to park on the Property.
7. *Severance Clause.* This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

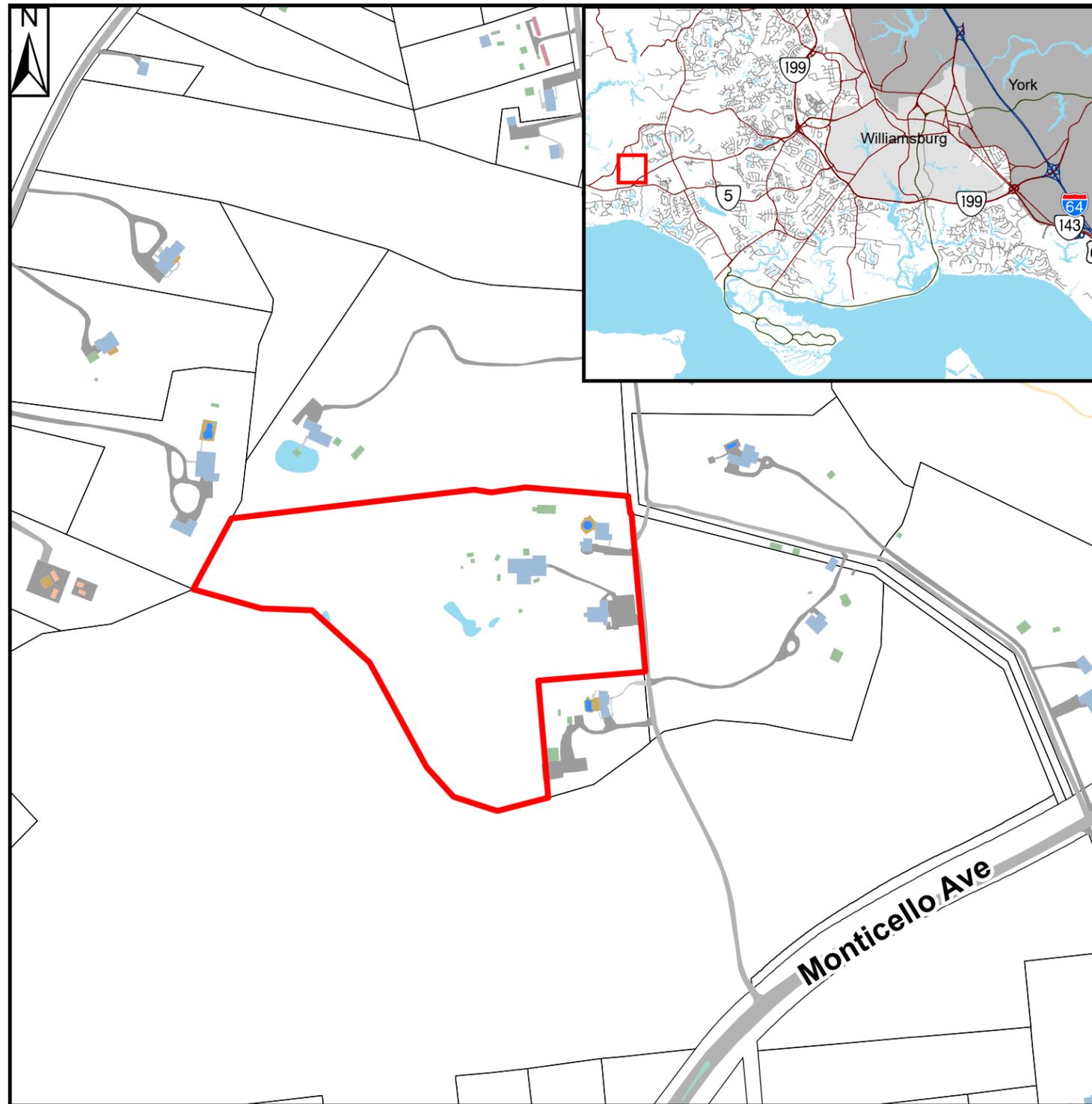
JCC SUP-22-0023, Monticello Avenue Short Term Rental



SUP-22-0023, 2878 Monticello Ave Tourist Home

Property Information
4420100006
Greenhouse at Greensprings
LLC
2878 Monticello Ave
Williamsburg, VA 23188
Zoning: A1 General Agriculture
2045 Comp Plan: Rural Lands
Parcel Acreage: 16.01
SUP Acreage: 1.2

Sheet Index
1. Cover Page
2. Location Map
3. Site Details

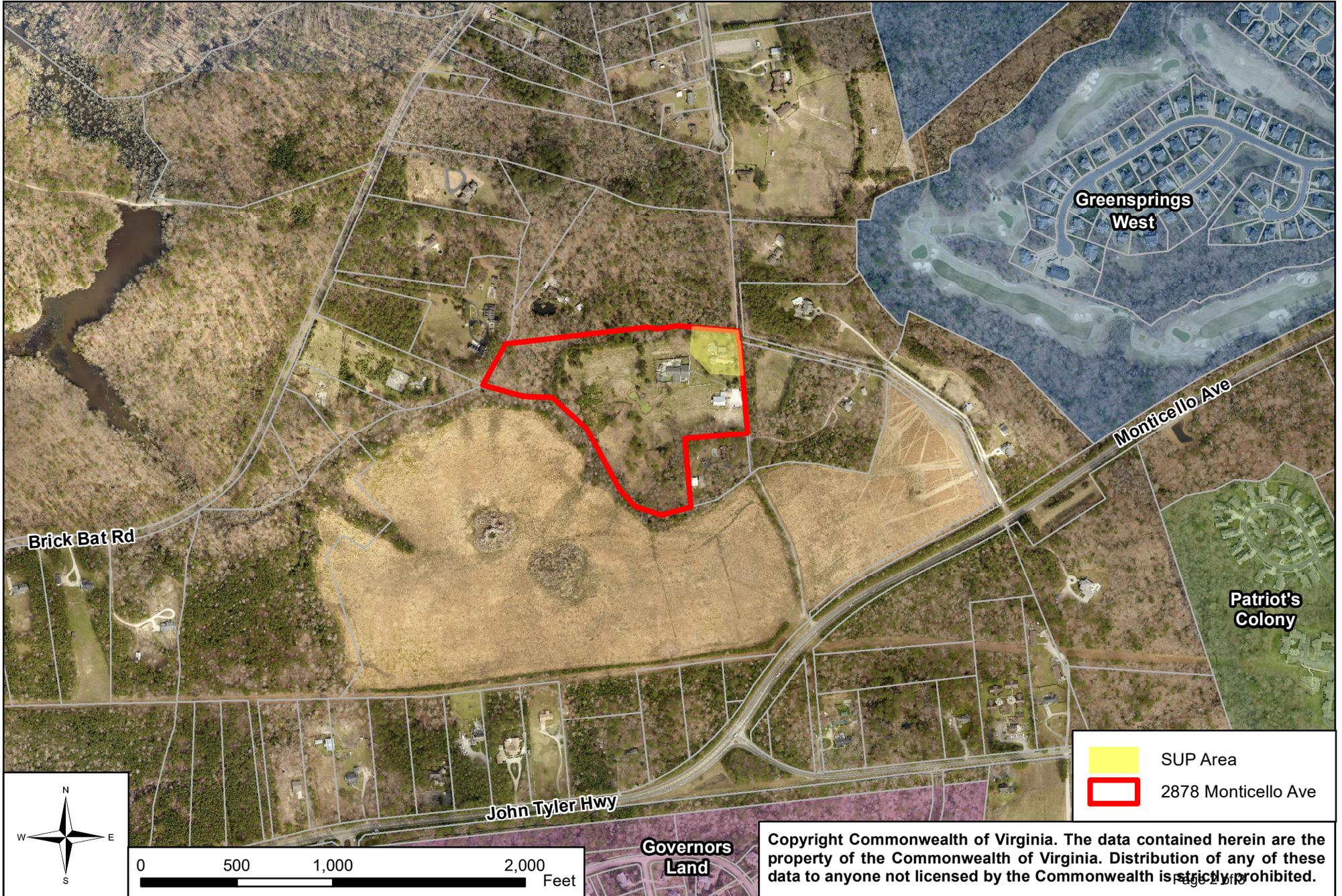


General Notes
1. Site is not served by public water and sewer.
2. Property is not located in a FEMA Flood zone.
3. Property does contain a Resource Protected Area.
4. Property has an existing driveway.
5. A minimum of three parking spots shall be provided (one parking spot per bedroom).

December 5, 2022

Maps Not to Scale

JCC SUP-22-0023, Monticello Avenue Short Term Rental



JCC SUP-22-0023 Tourist Home



C-22-0071, 2878 Monticello Ave Tourist Home

4420100006

Legal Acreage: 16.01

Comprehensive Plan 2045 Designation: Rural Lands

Zoning: A1 General Agriculture

Applicant would like to use the property as a short-term rental. There is an existing kennel on-site that would continue to operate as normal.



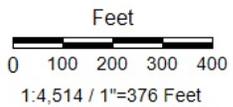
Legend

- Parcels
- Street Names



Title: C-22-0071

Date: 11/4/2022



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.

RESOLUTION

CASE NO. SUP-21-03. MILANVILLE KENNELS

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance specific land uses that shall be subjected to a special use permit process; and

WHEREAS, kennels are a specially permitted use in the A-1, General Agricultural, zoning district; and

WHEREAS, the Planning Commission of James City County, following its public hearing on December 8, 2003, recommended approval of Case No. SUP-21-03 by a 4-2 vote to permit the construction and operation of a kennel adjacent to the existing residence at 2878 Monticello Avenue and further identified as Parcel No. (1-6) on James City County Real Estate Tax Map No. (44-2).

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County, Virginia, does hereby approve the issuance of Special Use Permit No. SUP-21-03 as described herein with the following conditions:

1. This special use permit shall be valid for the operation of a kennel of up to 7,000 square feet and accessory uses thereto. The number of outdoor kennel runs permitted on the property shall not exceed 80. The property shall be developed generally in accordance with the Master Plan submitted with the application, with minor changes approved by the Development Review Committee.
2. No subdivision of this property shall be permitted while the kennel remains in operation.
3. Final building location, orientation, and construction materials shall be approved by the Planning Director prior to final site plan approval. The intent of this condition is to ensure that the expansion is compatible with the design, scale, materials, and colors of the main residential structure and surrounding residences. The number and location of customer parking spaces, generally as shown on the Master Plan submitted with this application, shall be approved by the Planning Director.
4. All animal waste shall be disposed of in an on-site septic system and all animal runs shall be constructed so that animal waste will drain to a septic system approved by the Virginia Department of Health.
5. As part of site plan review, the applicant shall submit a noise abatement plan to the Planning Director for approval. The noise abatement plan at a minimum shall include provisions for sound-absorbing acoustical materials in the walls and ceilings. All doors and windows shall be closed while the kennel is in operation.
6. All outdoor kennel runs and the dog exercise area shall be screened from adjacent properties with a wall or solid fence, as approved by the Planning Director, at least 72 inches in height.

7. A Phase I Archaeological Study for any disturbed area shall be submitted to the Planning Director for review and approval prior to land disturbance. 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 II evaluation and/or identified as eligible for inclusion on the National Register of Historic Places. If a Phase II Study is undertaken, such a study shall be approved by the Planning Director and a treatment plan for said sites shall be submitted to, and approved by, the Planning Director for sites that are determined to be eligible for inclusion on the National Register of Historic Places and/or those sites that require a Phase III Study. If in the Phase III Study, a site is determined eligible for nomination to the National Register of Historic Places and said site is to be preserved in place, the treatment plan shall include nomination of the site to the National Register of Historic Places. If a Phase III Study is undertaken for said sites, such studies shall be approved by the Planning Director prior to land disturbance within the study areas. All Phase I, Phase II, and Phase III Studies shall meet the Virginia Department of Historic Resources' Guidelines for Preparing Archaeological Resource Management Reports and the Secretary of the Interior's Standards and Guidelines for Archaeological Documentation, as applicable, and shall be conducted under the supervision of a qualified archaeologist who meets the qualifications set forth in the Secretary of the Interior's Professional Qualification Standards. All approved treatment plans shall be incorporated into the plan of development for the site and the clearing, grading, or construction activities thereon.
8. Any new exterior site lighting shall be limited to fixtures which are horizontally mounted on light poles not to exceed 15 feet in height and/or other structures and shall be recessed fixtures with no bulb, lens, or globe extending below the casing. The casing shall be opaque and shall completely surround the entire light fixture and light source in such a manner that all light will be directed downward and the light source is not visible from the side. No glare, defined as 0.1 footcandle or higher, shall extend outside the property lines.
9. One freestanding sign shall be permitted on the site. The sign shall not exceed a cumulative size of 16 square feet, a height of six feet and shall be approved by the Planning Director. The sign shall not be illuminated.
10. The pickup and drop-off of animals for boarding or grooming shall not occur prior to 7:00 a.m. or after 7:00 p.m., Monday through Saturday and shall not occur on Sunday prior to 3:00 p.m. or after 5:00 p.m.
11. Between the hours of 7:00 p.m. and 8:00 a.m. all dogs shall be kept inside a fully enclosed building.
12. Construction on this project shall commence within twenty-four months from the date of approval of this special use permit or this permit shall be void. Construction shall be defined as obtaining permits for building construction and installation and inspection of footings and/or foundations.
13. This special use permit is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



Bruce C. Goodson
Chairman, Board of Supervisors

ATTEST:



Sanford B. Wanner
Clerk to the Board

<u>SUPERVISOR</u>	<u>VOTE</u>
BRADSHAW	AYE
HARRISON	AYE
BROWN	AYE
MCGLENNON	AYE
GOODSON	AYE

Adopted by the Board of Supervisors of James City County, Virginia, this 13th day of January, 2004.

sup-21-03archaeology.res

ITEM SUMMARY

DATE: 1/4/2023

TO: The Planning Commission

FROM: Thomas Wysong, Senior Planner II

SUBJECT: SUP-22-0025. 7504 Richmond Road Starbucks

ATTACHMENTS:

	Description	Type
☐	Staff Report	Staff Report
☐	1. Conditions	Backup Material
☐	CIS	Backup Material
☐	3. Master Plan	Backup Material
☐	4. Elevations	Backup Material
☐	5. Location Map	Backup Material
☐	6. 1988 Staff Report and Proffers	Backup Material
☐	7. Site Photos	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	12/20/2022 - 3:19 PM
Planning Commission	Holt, Paul	Approved	12/20/2022 - 3:20 PM
Publication Management	Pobiak, Amanda	Approved	12/20/2022 - 3:25 PM
Planning Commission	Holt, Paul	Approved	12/20/2022 - 3:26 PM

**SPECIAL USE PERMIT-22-0025. 7504 Richmond Road Starbucks
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

SUMMARY FACTS

Applicant: Ms. Lauren Sweeney, Kimley-Horn
Landowner: Old Point National Bank
Proposal: To redevelop the vacant bank building with drive-through into a coffee shop with drive-through. This commercial use will generate a total of 100 or more additional trips to and from the site during the peak hour of the operation pursuant to Section 24-11(a)(3) of the County Code, which requires a Special Use Permit (SUP)
Location: 7504 Richmond Road
Tax Map/Parcel No.: 2320100071D
Project Acreage: ± 1.39 acres
Current Zoning: B-1, General Business with Proffers
Comprehensive Plan: Community Commercial
Primary Service Area (PSA): Inside
Staff Contact: Thomas Wysong, Senior Planner II

PUBLIC HEARING DATES

Planning Commission: January 4, 2023, 6:00 p.m.
Board of Supervisors: February 14, 2023, 5:00 p.m. (tentative)

FACTORS FAVORABLE

1. The proposed adaptive reuse of a vacant commercial building within the PSA is consistent with the Land Use Goal of the Comprehensive Plan, which is to “achieve a pattern of land use and development that reinforces and improves the quality of life for citizens by encouraging infill, redevelopment, and adaptive reuse within the PSA.”
2. The proposed coffee shop with drive-through use is consistent with the recommended uses within the Community Commercial Land Use Designation.
3. With the proposed SUP conditions, staff finds that the proposal will not negatively impact surrounding development.
4. This proposal passes the Adequate Transportation Facilities Test.
5. Staff finds the proposed conditions mitigate potential impacts.
6. Impacts: See Impact Analysis on Page 4.

FACTORS UNFAVORABLE

1. Impacts: See Impact Analysis on Page 4.

SUMMARY STAFF RECOMMENDATION

Approval with conditions.

PROJECT DESCRIPTION

- This proposal is to repurpose the vacant bank building into a coffee shop with drive-through. This commercial use will generate a total of 100 or more additional trips to and from the

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-22-0025. 7504 Richmond Road Starbucks
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

site during the peak hour of the operation pursuant to Section 24-11(a)(3) of the County Code, which requires an SUP. No new access is proposed for the site.

PLANNING AND ZONING HISTORY

- In 1986, the Board of Supervisors approved the rezoning of approximately 37.13 acres of land bounded by Norge Lane, Richmond Road, and Croaker Road from A-1, General Agricultural to B-1, General Business, with Proffers. Relevant proffers from this rezoning includes the following, which apply today and are not affected by this SUP application:
 - Proffer Community Character: A 50-foot buffer strip along the entire Richmond Road frontage is required.
 - 100-foot Setback: A 100-foot setback is required for structures adjacent to Richmond Road.
- In 1988, the Board of Supervisors approved amendments to the existing proffers (Case No. Z-0011-1988) to facilitate development of the adjacent shopping center.
- The historic zoning of the property is B-1, General Business, with Proffers.
- 7504 Richmond Road was developed as an Old Point National Bank retail banking location with drive-through in 1998.
- The property is not in use and has not been previously converted from the approved bank with drive-through use.

SURROUNDING ZONING AND DEVELOPMENT

The subject property is located adjacent to the Norge Crossing Shopping Center, which is to the north, O’Reilly’s Auto Parts to the west, a commercial retail development to the east, and Richmond Road fronting the property to the south. All immediate surrounding properties are zoned B-1, General Business, with Proffers.

2045 COMPREHENSIVE PLAN

The property is designated Community Commercial on the Future Land Use Map and is also located within the Norge Community Character Area (CCA).

For Community Commercial, the Comprehensive Plan recommends community-scale commercial, professional, and office uses such as branch banks, places of public assembly, convenience stores, day care centers, general retail stores, grocery stores, indoor recreation facilities, medical offices, office parks, public facilities, service establishments, shopping centers, restaurants, and theaters. The recommended Floor Area Ratio range is 0.2-0.4.

For the Norge CCA, the following specific design standards intended to guide future development and redevelopment in Norge:

- The architecture, scale, materials, spacing, and color of buildings should complement the historic character of the area.
- Building setbacks should be consistent with nearby historic buildings and structures.
- Where possible, parking should be located to the rear of buildings. Parking should be screened from roadway and adjacent properties.

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-22-0025. 7504 Richmond Road Starbucks
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

- Shared access and parking should be pursued before constructing new access breaks and parking facilities.
- Existing specimen trees and shrubs should be preserved to the extent possible.
- New landscaping should be of a type, size, and scale to complement and enhance the building and site design. Native plant and tree species are encouraged.
- Signage should be of a scale, size, color, and materials to complement the historic character of the area.
- Pedestrian and bicycle access and circulation should be promoted through the provision of sidewalks, bike racks, benches, crosswalks, street trees, and other design features which help accomplish this goal.
- Mixed use development which provides residential, commercial, and office uses in close proximity is encouraged.
- Efforts to maintain and reinforce the boundaries of Norge and Toano through open space and site design measures are strongly encouraged.

Staff finds that that the proposed use is consistent with the recommendations of the adopted Comprehensive Plan. Furthermore, with the proposed Master Plan and elevations and buffering to be conditioned upon approval, staff finds this proposed adaptive reuse to be largely consistent with the Norge CCA guidelines.

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-22-0025. 7504 Richmond Road Starbucks
Staff Report for the January 4, 2023, Planning Commission Public Hearing

Impacts/Potentially Unfavorable Conditions	Status <i>(No Mitigation Required/Mitigated/Not Fully Mitigated)</i>	Considerations/Proposed Mitigation of Potentially Unfavorable Conditions
<u>Public Transportation: Vehicular</u>	No Mitigation Required	- The applicant has submitted a Traffic Impact Analysis for this proposal that has been reviewed and approved by the Virginia Department of Transportation. No transportation improvements are required.
<u>Public Transportation: Pedestrian/Bicycle</u>	No Mitigation Required	- Pedestrian/bicycle accommodations are not necessitated because of this proposed use.
<u>Public Safety</u>	No Mitigation Required	- Subject property is located within a 5-minute radius of Fire Station 1. - The proposal does not generate impacts that require mitigation to the County's emergency services or facilities.
<u>Public Schools</u>	No Mitigation Required	- The proposal is not expected to generate any schoolchildren.
<u>Public Parks and Recreation</u>	No Mitigation Required	- The proposal is not expected to generate any impacts to public parks and recreation.
<u>Public Libraries and Cultural Centers</u>	No Mitigation Required	- The proposal does not generate impacts that require mitigation to public libraries or cultural centers.
<u>Groundwater and Drinking Water Resources</u>	Mitigated	- Proposed Condition No. 3 requires water conservation and irrigation standards to be enforced on-site.
<u>Watersheds, Streams, and Reservoirs</u>	Mitigated	- Proposed Condition No. 12 requires for the existing Stormwater Best Management Practice be upgraded to accommodate the new development. - Detailed stormwater management and design will be reviewed at the site plan stage.
<u>Cultural/Historic</u>	No Mitigation Required	- The subject property has been previously disturbed and has no known cultural resources on-site.
<u>Nearby and Surrounding Properties</u>	Mitigated	- The proposed conditions are anticipated to mitigate the impacts of this adaptive reuse on the adjacent properties and maintain community character. These conditions include enhanced buffering along Richmond Road, screening requirements for the drive-through and other potentially impactful features on-site, adherence to the submitted elevations for the redevelopment of the coffee house, restrictions on outdoor noise and commercial activities, and restriction on signage and lighting.
<u>Community Character</u>	Mitigated	
<u>Covenants and Restrictions</u>	<u>No Mitigation Required</u>	The applicant has verified that she is not aware of any covenants or restrictions on the property that prohibit the proposed use.

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-22-0025. 7504 Richmond Road Starbucks
Staff Report for the January 4, 2023, Planning Commission Public Hearing**

PROPOSED SUP CONDITIONS

Proposed conditions are provided as Attachment No. 1.

STAFF RECOMMENDATION

Overall, staff finds the proposal to be compatible with surrounding development and consistent with the recommendations of the adopted Comprehensive Plan. Staff recommends that the Planning Commission recommend approval of these applications to the Board of Supervisors, subject to the proposed conditions.

TW/md
SUP22-252_7504RichRdStrbk

Attachments:

1. Proposed SUP Conditions
2. CIS
3. Master Plan
4. Elevations Exhibit
5. Location Map
6. Staff Report and Proffers, Z-11-88, dated June 12, 1988
7. Site Photos

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

SUP- 22-0025, 7504 Richmond Road Conditions

1. Master Plan. This SUP shall be valid for approximately 1.39 acres of property located at 7504 Richmond Road and further identified as PIN 2320100071D. Development of the Property shall require a site plan and be generally in accordance with the master plan entitled “Site Plan, Richmond Road Williamsburg” prepared by Kimley Horn dated 10/25/22 (the “Master Plan”) and the building exterior elevations entitled “90% CD Review Set,” prepared by Asoosociates (Soos & Associates), dated 09/24/22 (the “Elevations”), with any deviations considered per Section 24-23(a)(2) of the Zoning Ordinance, as amended.
2. Specially Permitted Uses. This SUP shall be valid for a coffee shop with drive-through which generates, or would be expected to generate, a total of 100 or more additional trips to and from the site during the peak hour of the operation, pursuant to Section 24-11(a)(3) of the County Code.
3. Conservation & Irrigation. Water conservation standards shall be enforced on the Property. Water conservation standards shall be submitted to and approved by the James City Service Authority (JCSA) prior to site plan approval. Only surface water collected from surface water impoundments, or water taken from an underground cistern, shall be used for irrigating common areas on the Property. In no circumstances shall the JCSA public water supply be used for irrigation. If the Owner demonstrates to the satisfaction and approval of the General Manager of the JCSA through drainage area studies and irrigation water budgets that the impoundments cannot provide sufficient water for all irrigation, the General Manager of the JCSA may, in writing, approve a shallow (less than 100 feet) irrigation well to supplement the water provided by the impoundments or cisterns.
4. Richmond Road Buffer. Prior to final approval of any site plan, the Director of Planning or his designee shall review and approve a landscape plan for the parcel. The landscape plan shall provide a 50-foot vegetated community character corridor buffer along the Richmond Road right-of-way in accordance with Section 24-98 of the Zoning Ordinance. In addition, a majority of tree, shrub, or ornamental grass supplemental planting shall be native species to meet the requirements of Section 24-96 of the County Code. Any disturbance or grading into this area shall be the minimum necessary and shall require additional plantings consisting of no less than 125% of the required plantings per the Ordinance or as may be otherwise approved by the Director of Planning, such that at maturity the plantings match or exceed the mature height and density of trees and shrubs within the buffer. All landscaping on the landscape plan shall be guaranteed, in a form acceptable to the James City County’s Attorney’s Office, prior to site plan approval. The landscaping shown on the approved landscape plans(s) shall be installed within 12 months of the final site plan approval unless another timeline for planting has been approved by the Director of Planning.
5. Architectural Review. Prior to site plan approval, the Director of Planning or his designee shall review and approve the final architectural design of the building to ensure consistency with the Elevations. The site plan shall include the final architectural design for all buildings shown and include general elevations of the buildings, as well as the view of the building for all sides. Determination of substantial architectural consistency shall be made by the Director of Planning or his designee. In the event the Director of Planning disapproves, the applicant may appeal the decision of the Director of Planning to the Development Review Committee, which shall forward a recommendation to the Planning Commission.
6. Free-Standing Signage. All freestanding signage shall be externally illuminated, monument-style signs, not to exceed 8 feet in height. The base of the signs shall be brick or materials similar in type and color with the site architecture. The design and materials of the signs shall be approved by the Director of Planning prior to final site plan approval.

7. Screening of Site Features. All dumpsters, ground-mounted HVAC, mechanical units, and cart corrals shall be screened by an enclosure composed of masonry, closed cell PVC, prefinished metal, or cementitious panels, in detail and colors to blend with the coffee shop. Such features shall be shown on the site plan and shall be reviewed and approved by the Director of Planning.
8. Lighting. All new exterior light fixtures, including building lighting, on the Property shall have recessed fixtures with no lens, bulb, or globe extending below the casing and a lighting plan shall be submitted to and approved by the Director of Planning or his designee prior to final site plan approval. All light poles must not exceed twenty (20) feet in height and the lighting plan must indicate no glare outside the boundary lines of the Property unless otherwise approved in writing by the Director of Planning or designee. "Glare" is defined as more than 0.1 foot-candle at the boundary of the Property or any direct view of the lighting source from adjoining properties.
9. Drive-Through Screening: The order board and drive-through pick up window(s) shall be screened from Richmond Road with landscaping and/or fencing, as approved by the Director of Planning or his designee.
10. Outside Display, Sale or Storage: No outside display, sale, or storage of merchandise shall be permitted on the Property.
11. Intercom and Speaker Noise: All intercom and other speaker systems on the Property shall operate in such a manner that they shall not be audible from adjacent properties.
12. Water Quality Facility. A water quality facility meeting the appropriate design criteria of the 2023 Virginia Stormwater BMP Clearinghouse and treating the volume of the 1-year, 24 hour storm event shall be included in the site plan for the project. This water quality facility will fulfill the Special Stormwater Criteria requirements for this project.
13. Commencement for Construction. Construction of this use shall commence within 36 months from the date of approval of this SUP or the SUP shall be void. Construction shall be defined as obtaining a permanent Certificate of Occupancy for the coffee shop with drive-through.
14. Severance Clause. This SUP is not severable. Invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.



Community Impact Statement

STARBUCKS RICHMOND ROAD
7504 RICHMOND ROAD

JAMES CITY COUNTY, VIRGINIA

DECEMBER 14, 2022

PREPARED BY:

Kimley»»Horn

4525 Main St.

Suite 1000

Virginia Beach, VA

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INTRODUCTION

Kimley-Horn and Associates, Inc. (KHA) was retained to develop a Community Impact Statement to request a Special Use Permit as required by Section 24-11 (a)(3) of the James City County Code for the construction of a commercial building generating a total of 100 or more trips to and from the site during peak hours. Starbucks Coffee Company is proposing to renovate a 3,166 SF freestanding restaurant with drive-thru in the current location of Suntrust Bank at the address 7504 Richmond Rd, Williamsburg, VA 23188. The associated parties are listed below:

- **Developer** – Starbucks Coffee Company
- **Property Owners** – Old Point National Bank
- **Civil/Traffic Engineer** – Kimley-Horn and Associates, Inc.
- **Landscape Architect** - Kimley-Horn and Associates, Inc.
- **Starbuck Architect** – Soos & Associates, Inc.
- **Surveyor** – Mid-Atlantic Surveying and Land Design

SITE LOCATION/VICINITY MAP



Figure 1 – Site Location and Vicinity Map

PROJECT DESCRIPTION

SITE LOCATION

The site is located on the eastern side of Richmond Road (Rt. 60) between Croaker Road and Norge Lane in the current location of Bank. The address referenced is 7504 Richmond Road in James City County. The site currently consists of 1.45 acres (Old Point Bank). At present, access is provided to this parcel via 2 entrances on the private drive in Norge Center. Refer to Figure 1 for a vicinity map (above) and Figure 2 in the appendices for an existing conditions map.

PREVIOUSLY-APPROVED SUP'S ON SUBJECT SITE

There are no previously approved Special Use Permits on the subject site to the best of our knowledge.

PROPOSED DEVELOPMENT

The development will consist of the renovation of an approximate 3,185 SF restaurant with drive-thru which will require demolition of the existing Bank. Proposed improvements are minimal and consist of the addition of drive thru equipment, a patio and minor ADA improvements. The required parking is 24 parking stalls (1/4 seats based upon the maximum seating capacity allowed). The proposed restaurant will have 25 parking stalls in which 24 of them are standard parking stalls, 1 are accessible. Refer to Figure 3 for site layout.

COMPREHENSIVE PLAN COMPATIBILITY

2045 COMPREHENSIVE PLAN

The James City County Comprehensive Plan 2045 adopted October 26, 2021 states that the subject site is within the Norge CCA. Outlined below are specific design standards intended to guide future development and redevelopment in the Norge CCA:

- The architecture, scale, materials, spacing, and color of buildings should complement the historic character of the area.
- Building setbacks should be consistent with nearby historic buildings and structures.
- Where possible, parking should be located to the rear of buildings. Parking should be screened from roadway and adjacent properties.
- Shared access and parking should be pursued before constructing new access breaks and parking facilities.
- Existing specimen trees and shrubs should be preserved to the extent possible.
- New landscaping should be of a type, size, and scale to complement and enhance the building and site design. Native plant and tree species are encouraged.
- Signage should be of a scale, size, color, and materials to complement the historic character of the area.

- Pedestrian and bicycle access and circulation should be promoted through the provision of sidewalks, bike racks, benches, crosswalks, street trees, and other design features which help accomplish this goal.
- Mixed use development which provides residential, commercial, and office uses in close proximity is encouraged.
- Efforts to maintain and reinforce the boundaries of Norge and Toano through open space and site design measures are strongly encouraged.

COMMUNITY CHARACTER CORRIDOR

The 2045 Comprehensive Plan identifies that the Community Character considerations are important for development with areas of CCA that are designated Economic Opportunity (EO) areas. Most of the EO land is along the perimeter of the Norge CCA and protecting the viewshed around the central core of the CCA with the railroad being a primary consideration. Specific design standards include:

- Proposed building setbacks like those in central Norge should be more flexible based on the types of uses that are master planned within the CCA. For compatible uses with low impacts, smaller setbacks should be encouraged to integrate the areas. For larger, less compatible uses, attention should be paid to larger setbacks and buffering to minimize impacts.
- Building scale may be larger, but height and massing should gradually increase as development moves away from the core of Norge and closer to the perimeter of the CCA.
- Architectural features consistent with the Norge area should be included in designs for those buildings that are contained within or are clearly visible from the CCA.
- Signage facing into the CCA should also be minimized or designed in a manner consistent with the Norge character.
- Pedestrian and bicycle connections over the railroad tracks should also be promoted through the use of elevated or signalized crossings, sidewalks along roads on either side of the tracks, and bike racks to further integrate EO land with the Norge CCA.

STORMWATER MANAGEMENT

WATERSHED MANAGEMENT PLAN

The proposed site lies within the Yarmouth Creak subwatershed, which is located within the York River watershed. The existing site outfalls to the infiltration trench (BMP# YC-023) that was designed in 1993 as part of the Norge Shopping Center.

EXISTING DRAINAGE PATTERNS

The site has existing elevations ranging between approximately 108' to 114' generally high pointed along the west of the property. The site drains south into a shared drainage system via drainage swale which is captured by a catch basin with a 12" outflow pipe. Outfall ultimately tie into the infiltration trench (BMP# YC-023) through a 12" culvert to the east of the proposed site and west of Norge Lane.

WATER QUALITY MEASURES

The site must conform to the standards and requirements set by the Chesapeake Bay Preservation Act (CBPA), the Virginia DEQ Stormwater Management Regulations Part IIB, and the Special Stormwater Criteria defined by James City County (JCC). The existing site impervious cover is 46% which will be increased to 47% with the proposed development of Bank. The proposed redevelopment will be under the 2,500 SF disturbance requirement per the Stormwater Criteria- therefore additional water quality measures are not required.

WATER QUANTITY MEASURES

The proposed redevelopment will be under the 2,500 SF disturbance requirement per the Stormwater Criteria. The site will continue to be managed by the existing infiltration trench to the east. After review of the Web Soil Survey soil map and the geotechnical report for the project, it is apparent that B soils can be located onsite which promote good infiltration rates. The use of the infiltration trench, will continue to aid in the reduction of runoff volume from the site, thus limiting the impact to the erosion of downstream BMPs and natural hydrologic features.

Due to the limited disturbance on site, no additional water quantity requirements are required for the proposed development.

PUBLIC FACILITIES REPORT

DOMESTIC WATER

Water to the proposed restaurant will be provided by the James City County Service Authority (JCSA). Domestic service demand will be provided from the existing 12" PVC County water main within an easement along the private drive. A new 1 ½" water main will replace the existing ¾", and a new service line will connect from that point to the building. This proposal will not generate more than 15,000 gallons of water a day.

SANITARY SEWER

Sanitary service to the site will be provided by the JCSA through an existing 8" PVC County sanitary main that runs along the ingress/egress easement past the northern property line. Sewage generated from the restaurant will be conveyed to the existing manhole through an existing 6" PVC sanitary lateral. There will also be a grease trap onsite to capture any greasy waste from the existing building. The greasy waste and domestic/condensate waste are routed separately internal to the building and do not wye in together until the greasy waste is downstream of the grease trap. Refer to Figure 7 for the location of the sanitary sewer system onsite. Similar to the water consumption, sewage generated by the proposed restaurant does not substantially increase peak flows.

FIRE AND EMERGENCY MEDICAL SERVICES

The proposed site will receive primary Fire and EMS coverage from the James City County Fire Station 1 located in Toano, approximately 2.5 miles from the proposed site.

SOLID WASTE

Solid waste generated by the proposed restaurant will be collected privately and disposed of in a lawful manner.

ENVIRONMENTAL INVENTORY

SITE TOPOGRAPHY

As determined on our site survey prepared by Mid-Atlantic Surveying and Land Design, the site is sloping to the south (Richmond Road). Elevations range between approximately 108' and 114' onsite. The subject property is located in a developed area. No natural water features are located onsite. The site ultimately outfalls through an existing infiltration trench before being conveyed to the Yarmouth Creek.

SITE SOILS

The "Soil Resource Report for James City County, York County, and the City of Williamsburg" was reviewed and indicated that the soil of the subject property includes Emporia fine sandy loam, Suffolk fine sandy loam. The Emporia fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. The Suffolk fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. See Figure 3 for a Soil Map in the appendices.

WETLANDS

Review of the U.S. Fish and Wildlife Services National Wetland Inventory map for the proposed site was completed and identified no jurisdictional wetlands or waters of the U.S. onsite.

FLOODPLAIN

Review of the Federal Emergency Management Administration (FEMA) floodplain community-panel map number 51095C0107D, dated December 16, 2015 shows that the subject site is located within Zone X "Areas determined to be outside the 0.2% annual chance flood".

VEGETATION AND WILDLIFE

The subject site is not located within a designated wilderness area or wildlife preserve according to review of the Virginia Department of Conservation and Recreation

RARE, THREATENED AND ENDANGERED SPECIES

According to the United States Department of the Interior – Fish and Wildlife Service's county database of species occurrences, James City County, Virginia is known to support three (3) federally listed threatened species. The Sensitive joint vetch (*Aeschynomene virginica*), the Small whorled pogonia (*Isotria medeoloides*), and the Northern long eared bat (*Myotis septentrionalis*). No federal or state mapping or sighting databases reported any sightings onsite for threatened or endangered species. Review provided

by the Virginia Department of Conservation and Recreation Biotics database resulted in no endangered species being located onsite.

CULTURAL RESOURCES

Review of the subject site using the Virginia Cultural Resources Information System shows no resources identified onsite.

ENVIRONMENTAL CONSTRAINTS ANALYSIS

HYDROLOGIC FEATURES

BODIES OF WATER

Review of County GIS shows that there are no streams, ponds, lakes, impoundments, or rivers located onsite.

WATERSHED

The proposed site lies within the Yarmouth Creek watershed.

WETLANDS

There were no wetlands determined onsite using the United States Fish and Wildlife Services National Wetland Inventory mapper.

PERENNIAL AND INTERMITTENT STREAMS

Review of County GIS shows that there are no perennial or intermittent streams located onsite.

DESCRIPTION OF RECEIVING STREAMS

The proposed site lies within the Yarmouth Creek subwatershed, which is located within the York River watershed. The existing site has an infiltration basin (BMP #YC-023) that was designed in 1993.

FLOODPLAIN

Review of the Federal Emergency Management Administration (FEMA) floodplain community-panel map number 51095C0109D, dated December 16, 2015, shows that the subject site is located within Zone X: "Areas determined to be outside the 0.2% annual chance flood."

PHYSICAL FEATURES

SITE TOPOGRAPHY

As determined on our site survey prepared by Mid-Atlantic Surveying and Land Design, the site is sloping to the south (Richmond Road). Elevations range between approximately 108' and 114' onsite. The subject property is previously developed and located within a developed area. No natural water features are

located onsite. The site ultimately outfalls through an infiltration trench before being conveyed through natural channels to Yarmouth Creek.

SITE SOILS

The “Soil Resource Report for James City County, York County, and the City of Williamsburg” was reviewed and indicated that the soil of the subject property includes Emporia fine sandy loam, Suffolk fine sandy loam. The Emporia fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. The Suffolk fine sandy loam is low sloping and well drained. It is typically found on side slopes and narrow ridges (Marine terraces formed by marine deposits). This soil ranges from fine sandy loam to sandy clay loam. See Figure 10 for a Soil Map in the appendices.

VEGETATION AND WILDLIFE

The subject site is not located within a designated wilderness area or wildlife preserve according to review of the Virginia Department of Conservation and Recreation.

PROHIBITED OR RESTRICTED DEVELOPMENT AREA

BUFFERS AND CONSERVATION EASEMENTS

Review of County GIS shows that there are no required sensitive area buffers or conservation easements onsite.

RARE, THREATENED AND ENDANGERED SPECIES

According to the United States Department of the Interior – Fish and Wildlife Service’s county database of species occurrences, James City County, Virginia is known to support three federally-listed threatened species. The sensitive joint vetch (*Aeschynomene virginica*), the small whorled pogonia (*Isotria medeoloides*), and the northern long eared bat (*Myotis septentrionalis*). No federal or state mapping or sighting databases reported any sightings onsite for threatened or endangered species. Review provided by the Virginia Department of Conservation and Recreation Biotics database resulted in no endangered species being located onsite.

TREE PRESERVATION

Trees will be preserved of the proposed site. The building and impervious footprints do not increase with the proposed design.

RESOURCE PROTECTION AREAS AND LEGAL WETLANDS

Review of the subject site using County GIS and the United States Fish and Wildlife Services National Wetland Inventory mapper shows that there are no Resource Protection Areas or Legal Wetlands located onsite.

EXISTING AND PROPOSED CHANGES

EXISTING CONDITIONS

The site is located on the eastern side of Richmond Road (Rt. 60) between Croaker Road and Norge Lane in the current location of Suntrust Bank. The address referenced is 7504 Richmond Road in James City County. The site currently consists of 1.44 acres (Suntrust Bank). At present, access is provided to this parcel via 2 entrances from Norge Lane for Suntrust Bank (full access). The existing ground cover consists of urban/developed land cover, and managed turf ground cover.

NEIGHBORING PROPERTIES

The site will be bound on three sides by private properties and on one side by Richmond Road. To the west and north, the site is bound by ingress/egress easements; to the south, the site is bound by Richmond Road; to the east, the site is bound by a plaza owned by Mehta, Manish V. Trustee & Meghna M. Trustee.

LIMITS OF DISTURBANCE

The proposed limits of disturbance consist of roughly .05 acres. The existing building on site to remain and be renovated and additional earth disturbance will not be required.

PROPOSED IMPERVIOUS AREA

The existing impervious onsite is 46% and the proposed impervious cover onsite is approximately 47%, which is less than the 60% requirement set forth in the County Chesapeake Bay Preservation Code.

DESIGN TECHNIQUES

While no specific “Better Site Design” or “Low Impact Development” techniques were designed, the site will use existing stormwater quantity and quality control devices. Existing BMPs will be utilized to maintain stormwater and infiltrate where possible to meet the demands of the State stormwater code as well as the James City County watershed management plan.

DISTURBANCE MINIMALIZATION

As stated above, the site will be designed to reduce the earthwork required to grade the site and stay under the 2,500 SF maximum disturbance.

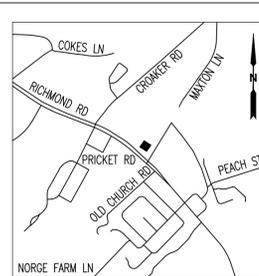
ENVIRONMENTAL CONSTRAINTS NARRATIVE ANALYSIS

Per the preliminary analyses performed, no threatened or endangered species are located onsite, no wetlands, streams, or sensitive bodies of water are located onsite, and no RPAs or restricted development areas are located onsite. Additional stormwater management is not required due to the disturbance of the project being less than 2,500 SF.

PROJECT SUMMARY

In summary, the subject property does not contain any sensitive environmental resources, the public infrastructure serving the property has been determined to be adequate, and the minor renovations are compatible with the County's Comprehensive Plan and consistent with the County's zoning ordinance.

FIGURE 2 – SURVEY



- GENERAL SURVEY NOTES:**
- THIS SURVEY WAS PRODUCED BY MID-ATLANTIC SURVEYING AND LAND DESIGN, INC. FOR KIMLEY-HORN AND ASSOCIATES, INC.
 - THIS SURVEY WAS PRODUCED WITHOUT BENEFIT OF A TITLE REPORT. ALL EASEMENTS, SERVITUDES AND RESTRICTIONS MAY NOT BE SHOWN.
 - THE BOUNDARY LINES SHOWN ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY.
 - THIS SURVEY IS NOT INTENDED TO SHOW ALL UNDERGROUND UTILITY FEATURES. IT IS THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR TO CONTACT MISS UTILITY BEFORE ANY EXCAVATION OR OTHER EARTH MOVING WORK.

LOCATION MAP
SCALE: 1" = 2000'

HORIZONTAL DATUM	COUNTY OF JAMES CITY, VA
VERTICAL DATUM	VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83(86)(2011) US SURVEY FOOT

VERTICAL DATUM	VERTICAL DATA ESTABLISHED ON SITE VIA: GPS DATA TIED TO THE VIRGINIA SOUTH NETWORK AND NOT TIED TO SPECIFIC CITY DISKS
HORIZONTAL DATUM	COUNTY OF JAMES CITY, VA
VERTICAL DATUM	NAVDS8

TOPOGRAPHIC SURVEY CERTIFICATION
THIS SURVEY

TOPOGRAPHIC SURVEY
OF
PARCEL 5, NORGE CENTER
(M.B. 68, PG. 67)
FOR
KIMLEY-HORN AND ASSOCIATES, INC.
JAMES CITY COUNTY, VA
OCTOBER 24, 2022

THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF BETH ANNE G. CAMPBELL FROM AN ACTUAL GROUND OR REMOTE-SENSING SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 10/12/2022, AND THAT THIS PLAT, MAP, OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

DATE: 10/24/2022
Beth Anne G. Campbell
BETH ANNE G. CAMPBELL, VA E.S. 10033126

FLOOD INFORMATION INDICATED HEREON SHOULD NOT BE CONSIDERED AS A DETERMINATION OF THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PROPERTY OWNERS SHOULD CONTACT A LOCAL FLOOD OFFICIAL FOR MORE INFORMATION.
V = 1% CHANCE OF ANNUAL FLOOD WITH STORM INDUCED WAVES
AE = 1% CHANCE OF ANNUAL FLOOD
X-SHADED = 0.2% CHANCE OF ANNUAL FLOOD
X = MINIMAL FLOOD HAZARD AREA

FEMA FLOOD ZONE

THIS SITE APPEARS TO LIE IN FLOOD ZONE(S)	X
AS SHOWN ON F.I.R.M. MAP/PANEL #	51095C0107D
PANEL DATE:	12/16/2015
NFIP COMMUNITY NAME	JAMES CITY COUNTY
NFIP COMMUNITY NUMBER	510201
FIRM INDEX DATE	12/16/2015

PROPERTY OWNER(S)

TAX ID	2320100071E
OWNER(S)	MEHTA, MANISH V & MEGHNA M.
DEED INSTRUMENT	#180013527
DATED	N/A
RECORDED	N/A
LOCATION	N/A
MAILING ADDRESS	N/A

ZONING

SOURCE	COUNTY OF JAMES CITY GIS
ZONING DEPT. PHONE #	(757) 253-6685
FRONT SETBACK	50'
SIDE SETBACK (INTERIOR)	20'
REAR SETBACK	20'
SIDE SETBACK (CORNER)	50'

UNDERGROUND UTILITIES
ALL UTILITIES MAY NOT BE SHOWN

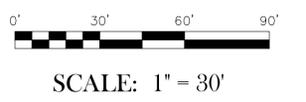
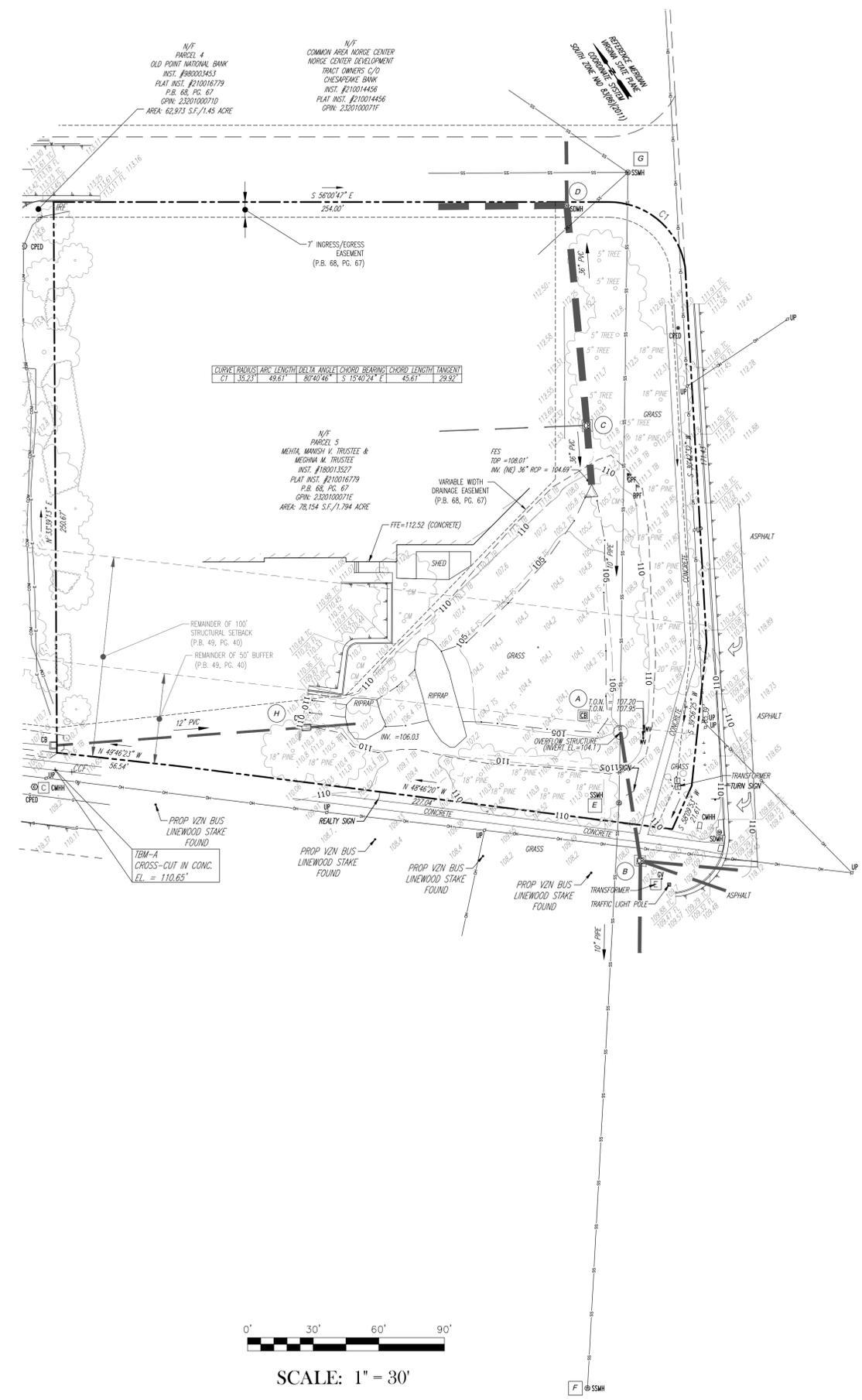
MISS UTILITY TICKET #	A202501179
DATE	01/25/2022

STORM TABLE

- A CB SUMP
RM = 103.70'
ELEV. OF STRUCTURE BOTTOM = 96.79'
- B CB
RM = 107.29'
INV. (NE) 18" RCP = 103.97'
INV. (E) 15" RCP = 104.14'
INV. (SW) 18" RCP = 103.64'
INV. (SE) 15" RCP = 104.34'
- C CB
RM = 110.92'
INV. (SW) 36" RCP = 105.02'
INV. (NE) 36" RCP = 104.97'
INV. (NW) 4" OP = 108.57'
- D COI
RM = 112.55'
INV. (E) 18" RCP = 105.04'
INV. (SW) 36" RCP = 104.97'
INV. (NW) 36" RCP = 104.96'
- H CB
RM = 109.89'
INV. (NW) 12" PVC = 106.29'
INV. (SE) 12" PVC = 106.10'

SANITARY SEWER TABLE

- E SSMH
RM = 110.65'
INV. (NE) 10" PIPE = 91.17'
INV. (SW) 10" PIPE = 91.17'
- F SSMH
RM = 99.07'
INV. (NE) 10" PIPE = 89.50'
INV. (SW) 10" PIPE = 89.47'
- G SSMH
RM = 112.05'
INV. (SW) 10" PIPE = 92.37'
INV. (NW) 10" PIPE = 101.55'
INV. (NW) 10" PIPE = 92.55'
INV. (N) 10" PIPE = 101.58'



- ABBREVIATIONS**
- APPROX BLDG APPROXIMATELY BUILDING
 - CONC CONCRETE
 - D.B. DEED BOOK
 - GPIN GEOREFERENCED PARCEL IDENTIFICATION NUMBER
 - HARN HIGH ACCURACY REFERENCE NETWORK
 - INST. INSTRUMENT
 - INV INVERT
 - M.B. MAP BOOK
 - N/F NAIL FOUND
 - N/F NOW OR FORMERLY
 - PG. PAGE
 - FIN PARCEL IDENTIFICATION NUMBER
 - S.F. SQUARE FEET
- COMMUNICATIONS**
- CMH ○ COMMUNICATIONS: HAND HOLE
 - CPED ○ COMMUNICATIONS: PEDESTAL
 - CMH ○ COMMUNICATIONS: MANHOLE
 - COMMUNICATIONS: UNDERGROUND
- CONTROL**
- TRP * CONTROL: TRAVERSE POINT
 - TEM • CONTROL: TEMPORARY BENCHMARK
- FENCES**
- FENCE: SILT FENCE
 - x - FENCE: VINYL
 - - - FENCE: WOODEN
 - - - FENCE: METAL
- GAS**
- GM ○ GAS: METER
 - CV ○ GAS: VALVE
 - GAS: UNDERGROUND PIPES
- POWER**
- POWER: LIGHT POLE
 - POWER: CONDUIT
 - LP ○ POWER: LIGHT POLE: SINGLE ARM
 - LP ○ POWER: LIGHT POLE: SINGLE BOX
 - EP ○ POWER: TRANSFORMER
 - EP ○ POWER: ELECTRIC PEDESTAL
 - POWER: GUY WIRE
 - UP ○ POWER: UTILITY POLE
 - UP ○ POWER: UTILITY POLE WITH LIGHT
 - EHH ○ POWER: ELECTRIC HANDHOLE
 - POWER: OVERHEAD LINES
 - POWER: UNDERGROUND
- PROPERTY**
- DHF ○ PROPERTY: DRILL HOLE FOUND
 - DHS ○ PROPERTY: DRILL HOLE SET
 - IRF ○ PROPERTY: IRON ROD FOUND
 - IRS ○ PROPERTY: IRON ROD SET
 - IF ○ PROPERTY: NAIL FOUND
 - NP ○ PROPERTY: IRON PIPE FOUND
 - PPF ○ PROPERTY: PINCHED PIPE FOUND
 - VDH ○ PROPERTY: VDOT MONUMENT
 - PROPERTY: BOUNDARY
 - PROPERTY: ADJACENT BOUNDARY
 - PROPERTY: EASEMENT
- SANITARY**
- SSMH ○ SANITARY: MANHOLE
 - CO- SANITARY: CLEANOUT
 - SANITARY: PIPES
 - SANITARY: FORCE MAIN
- SITE**
- SIGN
 - BOLLARD
- STORM**
- SSMH ○ STORM: MANHOLE
 - CO □ STORM: CURB DROP INLET
 - CB ○ STORM: CATCH BASIN
 - RD × STORM: ROOF DRAIN
 - STORM: PIPES
- TRAFFIC**
- TRBH ■ TRAFFIC: BOX
 - TRPED ○ TRAFFIC: PEDESTAL
 - TRMH ○ TRAFFIC: MANHOLE
- WATER**
- WV ■ WATER: VALVE
 - WM ■ WATER: METER
 - IRR ■ WATER: IRRIGATION
 - FH ■ WATER: FIRE HYDRANT
 - SPIGOT ■ WATER: SPIGOT
 - FDC ■ WATER: FIRE DEPARTMENT CONNECTION
 - PV ■ WATER: POST INDICATOR VALVE
 - WATER: UNDERGROUND PIPES
- LINES**
- BUILDING: OVERHANG
 - BUILDING: WALLS
 - CONTOUR (1 FOOT INTERVALS)
 - DITCH: CENTERLINE
 - DITCH: TOE OF BANK
 - DITCH: TOE OF SLOPE
 - FLOOD ZONE LINE
 - LANDSCAPING: EDGE
 - PAVEMENT: ASPHALT EDGE
 - PAVEMENT: GRAVEL
 - VEGETATION: DRIPLENE

MAS-ILD
MidAtlantic Surveying and Land Design
9257 Cleveland Street, Suite 109-110
Virginia Beach, VA 23462
757-557-8888
WWW.MAS-ILD.COM
ADMIN@MAS-ILD.COM

COMMONWEALTH OF VIRGINIA
Beth Anne G. Campbell
BETH ANNE G. CAMPBELL
Lic. No. 003916
10/24/22
LAND SURVEYOR

TOPOGRAPHIC SURVEY
OF
PARCEL 5, NORGE CENTER
(M.B. 68, PG. 67)
FOR
KIMLEY-HORN AND ASSOCIATES, INC.
JAMES CITY COUNTY, VA
OCTOBER 24, 2022

PROJECT # 22022.0
FIELD BY: MKS
FIELD DATES: 10/12/2022
DRAWN BY: ETR
CHECKED BY: BAC

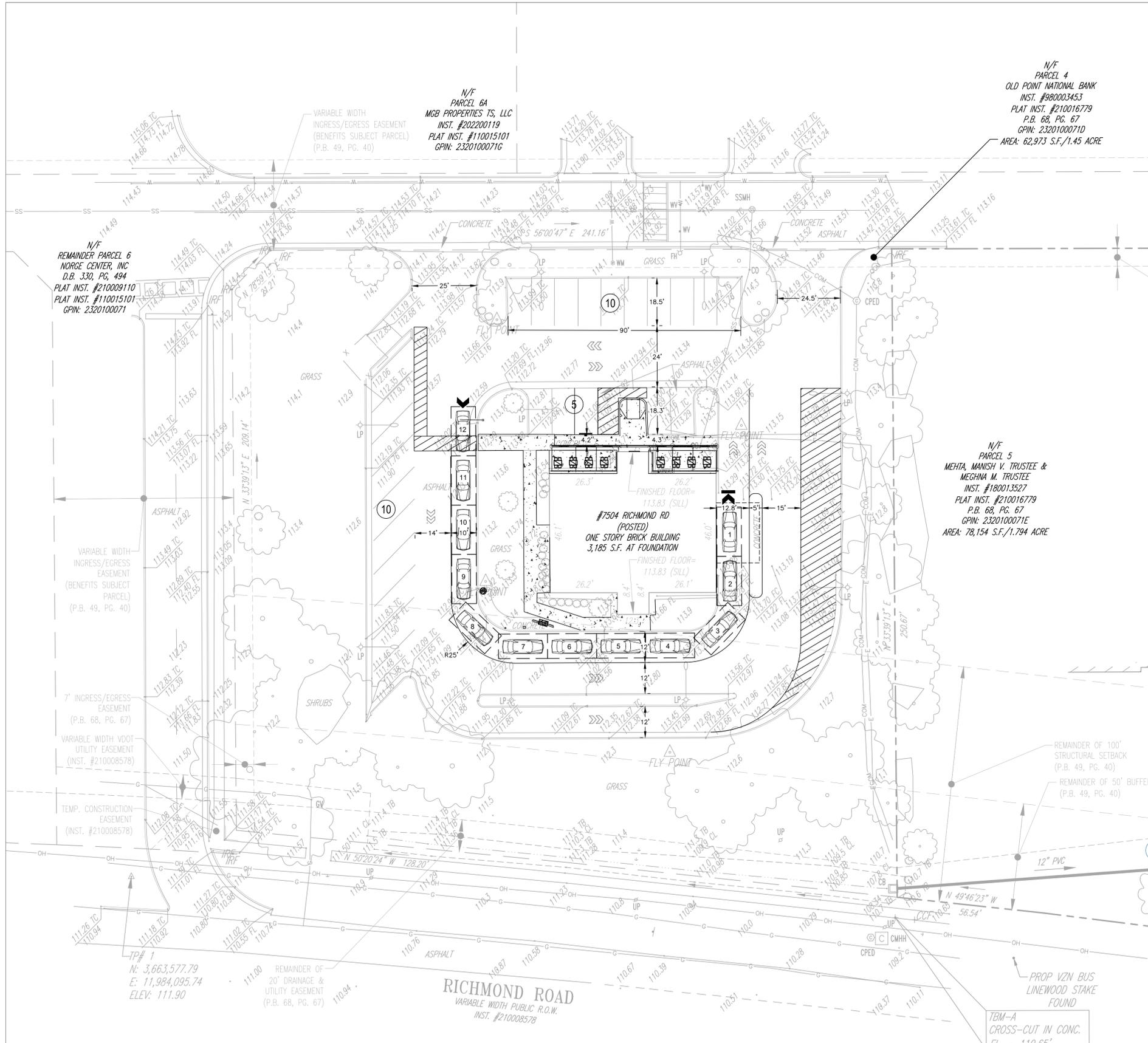
REVISIONS	NO.	DATE	COMMENTS

SCALE: 1" = 30'

SHEET
1 of 1

FIGURE 3 – MASTER PLAN

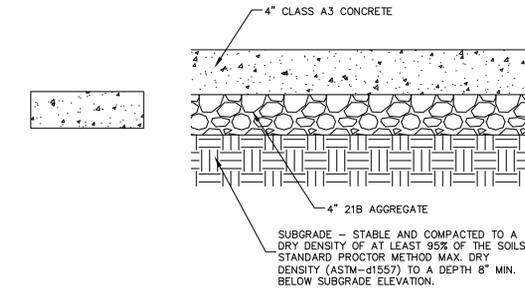
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SITE NOTES:

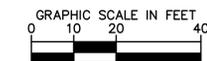
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. TWO COATS YELLOW TRAFFIC PAINT (4" MIN. WIDTH) REQUIRED FOR PAVEMENT STRIPING EXCEPT TWO COATS BLUE TRAFFIC PAINT SHALL BE USED FOR ACCESSIBLE PARKING AREA (18" LETTERS, 2" PAINT STROKE).
3. ALL OFF-SITE UNPAVED OPEN AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDED IMMEDIATELY FOLLOWING GRADING. PERMANENT SEEDING AND FERTILIZATION WILL FOLLOW THE PLANTING SCHEDULE PROVIDED IN THE SITE PLANS. ALL ON-SITE UNPAVED OPEN AREAS THAT HAVE REACHED FINAL GRADE WILL BE PERMANENTLY SEEDED.
4. ELEVATIONS ASSOCIATED WITH SANITARY SEWER LINE MUST BE DETERMINED BY THE CONTRACTOR IN THE FIELD.

PAVING LEGEND:



CONCRETE PAVEMENT SECTION
NOT TO SCALE

NOTE: THE PROPOSED MASTER PLAN WILL BECOME BINDING ONCE APPROVED BY THE BOARD OF SUPERVISORS



No.	REVISIONS	DATE	BY

Kimley»Horn
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 4525 MAIN STREET, SUITE 1000, VIRGINIA BEACH, VA 23462
 PHONE: 757-213-8600 FAX: 757-213-8601
 WWW.KIMLEY-HORN.COM

COMMONWEALTH OF VIRGINIA
 LAUREN E. SWEENEY
 Lic. No. 060149
 12/15/2022
 PROFESSIONAL ENGINEER

KHA PROJECT	116884025
DATE	12/15/2022
SCALE	AS SHOWN
DESIGNED BY	KYD
DRAWN BY	KYD
CHECKED BY	LES

MASTER PLAN

RICHMOND ROAD
STARBUCKS
 PREPARED FOR
STARBUCKS
 WILLIAMSBURG, VA

SHEET NUMBER
CS100

FIGURE 4 – WEB SOIL SURVEY



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

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



Preface

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

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

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

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

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

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

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

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

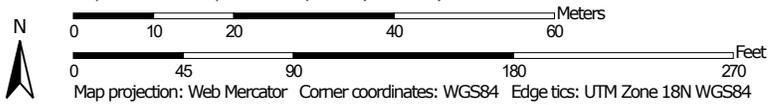
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.

Map Scale: 1:938 if printed on A portrait (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

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

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

Water Features

 Streams and Canals

Transportation

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

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: James City and York Counties and the City of Williamsburg, Virginia
 Survey Area Data: Version 20, Aug 29, 2022

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

Date(s) aerial images were photographed: Oct 11, 2019—Oct 15, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14B	Emporia fine sandy loam, 2 to 6 percent slopes	0.7	33.0%
31B	Suffolk fine sandy loam, 2 to 6 percent slopes	1.3	67.0%
Totals for Area of Interest		2.0	100.0%

Map Unit Descriptions

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

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

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

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

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

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

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

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

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

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

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

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

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

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

14B—Emporia fine sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 41pt
Elevation: 20 to 150 feet
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 165 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Emporia

Setting

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

Typical profile

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

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 1.98 in/hr)
Depth to water table: About 36 to 54 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

31B—Suffolk fine sandy loam, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 41qk
Elevation: 30 to 150 feet
Mean annual precipitation: 40 to 55 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 165 to 193 days
Farmland classification: All areas are prime farmland

Map Unit Composition

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

Description of Suffolk

Setting

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

Typical profile

H1 - 0 to 14 inches: fine sandy loam
H2 - 14 to 40 inches: sandy clay loam
H3 - 40 to 64 inches: fine sandy loam

Properties and qualities

Slope: 2 to 6 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

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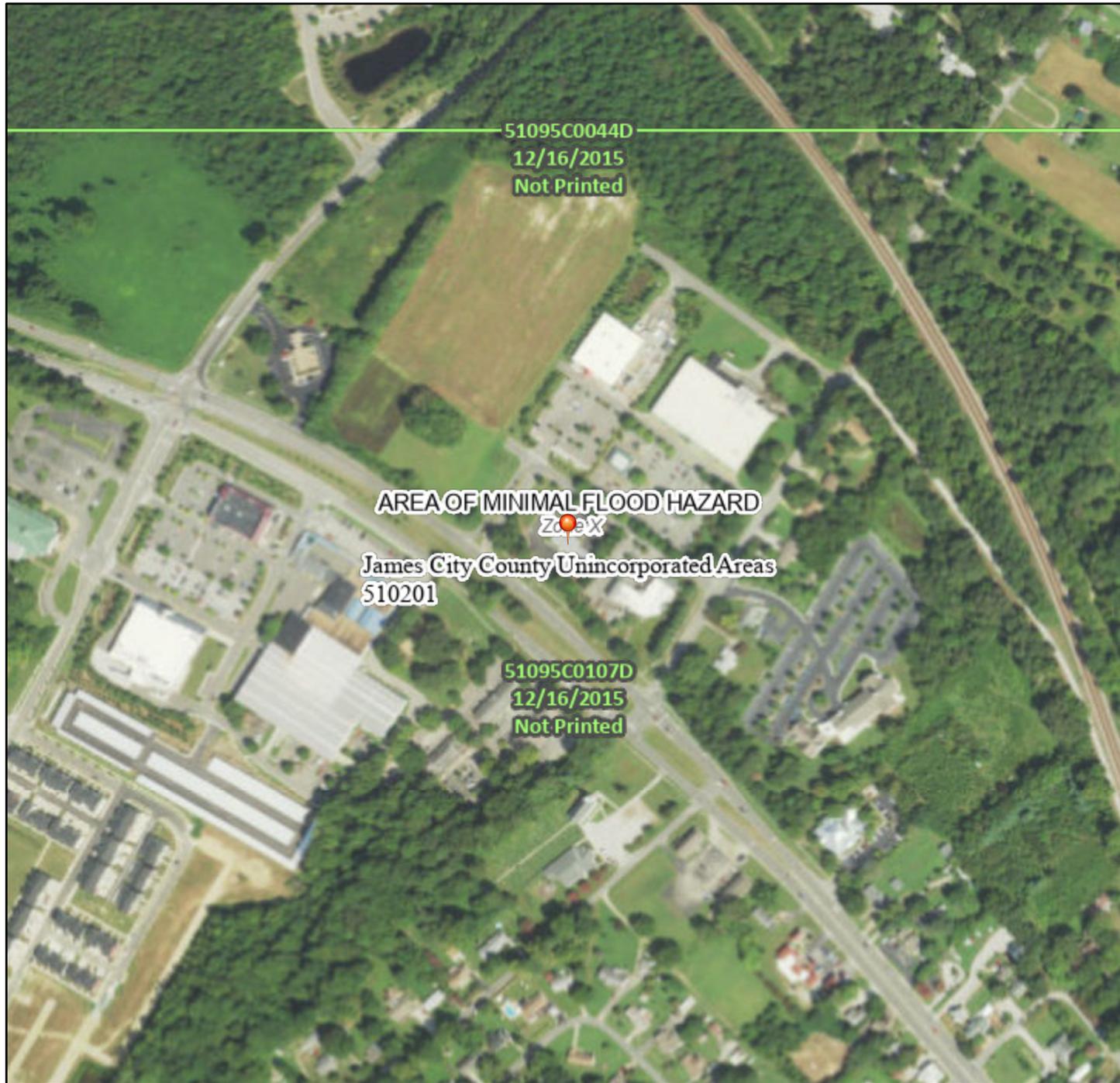
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FIGURE 5 – FEMA FLOODPLAIN MAP

National Flood Hazard Layer FIRMMette



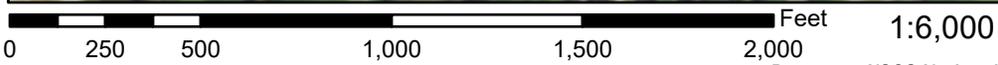
76°46'46"W 37°22'33"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|------------------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | 20.2 Cross Sections with 1% Annual Chance |
| | | 17.5 Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| MAP PANELS | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |
| | | The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. |



76°46'9"W 37°22'5"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **10/25/2022 at 11:30 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

FIGURE 6 – NATIONAL WETLANDS INVENTORY SURVEY



October 25, 2022

Wetlands

- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

FIGURE 7 – AWWA FIXTURE CALCULATIONS

AWWA Water Fixture Units Calculation

James City County

Customer Starbucks
 Building Address 7504 Richmond Rd Zip Code 23188
 Subdivision Lot No.
 Type of Occupancy Commercial Blk. No.

Fixtures	Fixture Value 60 psi		No. of Fixtures		Fixture Value (gpm)
Bathtub	8	X		=	0
Bedpan Washers	10	X		=	0
Bidet	2	X		=	0
Dental Unit	2	X		=	0
Drinking Fountain - Public	2	X		=	0
Kitchen Sink	2.2	X	4	=	8.8
Lavatory	1.5	X		=	0
Showerhead (Shower Only)	2.5	X		=	0
Service Sink	4	X		=	0
Toilet - Flush Valve	35	X		=	0
Toilet - Low Flow Flush Valve	26	X	2	=	52
Toilet - Tank Valve	4	X		=	0
Urinal - Pedestal Flush Valve	35	X		=	0
Urinal - Wall Flush Valve	16	X		=	0
Wash Sink (Each set of Faucets)	4	X	2	=	8
Dishwasher	2	X	1	=	2
Washing Machine	6	X		=	0
Hose (50 ft Wash Down) - 1/2 in	5	X		=	0
Hose (50 ft Wash Down) - 5/8 in	9	X		=	0
Hose (50 ft Wash Down) - 3/4 in	12	X		=	0

Combined Fixture Value Total 70.8 Fixture Units
 Combined Fixture Value Total*Pressure Factor 46 Gal/Min
 Pressure Factor 1 Pressure Factor

Add Irrigation Sections* X 1.16 for spray systems 0 Gal/Min
 Add Irrigation 0 Sections* X 0.40 for rotary systems 0 Gal/Min
 * 100SF area = 1 section Seperate irrigation meter
 Added Fixed Load 0 Gal/Min
 Total Fixed Demand 46 Gal/Min

Note: Highlighted cell indicates assumed value for fixture type not identified in AWWA M22. For a LEED project utilizing low flow fixtures throughout the building, the low flow flush valve typically has a water use of 50% less than a standard flush valve. The fixture value in this table has been conservatively reduced by only 25% from the standard flush valve fixture value.

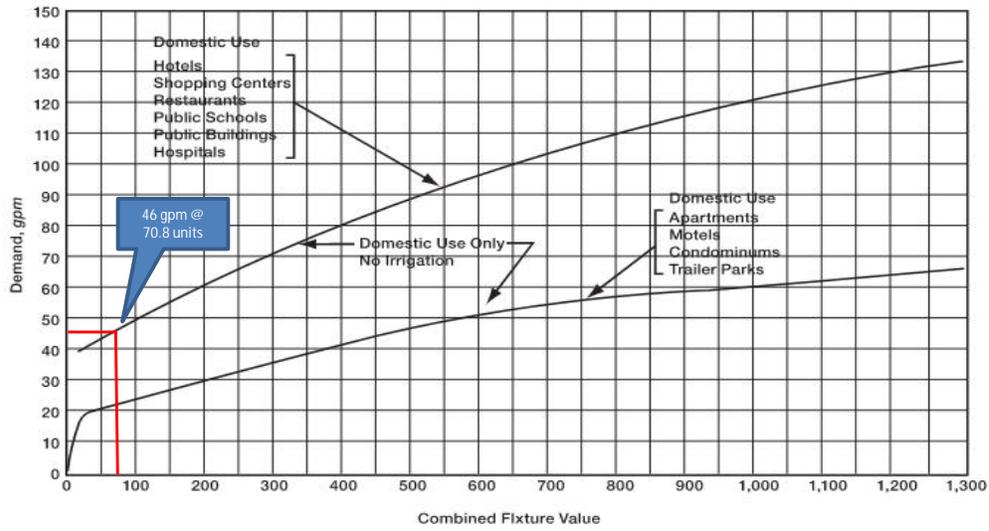


Figure 4-2 Water-flow demand per fixture value—enlarged scale from Figure 4-1

Positive displacement meters are widely used because they accurately register low flows. Turbine and propeller meters are suitable when water usage is characterized by higher demands with few or no low flows because these meters will not register low flows as accurately as other meters. Compound meters are a combination of a positive displacement and a turbine-type meter and have lower head losses than displacement meters. They register accurately across the largest range of flow rates. However, compound meters have higher wear and maintenance requirements and should be carefully selected to provide economical service. In order to maintain accurate readings, meters should be maintained on a regular basis and replaced as necessary.

Fire line meters have historically been proportional meters. However, fire insurance companies now also recognize turbine meters that are equipped with strainers because water users such as districts and large manufacturing companies can be better served with a recording meter that has pressure connections to a primary device, such as an orifice plate or a flow tube. Table 6-2 shows suggested uses for the various types of meters.

The selection of the type of meter is discussed further in AWWA Manual M6, *Water Meters—Selection, Installation, Testing, and Maintenance* (1999).

Table 6-2 Suggested uses for each type of meter classification

Meter Type	Suggested Use
Positive displacement	Single-family residential Apartment buildings with less than 100 units Small businesses (e.g., filling stations, restaurants, small hotels, motels, small office buildings, retail stores, etc.) Schools and other public buildings without large irrigation demands
Turbine meters	Large hotels Factories Public irrigation Large office buildings Pump discharge
Compound meters	Schools (with irrigation) Laundries Large apartment buildings
Fire line meters	Fire service
Differential pressure (venturi, flow tube), electromagnetic, or ultrasonic meters	Pump discharge Wholesale water purchasers Research applications Subsystem metering

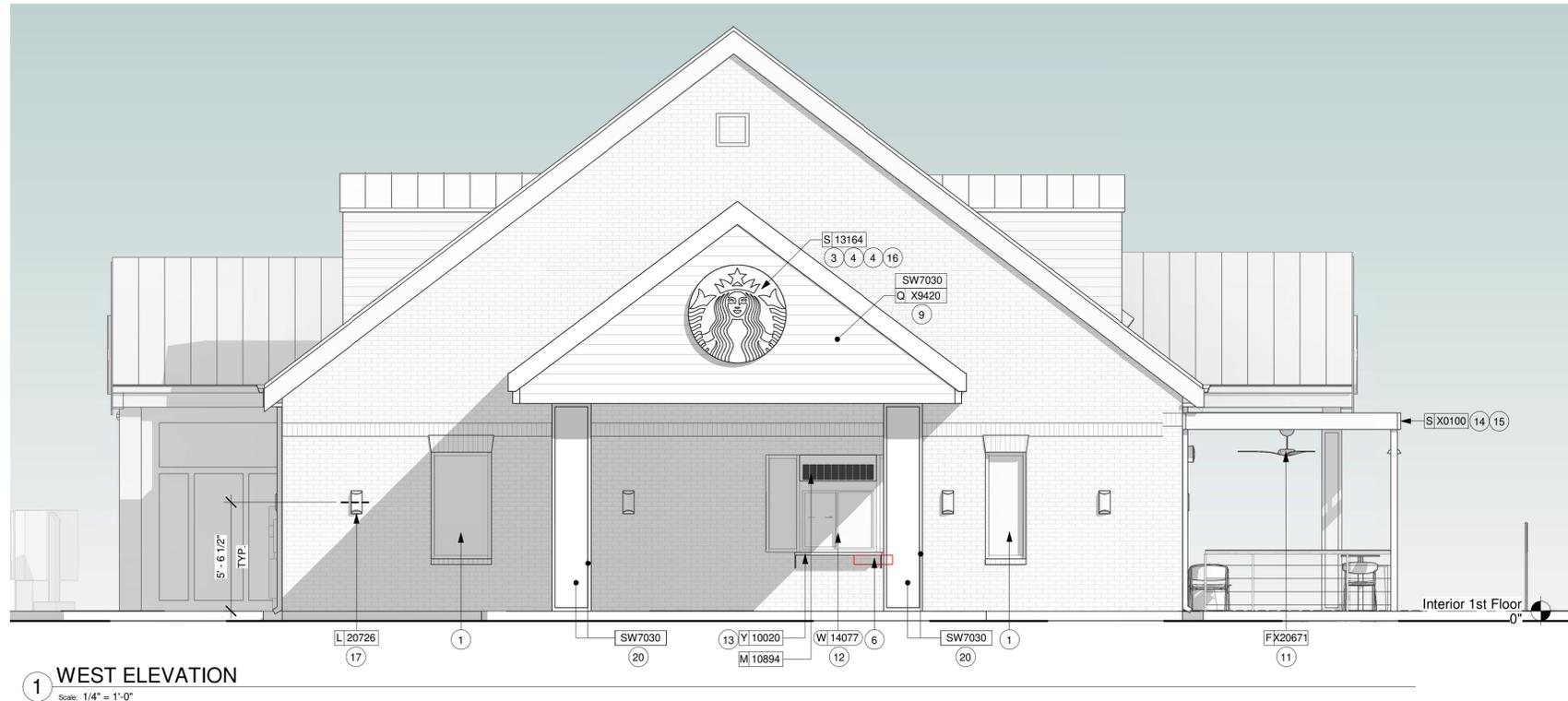
Table 6-1 AWWA meter standards

Meter	Minimum Flow Rate (gpm)	Low Normal Flow Rate (gpm)	Change-over Range (Compound Meters)	High Normal Flow Rate (gpm)	Maximum Flow Rate (gpm)	Head Loss at Maximum Flow (psi)
Positive Displacement						
1/2 in.	0.25	1	N/A	7.5	15	15
5/8 in.	0.25	1		10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5	N/A	50	100	15
2 in.	2	8		80	160	15
Multijet						
5/8 in.	0.25	1	N/A	10	20	15
3/4 in.	0.5	2		15	30	15
1 in.	0.75	3		25	50	15
1 1/2 in.	1.5	5		50	100	15
2 in.	2.0	8		80	160	15
Turbine class 1						
3/4 in.	1.5	N/A	N/A	20	30	15
1 in.	2			35	50	15
1 1/2 in.	3			65	100	15
2 in.	4			100	160	15
3 in.	6			220	350	15
4 in.	8			420	630	15
6 in.	15			865	1,300	15
Turbine class 2						
1 1/2 in.	4	N/A	N/A	80	120	7
2 in.	4			100	160	7
3 in.	8			240	350	7
4 in.	15			420	630	7
6 in.	30			920	1,400	7
8 in.	50			1,600	2,400	7
10 in.	75			2,500	3,800	7
12 in.	120			3,300	5,000	7
14 in.	150			5,200	7,500	7
16 in.	200			6,500	10,000	7
18 in.	250			8,500	12,500	7
20 in.	300			10,000	15,000	7
Compound						
2 in.	0.25	2	20	80	160	20
3 in.	0.5	4	23	160	320	20
4 in.	0.75	6	28	250	500	20
6 in.	1.5	10	32	500	1,000	20
8 in.	2	16	50	800	1,600	20
Singlejet						
1 1/2 in.	0.5	1.5	N/A	50	100	15
2 in.	0.5	2.0		80	160	15
3 in.	0.5	2.5		160	320	15
4 in.	0.75	3.0		250	500	15
6 in.	1.5	4.0		500	1000	15

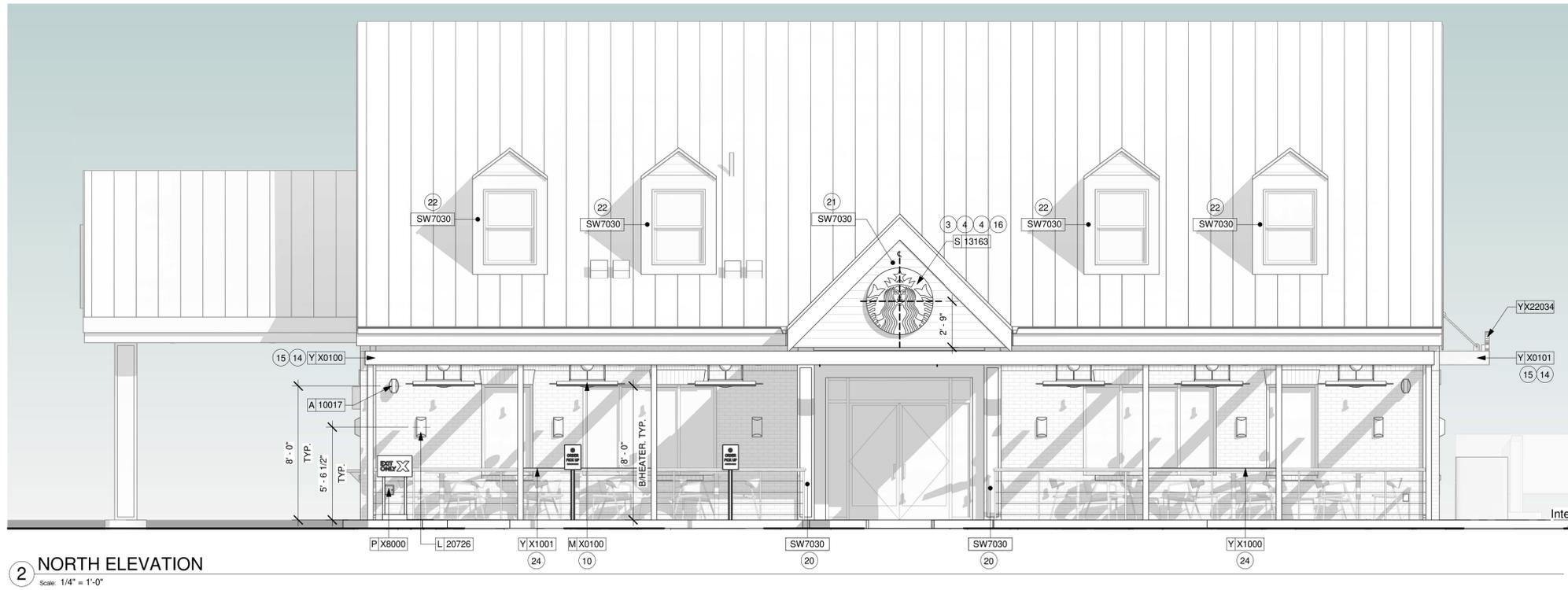
Source: Data are drawn from AWWA Standards C700, C701, C702, C708, C710, and C712, of latest revision as of December 2002.

N/A = not applicable

9/19/2022 1:32:04 PM C:\Users\MAVita\Documents\Revit\95465-001 7504 Richmond Rd Williamsburg CENTRAL_MavitaWRQ49.rvt



1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
- C. GENERAL CONTRACTOR TO PROVIDE FIRE TREATED WOOD STUD BLOCKING OR EQUIVALENT TO SUPPORT SIGNAGE.
- D. SIGNAGE CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ANY AND ALL ALLOWABLE MONUMENT OR POLE SIGNAGE AND PROVIDE SHOP DRAWING(S) PRIOR TO FABRICATION TO THE STARBUCKS DESIGNER FOR APPROVAL.
- E. SIGNAGE CONTRACTOR TO INSTALL SIGNAGE IN COMPLIANCE WITH LOCAL CODES AND OBTAIN PERMIT.
- F. SIGNAGE CONTRACTOR TO SUPPLY SHOP DRAWINGS TO CONSTRUCTION MANAGER AND TO THE GENERAL CONTRACTOR AS NEEDED. GENERAL CONTRACTOR TO NOTIFY CONSTRUCTION MANAGER IMMEDIATELY IF SHOP DRAWINGS OR INSTALLATION IS IN DISCREPANCY WITH ARCHITECTURAL DRAWINGS.
- G. GENERAL CONTRACTOR TO CLEAN, PATCH AND REPAIR EXISTING EXTERIOR AS REQUIRED.

KEYED NOTES

- 1. NEW WINDOW; WINDOW TO MATCH EXISTING OPENING. REFER TO SHEET A602.
- 2. STORE ADDRESS. PROVIDE 3" (76MM) HIGH BLACK ACRYLIC STORE ADDRESS ON GLAZING ABOVE MAIN ENTRY DOORS. OR PER LOCAL JURISDICTIONAL CODE REQUIREMENTS.
- 3. PROVIDE J-BOX FOR BUILDING SIGNAGE. COORDINATE LOCATION WITH SIGNAGE VENDOR SHOP DRAWINGS.
- 4. PROVIDE SIGNAGE DISCONNECT ON INSIDE FACE OF WALL.
- 5. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE.
- 6. INFILL PORTION OF WALL AS REQUIRED TO MATCH ADJACENT CONSTRUCTION.
- 7. NOT USED.
- 8. NOT USED.
- 9. SIDING TO MATCH EXISTING.
- 10. ELECTRICAL HEATER.
- 11. SUSPENDED FAN.
- 12. DT WINDOW. PROVIDE READY ACCESS DT SERVICE WINDOW.
- 13. DT WINDOW SHELF. INSTALL SERVICE WINDOW SHELF AT 36" (915MM) INSIDE.
- 14. STEEL CANOPY. SEE BUILDING DETAIL SHEETS AND STRUCTURAL DRAWINGS.
- 15. CANOPY DOWNSPOUTS. CONNECT TO UNDERGROUND STORM DRAIN.
- 16. BUILDING SIGNAGE.
- 17. EXTERIOR SCONCE LIGHTING.
- 18. EXTERIOR SPEAKER. SEE REFLECTED CEILING PLAN AND BUILDING CANOPY DETAILS.
- 19. LOCKABLE HOSE BIB. SEE PLUMBING DRAWINGS.
- 20. COLUMN ENCLOSURE AND TRIM TO BE PAINTED AS SCHEDULE.
- 21. PAINT SIDING AS SCHEDULE.
- 22. PAINT DORMER AS SCHEDULE.
- 23. NOT USED.
- 24. AWNEX METAL GUARDRAIL.



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2401 UTAH AVENUE SOUTH
SEATTLE, WASHINGTON 98134
(206) 318-1575

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STARBUCKS TEMPLATE VERSION: 2021-01-22

ARCHITECT OF RECORD
ASOOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7667

90% CD REVIEW SET 09/24/2022

PROJECT NAME:
7504 RICHMOND RD

PROJECT ADDRESS:
**7504 RICHMOND RD
WILLIAMSBURG VA
JAMES CITY COUNTY**

STORE #: 71594
PROJECT #: 95465-001
ISSUE DATE: 09/24/2022
DESIGN MANAGER: ROSS DOWNING
PRODUCTION DESIGNER: SOOS
CHECKED BY: SOOS

Revision Schedule			
Rev	Date	By	Description

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A201

9/19/2022 1:32:21 PM C:\Users\MAVita\Documents\Revit\95465-001_7504_Richmond Rd Williamsburg CENTRAL_MavitaWRO49.rvt



1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES

- A. GENERAL CONTRACTOR TO COORDINATE AND SCHEDULE SIGNAGE INSTALLATION WITH THE SIGNAGE CONTRACTOR PROVIDING A MINIMUM SCHEDULING NOTICE OF 4 WEEKS AND 1 WEEK PRIOR TO SCHEDULED DATE OF INSTALLATION. CONSTRUCTION MANAGER TO PROVIDE GENERAL CONTRACTOR WITH SIGNAGE CONTRACTOR CONTACT INFORMATION.
- B. GENERAL CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ELECTRICAL CIRCUITS INCLUDING ALL CONDUIT, WIRE, CONNECTIONS AND BREAKER AT PANEL BOARD NECESSARY TO SERVE SIGNAGE.
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- 5. 3/4" MARINE GRADE PLYWOOD BLOCKING FOR EXTERIOR SIGNAGE. EXTEND BLOCKING 8" (205MM) MIN. BEYOND EDGE OF SIGNAGE.
- 6. NOT USED.
- 7. ELECTRICAL METER AND CT CABINET.
- 8. NOT USED.
- 9. NOT USED.
- 10. ELECTRICAL FAN.
- 11. SUSPENDED FAN.
- 12. NOT USED.
- 13. NOT USED.
- 14. STEEL CANOPY. SEE BUILDING DETAIL SHEETS AND STRUCTURAL DRAWINGS.
- 15. CANOPY DOWNSPOUTS. CONNECT TO UNDERGROUND STORM DRAIN.
- 16. BUILDING SIGNAGE.
- 17. EXTERIOR SCONCE LIGHTING.
- 18. NOT USED.
- 19. LOCKABLE HOSE BIB. SEE PLUMBING DRAWINGS.
- 20. COLUMN ENCLOSURE AND TRIM TO BE PAINTED AS SCHEDULE.
- 21. PAINT SIDING AS SCHEDULE.
- 22. PAINT DORMER AS SCHEDULE.
- 23. PAINT BUMP-OUT CLADDING AS SCHEDULE.
- 24. AWNEX METAL GUARDRAIL.



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STARBUCKS TEMPLATE VERSION 12021-01-22

ARCHITECT OF RECORD
ASOOCIATES
Soos & Associates, Inc.
105 Scheller Road
Lincolnshire, IL 60069
p: 847 821 7667

90% CD REVIEW SET 09/24/2022

PROJECT NAME:
7504 RICHMOND RD

PROJECT ADDRESS:
**7504 RICHMOND RD
WILLIAMSBURG VA
JAMES CITY COUNTY**

STORE #: 71594
PROJECT #: 95465-001
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DESIGN MANAGER: ROSS DOWNING
PRODUCTION DESIGNER: SOOS
CHECKED BY: SOOS

Rev	Date	By	Description

SHEET TITLE:
BUILDING EXTERIOR ELEVATIONS
SCALE: AS SHOWN

SHEET NUMBER:
A202

JCC SUP-22-0025, 7504 Richmond Road Starbucks



Z-11-88. Norge Shopping Center

**These proffers are provided for reference purposes only and are not official documents. Please refer to the Proffer Books in the Planning Division or Zoning Division for copies of officially recorded proffers.*

AGREEMENT

WHEREAS, Norge Center, Inc., a Virginia corporation, (hereinafter called “the Owner”), owns certain real property in James City County, Virginia (hereinafter called “the property”), and more particularly described as follows:

All that certain lot, piece or parcel of land, situate, lying and being in Stonehouse District, James City County, Virginia, fronting on U. S. #60, and shown on that certain plat of survey under the legend of “Section No. 4 37.13 acres, Mrs. Ellen Taylor Howard,” which plat is attached to that certain deed dated April 10, 1940, between R. Kember Taylor, et als and Richard E. Taylor, et ux, of record in the Clerk’s Office of the Circuit Court of James City County, Virginia, in Deed Book 32, page 93, and bounded and described on said plat of survey as follows:

Beginning at a point on said highway, which point marks the line dividing the subject property and the property partitioned to Kitty Taylor; thence along said line North 37 degrees and 39 minutes East 2305.0 feet to a point on the center line of the old York River Road; thence along said center line North 89 degrees and 12 minutes East 159.0 feet, North 71 degrees and 33 minutes East 500.0 feet, North 65 degrees and 35 minutes East 135.0 feet to a point on the line dividing the subject property and the property of Our Savior Lutheran Church; thence along said line North 81 degrees and 22 minutes East 231.0 feet to a point on the line dividing the subject property and the property partitioned to Rufus Taylor; thence along said line South 37 degrees and 39 minutes West 3132.0 feet to a point on the East line of Highway #60, thence along said right-of-way or a 3 degree and 20 minute curve to the left 621.0 feet to the point of beginning; containing 37.13 acres, more ore less; the lines included in the above description extend across the present right-of-way of the Chesapeake and Ohio railway, but this is done for the purpose of settling reversion rights in the event of abandonment of any portion of the present right-of-way of said railway; in severalty and divided from the portions of R. Kemper Taylor, Rufus Taylor, Kitty Taylor and Minnie Taylor Bentley.

WHEREAS, the Owner acquired the said real estate from Ellen Taylor Howard after the property was rezoned from General Agricultural District, A-1, to the General Business District, B-1; and

WHEREAS, the property was subjected to certain conditions for its development as set forth in an agreement with Ellen Taylor Howard and James City County executed December 23, 1986; and

WHEREAS, the Owner desires to alter the development plans and, therefore has requested of James City County that condition number 1. of the aforesaid agreement be amended.

NOW, THEREFORE, in consideration of the County of James City amending condition number 1, the Owner agrees that in addition to the regulations provided for in the General Business District, B-1, but subject to the limitations set forth in the aforesaid Codes, they will meet and comply with all of the following conditions for he development of the property:

1. Site development, excluding outparcels, will be for a shopping center not to exceed 362,000 square feet of gross floor area.

2. Owner agrees to impose a 100 foot structural setback from the right-of-way of Richmond Road. In addition, the Owner agrees to impose a 50 foot buffer strip along the entire Richmond road frontage and a 30 foot buffer zone along Norge Lane, the C&O Railroad, and also that portion of the property fronting on Croaker Road. The buffer zones will exclude parking and be broken only by necessary access roads, project signage and utilities. A landscaping plan will be submitted for approval by the James City County Staff and the Site Plan Review Committee for these buffer zones concurrent with the first site plan submitted on the subject property. The Owner agrees to implement the approved Landscaping Plan for this Buffer Zone concurrent with the site development of the first parcel.

This agreement specifically excludes the adjoining parcels which are rezoned General Business District, B-1.

3. The Owner agrees to limit the number of access points along the perimeter of the subject property to one on Richmond Road, four on Norge lane and one on Croaker Road (Route 607).

4. The Owner agrees to exclude the following uses permitted in the General Business , B-1, zoning district:

- a. Funeral Homes
- b. Cemeteries

5. The Owner agrees to design, furnish the equipment, and install a traffic signal at Norge Lane and Richmond Road concurrent with development of any portion of the property, excluding outparcels as depicted on the preliminary site plan as submitted.

6. The Owner agrees to install all left and right turn lanes as approved by the Site Plan Review Committee, concurrent with the development of the appropriate phase of site construction.

7. The Owner will subdivide the property into no more than fourteen (14) parcels.

8. The Owner will dedicate a ten (10) foot right-of-way strip along the northeast border of the property fronting on Norge Lane for widening and improving of the existing road. In addition, the Owner agrees to improve Norge Lane concurrent with the appropriate phase of site construction in accordance with current VDOT requirements for the level of traffic envisioned by the preliminary site plan, said improvements to be approved by VDOT, and the appropriate planning commission review committee.

M E M O R A N D U M

DATE: June 6, 1988
TO: The Board of Supervisors
FROM: O. Marvin Sowers, Jr., Director of Planning
SUBJECT: Case No. Z-11-88. Norge Center, Inc.

Mr. Robert L. King has applied on behalf of Norge Center, Inc., to amend the proffers attached to approximately 35.5 acres zoned B-1, General Business, with proffers. The property is located on the north side of Richmond Road between Croaker Road and Norge Lane.

The purpose of this application is to amend a proffer (see Attachment A) which required that site development be in substantial accordance with the conceptual plan and traffic study submitted as part of the original rezoning (as determined by the Site Plan Review Committee and staff). It should be noted that the amended proffers are all that is under consideration with this case. The zoning of this property is not an issue. Both the staff and the Site Plan Review Committee determined that the latest proposal for this site was not in substantial accordance with the original conceptual plan and study.

The original proposal called for a "Local Shopping Facility" with approximately 230,000 square feet of retail area, 40,000 square feet of office space and approximately 24,000 square feet of out-parcel retail space for a total of 284,000 square feet. The new proposal calls for a "Regional Shopping Center" contained in one building which consists of 362,000 square feet in gross floor area. The out-parcels contain approximately 29,000 square feet for a total of 391,000 square feet.

The amended proffer (see Attachment B) states that "site development excluding out-parcels, will be for a shopping center not to exceed 362,000 square feet in gross floor area." The provision for substantial accordance with a plan has been dropped. No other substantive changes in the remaining proffers have been made.

ISSUES:

Access

A new traffic analysis was provided and reviewed by the Virginia Department of Transportation. The conclusions and recommended improvements for the new proposal versus the original proposal contained no substantive differences. Traffic signals are required at Croaker Road and Richmond Road, and at Norge Lane and Richmond Road. Right and left turn lanes are recommended by the Consultant at the Norge Lane/Richmond Road intersection, and a right turn lane is recommended at the entrance on Richmond Road. Signals are in place at Croaker Road and Richmond Road.

The Virginia Department of Transportation concurred with the traffic analysis conclusions and is requiring a signal at Norge Lane/Richmond Road, a right turn lane at the Richmond Road entrance, and left and right turn lanes at the Norge Lane/Richmond Road intersection. In addition, VDOT is requiring a left turn lane (not mentioned in the traffic study) at the Croaker Road entrance.

The needed signal improvements and turn lane improvements are addressed by the proffers. In addition, the Planning Commission has required that the developer meet any Virginia Department of Transportation requirements as a condition for preliminary approval of the site plan.

Land Use

As part of the approval for the original zoning proposal, it was determined that this site was suited for major commercial development in accordance with the locational criteria specified by the Comprehensive Plan for major commercial development. This amended proposal is consistent with major commercial development.

Surrounding Development and Zoning

Property immediately west of this site is zoned B-1 and is undeveloped except for the Citizens and Farmers Bank at Croaker Road and Richmond Road. Property to the south is zoned M-1, Limited Industrial, and is developed with the Williamsburg Soap and Candle Factory and the Poplar Creek Business Center. Property immediately to the east is zoned A-1 and developed with residences along Norge Lane. Immediately east of those dwellings lies another B-1 zoned tract which is undeveloped.

It should be noted that this site, as well as the nearby vacant A-1 tract, are not a part of the Norge "Village" as envisioned by the proposed Richmond Road Corridor Study but are proposed as planned commercial.

This proposal is not out of character with the nature of existing development and zoning in the immediate area.

RECOMMENDATION:

Staff recommends that the amended proffers as submitted be approved for the following reasons:

1. Traffic improvements required to handle the additional traffic generated by this proposal are addressed by the proffers and by the Planning Commission's conditions for preliminary approval of the site plan.
2. This proposal is consistent with major commercial development.

3. The amended proposal is not out of character with the nature of existing development and zoning in the immediate area.



O. Marvin Sowers, Jr.

OMS/bkh
3271a

Attachments

Photo No. 1



Remarks:

Location: Richmond Road

Photo No. 2



Remarks: Front Elevation

Location: Richmond Road

Richmond Road Starbucks

Photograph Sheet

Photo No. 1



Remarks:

Location: Richmond Road

Photo No. 2



Remarks:

Location: Richmond Road

Richmond Road Starbucks

Photograph Sheet

Photo No. 5



Remarks:

Location: Richmond Road

Photo No. 6



Remarks:

Location:

Photo No. 5



Remarks:

Location: Richmond Road

Photo No. 6



Remarks:

Location:

Photo No. 5



Remarks:

Location: Richmond Road

Photo No. 6



Remarks:

Location:

ITEM SUMMARY

DATE: 12/7/2022

TO: The Planning Commission

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

SUBJECT: Planning Director's Report - January 2023

ATTACHMENTS:

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

REVIEWERS:

Department	Reviewer	Action	Date
Planning Commission	Holt, Paul	Approved	12/21/2022 - 9:24 AM
Planning Commission	Holt, Paul	Approved	12/21/2022 - 9:24 AM
Publication Management	Pobiak, Amanda	Approved	12/21/2022 - 9:28 AM
Planning Commission	Holt, Paul	Approved	12/21/2022 - 9:29 AM

PLANNING DIRECTOR'S REPORT

January 2023

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 document.

- **Board Action Results:**
 - **December 13, 2022**
 - SUP-22-0007. Branscome Resource Recovery and Aggregate Storage (Deferred)
 - SUP-20-0010. Hertzler Clearing and Grading (Deferred)
 - SUP-22-0019. 4090 Ironbound Road Detached Accessory Dwelling (Approved 5-0)
 - SUP-22-0015. 7294 & 7296 Richmond Rd. Pivot Energy Solar Project (Deferred)
 - AFD-22-0017. 7294 Richmond Road Hill Pleasant Farm AFD Withdrawal (Deferred)

➤ **Chairman's Award**

Congratulations to our very own Neighborhood Development division.

Along with the Housing Unit of the Social Services Department, they were presented with the Chairman's Award.

Over these past few years, these two divisions have made substantial progress on efforts to provide a high quality of life and quality affordable housing options in safe, well-maintained and inclusive neighborhoods throughout JCC.

Some of these accomplishments include:

- completing the Neighbors Drive redevelopment project;
- leveraging more than \$2,000,000 in State and Federal Funds to repair, rehabilitate and replace thirty homes owned by low-income residents;
- working with Habitat for Humanity to complete a Rehab Blitz in the Forest Heights Neighborhood and also to create Habitats first-ever 3D constructed home;
- administered grant programs to fix and pump out full and failing septic tanks, to elevate structures out of the floodplain and assist first-time homebuyers to qualify for reduced-rate mortgages;

- provided additional opportunities for residents to participate in the Housing Choice Voucher Program; and
- sought out grants to assist homeowners and renters affected by the Pandemic with paying their rent or mortgage.

➤ **Stormwater and Resource Protection Division**

As noted in the December 2022 Planning Director’s Report, the Stormwater and Resource Protection Division is currently working on an update to the Powhatan Creek Watershed Management Plan. A survey to gather the public’s feedback regarding potential areas of concern in the watershed, and regarding the goals that were included in the 2001 Powhatan Creek WMP, has now been posted at <https://engagestntec.mysocialpinpoint.com/powhatan-watershed>. The survey will be open through February 28th, 2023. The Commission members are encouraged to take the survey and to spread the word about the survey to your contacts throughout the community.



NEWS RELEASE

VirginiaDOT.org

RELEASE: IMMEDIATE

Dec. 16, 2022

CONTACT:

Media Line: 757-956-3032

HamptonRoadsPublicInfo@VDOT.Virginia.gov

VDOT HOLDS RIBBON CUTTING FOR THE SKIFFES CREEK CONNECTOR PROJECT

*Event celebrated the project and its new roadway connecting Route 60 (Pocahontas Trail) and
Route 143 (Merrimac Trail)*

JAMES CITY COUNTY— The Virginia Department of Transportation (VDOT), alongside its state and regional partners, celebrated the Skiffes Creek Connector Project with a ribbon cutting ceremony on Dec. 16.

The Skiffes Creek Connector Project includes construction of a 1-mile, two-lane roadway extension of the existing Green Mount Parkway, two new bridges, expanded turn lanes and the addition of new traffic signals at intersections with Route 60 (Pocahontas Trail) and Route 143 (Merrimac Trail). The project also expands pedestrian access to an existing bus stop along eastbound Route 60 near its intersection with Green Mount Parkway.

In addition to providing another travel option between Route 143 and Route 60, the new roadway was designed to provide congestion relief on local roads, improve safety and emergency evacuation, and streamline the movement of goods along the two primary routes.

This project will also reduce and redirect industrial truck traffic away from James River Elementary School, reduce traffic in the Lee Hall community in Newport News, and provide additional access to Fort Eustis and Naval Weapons Station Yorktown. Commercial trucks servicing businesses such as the Walmart Distribution Center, Haynes Distribution Center, Carter Machinery, Ball Metal Beverage Packing and others nearby, now have a faster and safer route option to access Interstate 64 as they travel towards Virginia's ports and their final destinations. This new route removes the need for these trucks to travel miles out of the way, at low speeds through congested residential areas and school zones and provides a more direct route.

The new roadway built as part of the Skiffes Creek Connector Project, known as Green Mount Parkway (Route 774), opened to traffic on Nov. 17.

The Commonwealth Transportation Board (CTB) awarded the design-build contract for the Skiffes Creek Connector Project to Shirley Contracting Company, LLC of Lorton, VA in January 2020.

To learn more about the Skiffes Creek Connector Project, visit https://www.virginiadot.org/projects/hamptonroads/skiffes_creek.asp





Ribbon cutting at the intersection of Route 60 and Green Mount Parkway (Left to Right) James City County Administrator Scott Stevens, Delegate Amanda Batten, District Engineer Christopher Hall, Supervisor Michael Hipple, Mayor Donnie Tuck, Senator T. Montgomery “Monty” Mason, Chairman John McGlennon, Design Manager Matt Thomas and Construction Senior Project Manager Robbie Roberts.

(END)



New Cases for January						
Plan Type	Plan Number	Case Title	Address	Plan District	Plan Description	Plan Assigned To
Conceptual Plan	C-22-0081	Grove Neighborhood Stormwater Improvements to alleviate flooding and improve water quality	119 CHURCH ST Williamsburg, VA 23185	Roberts	Grove Neighborhood Stormwater Improvements to alleviate flooding and improve water quality.	Thomas Wysong
	C-22-0082	Tewning Road BMP Retrofit	117 TEWNING RD Williamsburg, VA 23188	Jamestown	Tewning Road BMP Retrofit- 50% Plans.	Thomas Wysong
	C-22-0083	8963 Pocahontas Trail Warehouse Loading Docks	8963 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	Potential warehouse expansion.	Andrea Case
	C-22-0084	5485 Mooretown Rd Accessory Business	5485 MOORETOWN RD Williamsburg, VA 23188	Powhatan	Prosposal for a car dealership at current auto detailing business.	Suzanne Yeats
	C-22-0086	1607 Coffee Company	1326 JAMESTOWN RD Williamsburg, VA 23185	Roberts	Proposal for "1607 Coffee Company" to be located on 1324 & 1326 Jamestown Road.	Andrea Case
Subdivision Plat	S-22-0035	2651 William Tankard Dr., Landfall Village Lots 9 & 10	2561 WILLIAM TANKARD DR Williamsburg, VA 23185	Roberts	Subdivision of Lot 9 and Lot 10, Landfall Village	Ben Loppacker
	S-22-0036	8577 & 8575 Pocahontas Trail BLA	8575 POCAHONTAS TRL Williamsburg, VA 23185	Roberts	8577 & 8575 Pocahontas Trail Boundary Line Adjustment.	John Risinger
	S-22-0037	112 Ingram Rd. Colonial Vet Clinic BLE	112 INGRAM RD Williamsburg, VA 23188	Jamestown	112 Ingram Rd. Colonial Vet Clinic Boundary Line Extinguishment.	Ben Loppacker
Site Plan	SP-22-0103	Stonehouse Golf Cart Storage Amendment	9700 MILL POND RUN Toano, VA 23168	Stonehouse	2,992 S.F., 1-Story Golf Cart Storage Facility which requires no water or sanitary sewer services.	Suzanne Yeats
	SP-22-0104	Dream Catchers Office Addition Amendment	10120 FIRE TOWER RD Toano, VA 23168	Stonehouse	Dream Catchers Office Addition Amendment	Ben Loppacker
	SP-22-0105	6910 Richmond Rd. Go Karts Plus Elevated Track	6910 RICHMOND RD Williamsburg, VA 23188	Stonehouse	Site plan for a new elevated track at Go Karts Plus. This plan is associated with Zoning Appeal BZA-22-0002 and Conceptual Plan C-19-0015.	Thomas Wysong
	SP-22-0106	4610 Monticello Ave. Chick-fil-A Redevelopment Parking and Lighting SP Amend	4610 MONTICELLO AVE Williamsburg, VA 23188	Jamestown	This site plan amends SP-21-0086 to show the as-built conditions of the site. The amendments include the removal of 3 parking spaces and changes to exterior lighting.	John Risinger
	SP-22-0107	Governor's Land Exercise Room Conversion	2700 TWO RIVERS RD Williamsburg, VA 23185	Berkeley	Governor's Land Exercise Room Conversion	Andrea Case
Subdivision Construction Plan	SPLN-22-0010	Colonial Heritage to include an off-site stockpile plan from Deer Lake as well as proposed grading within the Dominion Power easement	499 JOLLY POND RD Williamsburg, VA 23188	Stonehouse	Colonial Heritage off-site stockpile plan from Deer Lake as well as proposed grading within the Dominion Power easement.	Suzanne Yeats
Special Use Permit	SUP-22-0028	Gabriel Archer Tavern Expansion	5800 WESSEX HUNDRED Williamsburg, VA 23185	Roberts	Gabriel Archer Tavern Expansion	Jose Ribeiro
Zoning Verification Letter	ZVL-22-0023	Zoning Verification for District at Williamsburg Apartments	200 MAL MAE CT Williamsburg, VA 23185	Roberts	request to confirm the zoning district ; the number of permitted units on site;; whether the subject is a permitted use; and any compliance information	John Rogerson